

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

508, Indra Prakash, 21, Barakhamba Road, New Delhi – 110001

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INDEPENDENT AUDITOR'S REPORT

To the Members of Sylvanus Properties Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Sylvanus Properties Limited ("the Company"), which comprise the balance sheet as at 31 March 2021, and the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2021, its loss and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. Other information does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are



required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

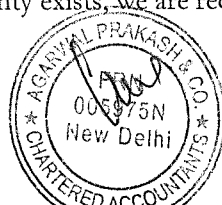
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report



to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

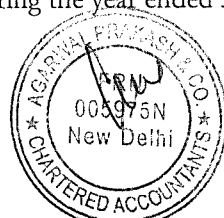
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the 'Annexure A', a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The financial statements dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid financial statements comply with Ind AS specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors as on 31 March 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2021 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in 'Annexure B'.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements as at 31 March 2021 – Refer Note 38 to the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2021.



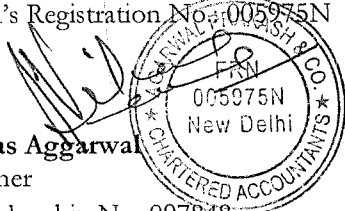
(h) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the Company did not pay any remuneration to its Directors during the year.

For **Agarwal Prakash & Co.**

Chartered Accountants

Firm's Registration No. 005975N



Vikas Aggarwal

Partner

Membership No. 097848

UDIN: 21097848AAAACT1506

Place: Gurugram

Date: 17 April 2021

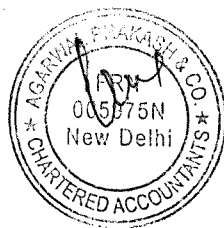
Annexure A to the Independent Auditor's Report

With reference to the Annexure A referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2021, based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and intangible assets.
- (b) The property, plant and equipment and intangible assets have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment and intangible assets is reasonable having regard to the size of the Company and the nature of its assets.
- (c) The Company does not hold any immovable property (in the nature of property, plant and equipment). Accordingly, the provisions of clause 3(i)(c) of the Order are not applicable.
- (ii) In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies between physical inventory and book records were noticed on physical verification.
- (iii) The Company has granted interest free unsecured loans to companies covered in the register maintained under Section 189 of the Act, and with respect to the same:
 - (a) in our opinion, the terms and conditions of grant of such loans are not, prima facie, prejudicial to the Company's interest.
 - (b) the schedule of repayment of principal has been stipulated wherein the principal amounts are repayable on demand and since the repayment of such loans has not been demanded, in our opinion, repayment of the principal amount is regular.
 - (c) there is no overdue amount in respect of loans granted to such companies.
- (iv) In our opinion, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of loans, investments, guarantees and security.
- (v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of cost records under sub-section (1) of Section 148 of the Act in respect of Company's products/services and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

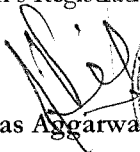


- (vii) (a) Undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, cess and other material statutory dues, as applicable, have generally been regularly deposited to the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
- (b) According to the information and explanations given to us, there are no dues of Income Tax, Sales Tax, Service Tax, Duty of Customs, Duty of Excise, Value added tax, Cess on account of any dispute, which have not been deposited.
- (viii) In our opinion, the Company has not defaulted in repayment of loans or borrowings to any financial institutions during the year. Further, the Company has no loans or borrowings payable to a bank, debenture holder or government during the year.
- (ix) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments). In our opinion, the term loans were applied for the purposes for which the loans were obtained, though idle funds which were not required for immediate utilisation have been invested in liquid investments, payable on demand.
- (x) No fraud by the Company or on the Company by its officers or employees has been noticed or reported during the period covered by our audit.
- (xi) In our opinion, the provisions of Section 197 of the Act read with Schedule V to the Act are not applicable to the Company as the Company does not pay/provide for any managerial remuneration. Accordingly, the provisions of clause 3(xi) of the Order are not applicable to the Company.
- (xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.
- (xiii) In our opinion all transactions with the related parties are in compliance with Sections 177 and 188 of Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable Ind AS.
- (xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.
- (xv) In our opinion, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.



(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

For **Agarwal Prakash & Co.**
Chartered Accountants
Firm's Registration No. F005975N


Vikas Aggarwal
Partner
Membership No. 097848
UDIN: 21097848AAAACT1506



Place: Gurugram
Date: 17 April 2021

Annexure B to the Independent Auditor's Report

With reference to the Annexure B referred to in the Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2021 of even date.

Independent Auditor's report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

We have audited the internal financial controls with reference to financial statements of Sylvanus Properties Limited ('the Company') as of 31 March 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of the Company's business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

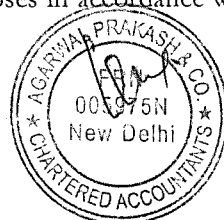
Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and both, issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial control system with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements

A Company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A



Company's internal financial controls with reference to financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.


Inherent Limitations of Internal Financial Controls with reference to Financial Statements

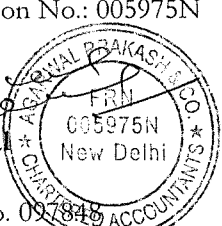
Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31 March 2021, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

For **Agarwal Prakash & Co.**
Chartered Accountants
Firm's Registration No.: 005975N


Vikas Aggarwal
Partner
Membership No. 097848
UDIN: 21097848AAAACT1506



Place: Gurugram
Date: 17 April 2021

SYLVANUS PROPERTIES LIMITED
Balance sheet as at 31 March 2021

	Note	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
I. ASSETS			
Non-current assets			
Property, plant and equipment	6 A	46.51	62.25
Investment property	7	-	25.19
Other intangible assets	6 B	5.12	10.79
Deferred tax assets, net	8	2,536.42	2,539.11
Non-current tax assets (net)	9	86.52	408.28
Other non-current assets	10 A	329.87	333.33
		<u>3,004.44</u>	<u>3,378.95</u>
Current assets			
Inventories	11	59,283.72	59,237.18
Financial Assets			
Investments	12	-	1.12
Trade receivables	13	134.71	138.07
Cash and cash equivalents	14	20.03	23.11
Other bank balances	15	295.15	287.91
Loans	16	3,964.68	51,029.21
Other financial assets	17	2.16	9.11
Other current assets	10 B	480.25	562.43
		<u>64,180.70</u>	<u>111,288.14</u>
Total of Assets		<u><u>67,185.14</u></u>	<u><u>114,667.09</u></u>
II. EQUITY AND LIABILITIES			
Equity			
Equity share capital	18	1,000.00	1,000.00
Other equity	19	(35,728.25)	(31,913.65)
		<u>(34,728.25)</u>	<u>(30,913.65)</u>
Total of Equity		<u>(34,728.25)</u>	<u>(30,913.65)</u>
Liabilities			
Non-current liabilities			
Provisions	20 A	194.32	223.27
		<u>194.32</u>	<u>223.27</u>
Current liabilities			
Financial liabilities			
Borrowings	21	52,736.45	68,964.95
Trade payables	22		
-total outstanding dues of micro enterprises and small enterprises		306.82	6.02
-total outstanding dues of creditors other than micro enterprises		700.52	1,247.66
Other financial liabilities	23	36,748.22	63,424.84
Other current liabilities	24	11,221.24	11,587.02
Provisions	20 B	5.82	6.79
Current tax liabilities (net)	25	-	120.19
		<u>101,719.07</u>	<u>145,357.47</u>
Total of Equity and Liabilities		<u><u>67,185.14</u></u>	<u><u>114,667.09</u></u>

Summary of significant accounting policies

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The accompanying notes are integral part of the financial statements

This is the balance sheet referred to in our report of even date.

For Agarwal Prakash & Co.
Chartered Accountants

Firm's Registration Number: 005975N

Vikas Aggarwal
Partner



For and on behalf of the Board of Directors

Manish Kumar
Director
[DIN:07456745]

Tejpal Gulia
Director
[DIN:03553393]

Place: Gurugram
Date: 17 April 2021

Ravi Kulkarni
Company Secretary

Sumit
Sumit Goyal
Chief Financial Officer

SYLVANUS PROPERTIES LIMITED
Statement of profit and loss for the year ended 31 March 2021

	Note	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Revenue			
Revenue from operations	26	629.08	625.05
Other income	27	1,090.67	3,082.28
		<u>1,719.75</u>	<u>3,707.33</u>
Expenses			
Cost of revenue	28		
Cost incurred during the year		626.99	4,366.79
(Increase)/Decrease in real estate properties		(46.53)	(3,708.00)
Employee benefits expense	29	897.53	2,022.63
Finance costs	30	3,557.92	8,121.28
Depreciation and amortisation expense	6A & 6B	22.03	29.37
Other expenses	31	443.24	1,547.96
		<u>5,501.18</u>	<u>12,380.03</u>
Loss before tax		(3,781.43)	(8,672.70)
Current tax	32	-	-
Adjustment of tax relating to earlier periods		50.95	1,039.58
Deferred tax charge/(credit)		2.69	573.47
Loss after tax		(3,835.07)	(10,285.75)
Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss			
Re-measurement gains/losses on defined benefit plans		31.55	20.86
Total comprehensive income for the year		(3,803.52)	(10,264.88)
Earnings per equity share			
Equity Share of par value ₹ 10/- each	33		
Basic (₹)		(38.35)	(102.86)
Diluted (₹)		(38.35)	(102.86)

Summary of significant accounting policies

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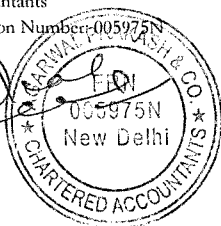
The accompanying notes are integral part of the financial statements

This is the statement of profit and loss referred to in our report of even date

For Agarwal Prakash & Co.
Chartered Accountants

Firm's Registration Number-005975N

Vikas Aggarwal
Partner



For and on behalf of the Board of Directors

Mamish Kumar
Director
[DIN:07456745]

Tejpal Gulia
Director
[DIN:03553393]

Place: Gurugram
Date: 17 April 2021

Sumit Goyal
Company Secretary

Sumit Goyal
Chief Financial Officer

SYLVANUS PROPERTIES LIMITED
Cashflow statement for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
A. Cash flow from operating activities:		
Loss before tax	(3,781.43)	(8,672.70)
<i>Adjustments to reconcile net profit to net cash provided by operating activities:</i>		
Interest income on loans and advances	(1,010.11)	(3,051.48)
Interest income on fixed deposits	(8.80)	(16.94)
Profit on redemption of mutual fund	(0.06)	(0.08)
Profit on sale of investments property	(1.73)	-
Excess provision written back	(11.09)	-
Provision for gratuity and compensated absences	3.95	18.41
Share based payment expense	-	0.76
Interest expense	3,556.74	7,367.58
Depreciation and amortisation expense	22.03	29.37
Loss on sale of property plant and equipment and intangible assets	0.07	0.19
Operating profit / (loss) before working capital changes and other adjustments:	(1,230.43)	(4,324.89)
<i>Working capital changes and other adjustments:</i>		
Decrease/(increase) in trade receivables	3.36	69.04
Increase/(decrease) in investments	1.18	-
Decrease/(increase) in loans	-	8.09
Decrease/(increase) in other financial assets	6.94	5.59
Decrease/(increase) in other assets	85.63	1,669.46
(Increase)/Decrease in inventories	(46.53)	(3,222.72)
(Decrease)/increase in trade payables	(246.34)	(108.10)
(Decrease)/increase in other financial liabilities	(26,676.62)	59,565.43
(Decrease)/increase in other liabilities & provisions	(368.09)	2,414.84
Cash generated from/(used in) operating activities	(28,470.90)	56,076.74
Income taxes (paid)/refund received, net	150.62	(857.62)
Net cash generated from/(used in) operating activities	(28,320.28)	55,219.12
B. Cash flow from investing activities:		
Purchase of property plant and equipment	(0.67)	(4.38)
Sale of investment property	26.92	-
Inter-corporate loans (given)	(25,259.74)	(45,079.75)
Inter-corporate loans received back	69,306.00	598.90
Movements in fixed deposits	-	(25.28)
Interest received on inter-corporate loans given	4,028.37	-
Interest received on fixed deposit receipts	1.56	12.15
Net cash generated from/(used in) from investing activities	48,102.44	(44,498.36)
C. Cash flow from financing activities:		
Repayment of borrowings from banks and financial institutions (refer note - 43)	-	(3,326.31)
Inter-corporate borrowings taken	196,459.09	6,160.59
Inter-corporate borrowings (repaid)	(212,687.59)	(0.24)
Repayment of Commercial Paper	-	(5,000.00)
Interest paid on borrowings from banks and financial institutions	-	(485.27)
Interest paid on inter corporate borrowings	(3,556.74)	(8,079.29)
Net cash flow (used in)/ generated from financing activities	(19,785.24)	(10,730.52)
D Net increase/(decrease) in cash and cash equivalents (A+B+C)	(3.07)	(9.76)
E Cash and cash equivalents at the beginning of the year	23.11	32.87
F Cash and cash equivalents at the end of the year (D+E)	20.03	23.11



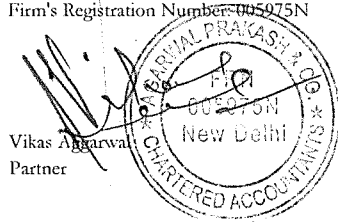
SYLVANUS PROPERTIES LIMITED
Cashflow statement for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
b) Cash and cash equivalents includes (refer note 14):		
Cash on hand	-	0.90
Balances with banks		
In current accounts	<u>20.03</u>	<u>22.21</u>
	<u>20.03</u>	<u>23.11</u>
Total of cash and cash equivalents	<u><u>20.03</u></u>	<u><u>23.11</u></u>

The accompanying notes form an integral part of the financial statements.

This is the statement of cash flows referred to in our report of even date.

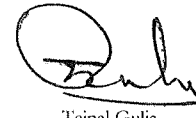
For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N



Vikas Agarwal
Partner

For and on behalf of the Board of Directors


Manish Kumar
Director
[DIN:07456745]


Tejpal Gulia
Director
[DIN:03553393]

Place: Gurugram
Date: 17 April 2021


Rajat Palak
Company Secretary


Sumit Goyal
Chief Financial Officer

SYLVANUS PROPERTIES LIMITED

Statement of changes in equity for the year ended 31 March 2021

A Equity share capital*

(₹ in lakhs)

Particulars	Balance as at 31 March 2021	Balance as at 31 March 2020
Equity share capital	1,000.00	1,000.00

B Other equity**

(₹ in lakhs)

Description	Reserves and Surplus				Other comprehensive income - Reserve	Total
	Other component of equity	Debtore Redemption Reserve	Deferred Employee Compensation reserve	Retained Earnings	Remeasurement of defined benefit plans	
Balance as at 1 April 2019	145.94	2,812.50	210.12	(23,550.12)	(54.04)	(20,435.60)
Loss for the year	-	-	-	(10,285.75)	-	(10,285.75)
Other Comprehensive Income	-	-	-	-	20.86	20.86
Deferred Tax impact due to Income tax rate change	-	-	-	(1,213.92)	-	(1,213.92)
Deferred Employee Compensation expense	-	-	0.76	-	-	0.76
Transfer to retained earnings on vesting of options	-	-	-	-	-	-
Transfer to other component of equity	157.78	-	(157.78)	-	-	-
Balance as at 31 March 2020	303.72	2,812.50	53.10	(35,049.79)	(33.18)	(31,913.65)
Loss for the year	-	-	-	(3,835.07)	-	(3,835.07)
Other Comprehensive Income	-	-	-	-	31.55	31.55
Deferred Tax impact due to Income tax rate change	-	-	-	-	-	-
Deferred Employee Compensation expense	-	-	(11.08)	-	-	(11.08)
Transfer to retained earnings on vesting of options	-	-	-	-	-	-
Transfer to other component of equity	-	-	-	-	-	-
Balance as at 31 March 2021	303.72	2,812.50	42.02	(38,884.86)	(1.63)	(35,728.25)

*Refer note- 18 for details

**Refer note- 19 for details

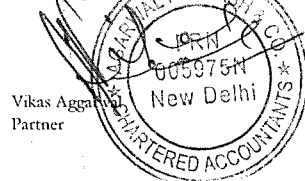
The accompanying notes form an integral part of the financial statements.

This is the statement of Changes in Equity referred to in our report of even date

For Agarwal Prakash & Co.

Chartered Accountants

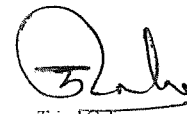
Firm's Registration Number: 005975N



Vikas Aggarwal
Partner

For and on behalf of the Board of Directors


Manish Kumar
Director
[DIN:07456745]


Tejpal Gulia
Director
[DIN:03553393]

Place: Gurugram
Date: 17 April 2021


Anil Verma
Company Secretary


Sumit Goyal
Chief Financial Officer

SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended
31 March 2021

1. Nature of principal activities

Sylvanus Properties Limited ("the Company") was incorporated on 25 June 2006 and is engaged in the business of real estate and other related and ancillary activities. The Company is domiciled in India and its registered office is situated at M-62 and 63, First Floor, Connaught Place, New Delhi – 110001. The company is involved in developing a project - "Indiabulls Golf City" located at Khalapur District, Maharashtra.

2. General information and statement of compliance with Ind AS

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 ('the Act') - read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ('MCA')), as amended and other relevant provisions of the Act.

The Company has uniformly applied the accounting policies during the periods presented except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

The financial statements for the year ended 31 March 2021 were authorized and approved for issue by the Board of Directors on 17 April 2021. The revisions to the financial statements are permitted by the Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

Recent accounting pronouncement

MCA vide notification dated 24 March 2021, makes certain amendments related to disclosure requirements in Schedule III of the Companies Act, 2013 which will be effective for financial year starting 1 April 2021.

3. Basis of accounting

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measure at fair values as explained in relevant accounting policies. Fair valuations related to financial assets and financial liabilities are categorised into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.

4. Estimation of uncertainties relating to the global health pandemic from covid-19 (covid-19):

The pandemic of Corona Virus (COVID-19) has caused unprecedented havoc to the economic activity all around the Globe. The complete lock down announced on 24 March 2020 by the Government of India brought the wheels of economic activity to a grinding halt. The operations are slowly and gradually resuming and expected to reach pre – COVID 19 level in due course of time. The Company is continuously and closely observing the unfolding situation and will continue to do so. The Company has considered the possible impact of COVID-19 in preparing the financial results including the recoverable value of its assets and its liquidity position based on internal and external information up to the date of approval of these financial results.

5. Summary of significant accounting policies

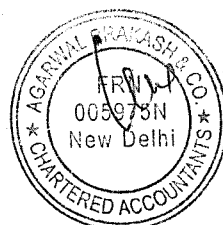
The financial statements have been prepared using the significant accounting policies and measurement bases summarised below. These were used throughout all periods presented in the financial statements.

5.1 Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

5.2 Revenue recognition

Revenue is recognised when control is transferred and is accounted net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of the revenue transaction as set out below.



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended
31 March 2021

Revenue from sale of properties

Revenue from sale of properties is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration is received from the customers.

The Company considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Company when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

Revenue from real estate properties advisory and management services

Income arising from real estate properties advisory services is recognised in the period in which the services are being rendered. The Company considers the terms of the contract and its customary business practices to determine the transaction price. The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

Profit on sale of investment with underlying business

Profit on sale of investments of entities in the real estate business is recognised in the year in such investments are sold after adjusting the consideration received with carrying value of investment. The said profit is recognised as part of other operating income as in substance, such sale reflects the sale of real estate business.

Dividend income

Dividend income is recognised at the time when right to receive the payment is established, which is generally when the shareholders approve the dividend.

Interest income

Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

Gain on amortised cost financial assets

Gain on de-recognition of amortised cost financial assets is recognised in the year when the entire payment is received against the outstanding balance of amortised cost financial assets.

5.3 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended
31 March 2021

5.4 Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the recoverable amount of the asset or the cash generating unit is estimated. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognized are accordingly reversed in the Statement of Profit and Loss.

5.5 Foreign currency

Functional and presentation currency

The financial statements are presented in Indian Rupee ('INR' or '₹') which is also the functional and presentation currency of the Company.

Transactions and balances

Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the Statement of Profit and Loss in the year in which they arise.

5.6 Financial instruments

Non-derivative financial assets

Recognition and initial measurement

All financial assets are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

i. **Debt instruments at amortised cost** – A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

ii. **Equity investments** – All equity investments in scope of 'Ind AS 109 Financial Instruments' ('Ind AS 109') are measured at fair value. Equity instruments which are held for trading are generally classified as at fair value through profit and loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit and loss (FVTPL).



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended
31 March 2021

- iii. **Mutual funds** – All mutual funds in scope of Ind AS 109 are measured at fair value through profit and loss (FVTPL).

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Non-derivative financial liabilities

Recognition and initial measurement

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted.

Subsequent measurement

Subsequent to initial recognition, financial liabilities are measured at amortised cost using the effective interest method.

De-recognition of financial liabilities

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Derivatives

The Company has entered into certain forward (derivative) contracts to hedge risks. These derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to their fair value at the end of each reporting period. Any profit or loss arising on cancellation or renewal of such derivative contract is recognised as income or as expense for the period.

Offsetting of financial instruments

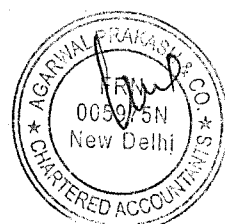
Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

5.7 Impairment of financial assets

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets. The Company factors historical trends and forward looking information to assess expected credit losses associated with its assets and impairment methodology applied depends on whether there has been a significant increase in credit risk.

Trade receivables

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended
31 March 2021

Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

5.8 Income taxes

Tax expense recognized in Statement of Profit and Loss comprises the sum of deferred tax and current tax except the ones recognized in other comprehensive income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets on unrealised tax loss are recognised to the extent that it is probable that the underlying tax loss will be utilised against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside Statement of Profit or Loss (either in other comprehensive income or in equity).

5.9 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short-term highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

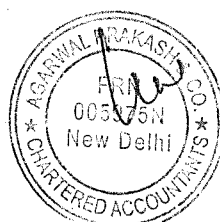
5.10 Provisions, contingent liabilities and contingent assets

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognized nor disclosed. However, when realization of income is virtually certain, related asset is recognized.



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended
31 March 2021

5.11 Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

5.12 Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management judgements

Recognition of deferred tax assets – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

Evaluation of indicators for impairment of assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Recoverability of advances/receivables – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

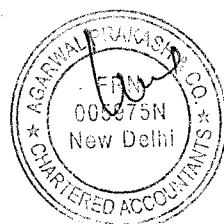
Provisions – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

Significant estimates

Useful lives of depreciable/amortisable assets – Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utilisation of assets.

Defined benefit obligation (DBO) – Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

Fair value measurements – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

6A Property, plant and equipment

Details of the Company's property, plant and equipment and reconciliation of their carrying amounts from beginning to end of reporting period is as follows:

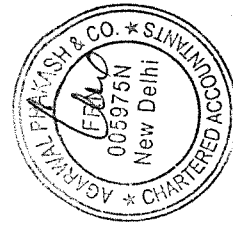
	Building	Plant and machinery	Office equipment	Computers	Furniture and fixtures	Vehicles	Total
Gross carrying amount							
At 1 April 2019	17.21	37.50	18.41	87.67	11.62	15.10	187.51
Additions	-	-	0.58	3.80	-	-	4.38
Disposals/assets written off	-	-	-	(0.35)	-	-	(0.35)
Balance as at 31 March 2020	17.21	37.50	18.98	91.13	11.62	15.10	191.54
Additions	-	-	0.67	-	(0.09)	-	0.58
Disposals/assets written off	-	-	-	-	-	-	-
Balance as at 31 March 2021	17.21	37.50	19.65	91.13	11.52	15.10	192.13
Accumulated depreciation							
At 1 April 2019	17.20	8.96	9.41	65.74	4.06	0.70	106.08
Charge for the year	-	2.69	3.38	14.26	1.16	1.89	23.38
Adjustments for disposals	-	-	-	(0.15)	-	-	(0.15)
Balance as at 31 March 2020	17.20	11.65	12.79	79.84	5.22	2.59	129.29
Charge for the year	-	2.69	3.05	7.58	1.15	1.89	16.36
Adjustments for disposals	-	-	-	-	(0.03)	-	(0.03)
Balance as at 31 March 2021	17.20	14.33	15.85	87.41	6.35	4.48	145.62
Net carrying value as at 01 April 2019	0.01	28.54	9.01	21.94	7.57	14.40	81.43
Net carrying value as at 31 March 2020	0.01	25.85	6.19	11.28	6.40	12.51	62.25
Net carrying value as at 31 March 2021	0.01	23.17	3.80	3.72	5.16	10.62	46.51

(i) PPE pledged as security

Property, plant and equipment have not been pledged as security for borrowings.

(ii) Capitalization of borrowing cost on PPE

No borrowing cost has been capitalized on property, plant and equipment.



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

6B Intangible assets

	Software's	Total
(₹ in lakh)		
Gross carrying amount		
At 1 April 2019	24.11	24.11
Additions	-	-
Balance as at 31 March 2020	24.11	24.11
Additions	-	-
Balance as at 31 March 2021	24.11	24.11
Accumulated amortisation		
At 1 April 2019	7.31	7.31
Amortisation charge for the year	6.00	6.00
Impairment charge	-	-
Balance as at 31 March 2020	13.31	13.31
Amortisation charge for the year	5.67	5.67
Impairment charge	-	-
Balance as at 31 March 2021	18.98	18.98
Net carrying value as at 1 April 2019	16.79	16.79
Net carrying value as at 31 March 2020	10.79	10.79
Net carrying value as at 31 March 2021	5.12	5.12

(i) Intangible Assets pledged as security

Intangible assets have not been pledged as security for borrowings.

(ii) Capitalization of borrowing cost on Intangible Assets

No borrowing cost has been capitalized on intangible assets



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

7 Investment Properties

	(₹ in lakh)	
	Building	Total
Gross carrying amount		
At 1 April 2019	25.19	25.19
Additions	-	-
Disposals/assets written off	-	-
Balance as at 31 March 2020	25.19	25.19
Additions	-	-
Disposals/assets written off	(25.19)	(25.19)
Balance as at 31 March 2021	-	-
Accumulated amortisation		
At 1 April 2019	-	-
Amortisation charge for the year	-	-
Impairment charge	-	-
Balance as at 31 March 2020	-	-
Amortisation charge for the year	-	-
Impairment charge	-	-
Balance as at 31 March 2021	-	-
Net carrying value as at 1 April 2019	25.19	25.19
Net carrying value as at 31 March 2020	25.19	25.19
Net carrying value as at 31 March 2021	-	-



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 8		
Deferred tax assets (net)		
Deferred tax asset arising on account of :		
Provision of employee benefits	50.37	57.90
Margin reversal on adoption of Ind AS 115	2,570.39	2,570.39
Deferred tax liabilities arising on account of :		
Property, plant and Equipment and Intangible assets - depreciation and amortization	1.52	(3.32)
Borrowings	(85.86)	(85.86)
	<u>2,536.42</u>	<u>2,539.11</u>

- (i) The unabsorbed business losses amounting to ₹ 48,515.55 lakhs (31 March 2020: ₹ 22,644.41 lakhs) and unabsorbed depreciation amounting to ₹ 147.54 lakhs (31 March 2020: ₹ 106.21 lakhs) on which no deferred tax asset is recognised considering there is no probability which demonstrate realisation of deferred tax asset in the near future. Further these losses are available for offset for maximum period of eight years from the date of incurrence of loss.

- (ii) Caption wise movement in deferred tax assets as follows:

Particulars	31 March 2020	Charge to Retained Earning	Recognised/ Reversed in profit and loss	31 March 2021
Deferred tax Assets arising on:				
Margin reversal on adoption of Ind AS 115	2,570.39	-	-	2,570.39
Provision of employee benefits	57.90	-	(7.53)	50.37
Deferred tax liabilities arising on:				
Property, plant and Equipment and Intangible assets - depreciation and amortization	(3.32)	-	4.84	1.52
Borrowing	(85.86)	-	-	(85.86)
Total	2,539.11	-	(2.69)	2,536.42

Particulars	01 April 2019	Charge to Retained Earning	Recognised/ Reversed in profit and loss	31 March 2020
Assets				
Deferred tax Assets arising on:				
Unabsorbed business losses		-	-	-
Margin reversal on adoption of Ind AS 115	4,339.10	(1,213.92)	(554.80)	2,570.39
Provision of employee benefits	81.25	-	(23.35)	57.90
Deferred tax liabilities arising on:				
Property, plant and Equipment and Intangible assets - depreciation and amortization	(8.00)	-	4.68	(3.32)
Borrowing	(85.86)	-	-	(85.86)
Total	4,326.49	(1,213.92)	(573.47)	2,539.11

Note - 9

Non-current tax assets (net)

Advance income tax, including tax deducted at source

86.52	408.28
<u>86.52</u>	<u>408.28</u>

Note - 10

A Other non-current assets

(Unsecured, considered good)

Balances with statutory authorities

329.87	333.33
<u>329.87</u>	<u>333.33</u>

B Other current assets

(Unsecured, considered good)

Advance to staff

0.40	0.70
------	------

Mobilization advances

15.65	15.43
-------	-------

Advance to material or service providers

464.07	535.87
--------	--------

Prepaid expenses

0.13	10.43
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<u>480.24</u>	<u>562.43</u>
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SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 11		
Inventories		
A Real estate properties - under development (at cost)		
Cost of properties under development §	66,197.00	65,239.98
Less: transferred to developed properties	19,091.79	19,091.79
	<u>47,105.21</u>	<u>46,148.19</u>
B Real estate properties - developed (at cost)		
Cost of developed properties	19,091.79	19,091.79
Less: cost of revenue recognized till date	7,348.02	6,767.56
	<u>11,743.77</u>	<u>12,324.23</u>
C Construction materials in stock (at cost)	434.74	764.76
	<u>59,283.72</u>	<u>59,237.18</u>

§ During the year ended 31 March 2021, the Company has inventoried borrowing cost of ₹ Nil (31 March 2020: ₹ 514.91 lakhs) to cost of real estate project under development.

Note - 12

Investments - current

Investment in mutual funds (quoted)

Indiabulls Mutual Fund - Indiabulls Savings Fund - Direct Plan - Growth
(0 Units, 31 March 2020: 100 Units)

	-	1.12
	<u>-</u>	<u>1.12</u>

Aggregate book value of quoted investments

Aggregate market value of quoted investments

-	1.12
-	1.12

Note - 13

Trade receivables #

(Unsecured, considered good)

Trade receivables

134.71	138.07
<u>134.71</u>	<u>138.07</u>

The Company does not have any trade receivables which are either credit impaired or where there is significant increase in credit risk.

Note - 14

Cash and cash equivalents

Cash on hand

Balances with banks

In current accounts

Bank deposits with original maturity upto three months

-	0.90
20.03	22.21
<u>20.03</u>	<u>23.11</u>

Note - 15

Other bank balances

Bank deposits #

With maturity of more than three months and upto twelve months

295.15	287.91
<u>295.15</u>	<u>287.91</u>

#Fixed deposit of ₹ Nil (31 March 2020: ₹ 10.00 lakhs) have been lien marked as a security for working capital limit and Fixed deposit of ₹ 30.00 lakhs (excluding accrued interest)(31 March 2020: ₹ 30.00 lakhs) has been given as Bank guarantee with Maharashtra State Pollution Control Board. Fixed deposit amounting to ₹ 228.99 lakhs (excluding accrued interest) (31 March 2020: ₹ 228.99 lakhs) are kept under lien with bank as margin money against the bank guarantee issued.

Note - 16

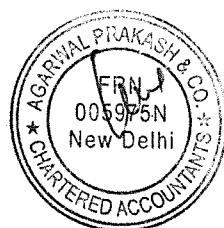
Loans - current

(Unsecured, considered good)

Security deposits

Inter-corporate loans to related parties

21.28	21.28
3,943.40	51,007.93
<u>3,964.68</u>	<u>51,029.21</u>



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

		31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)			
Note - 17						
Other financial assets - current						
	Loans to employees	2.16	9.11			
	Other advances	-	-			
		<u>2.16</u>	<u>9.11</u>			
Note - 18						
Equity share capital						
i	Authorised	Number	Amount	Number	Amount	
	Equity share capital of face value of ₹ 10 each	10,000,000	1,000.00	10,000,000	1,000.00	
		<u>10,000,000</u>	<u>1,000.00</u>	<u>10,000,000</u>	<u>1,000.00</u>	
ii	Issued, subscribed and fully paid up					
	Equity share capital of face value of ₹ 10 each fully paid up	10,000,000	1,000.00	10,000,000	1,000.00	
		<u>10,000,000</u>	<u>1,000.00</u>	<u>10,000,000</u>	<u>1,000.00</u>	
iii	Reconciliation of number and amount of equity shares outstanding at the beginning and at the end of the year					
	Equity shares					
		Balance at the beginning of the year	10,000,000	1,000.00	10,000,000	1,000.00
		Add: Issued during the year	-	-	-	-
	Balance at the end of the year	<u>10,000,000</u>	<u>1,000.00</u>	<u>10,000,000</u>	<u>1,000.00</u>	
iv	Rights, preferences and restrictions attached to equity shares					
	The holders of equity shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. In the event of liquidation of the Company, the remaining assets of the Company shall be distributed to the holders of equity shares in proportion to the number of shares held to the total equity shares outstanding as on that date.					
v	10,000,000 (previous year: 10,000,000) equity shares of the Company is held by holding company namely Indiabulls Real Estate Limited and its nominees.					
vi	Details of shareholder holding more than 5% share capital					
	Name of the equity shareholder		Number of shares		Number of shares	
	Indiabulls Real Estate Limited (including nominee shares)		10,000,000		10,000,000	
vii	Company does not have any shares issued for consideration other than cash during the immediately preceding five years. Company did not buy back any shares during immediately preceding five years.					
Note - 19						
Other equity						
(i)	Nature and purpose of other reserves					
	Deferred employee compensation reserve					
	The reserve is used to recognised the grant date fair value of the options issued to employees under Company's employee stock option plan.					
	Debenture redemption reserve					
	The Company is required to create a debenture redemption reserve out of the profits which are available for payment of dividend for the purpose of redemption of debentures.					
	General reserve					
	The Company is required to create a general reserve out of the profits when the Company declares dividend to shareholders.					
Note - 20						
Borrowings - current						
Unsecured loans						
	Inter-corporate loans from related party		52,736.45		68,964.95	
			<u>52,736.45</u>		<u>68,964.95</u>	



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
Note - 21		
A Provisions - non-current		
Provision for employee benefits:		
Gratuity (refer Note - 40)	143.79	170.19
Compensated absences (refer Note - 40)	50.53	53.08
	<u>194.32</u>	<u>223.27</u>
B Provisions - current		
Provision for employee benefits:		
Gratuity (refer Note - 40)	3.65	4.52
Compensated absences (refer Note - 40)	2.17	2.27
	<u>5.82</u>	<u>6.79</u>
Note - 22		
Trade payables - current		
Due to micro and small enterprises*	306.82	6.02
Due to related parties	-	-
Due to others	700.52	1,247.66
	<u>1,007.34</u>	<u>1,253.68</u>

*Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") as at 31 March 2021 and 31 March 2020:

S. No.	Particulars	31 March 2021 (₹)	31 March 2020 (₹)
i)	the principal amount remaining unpaid to any supplier as at the end of each accounting year;	306.82	6.02
ii)	Interest due thereon	Nil	Nil
iii)	the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iv)	the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	Nil	Nil
v)	the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
vi)	the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company.

Note - 23

Other financial liabilities - current

Temporary book overdraft	36,672.87	63,196.24
Expenses payable	75.35	228.60
	<u>36,748.21</u>	<u>63,424.84</u>

Note - 24

Other current liabilities

Payable to statutory authorities	19.92	300.85
Advance from customers	11,201.32	11,286.17
	<u>11,221.23</u>	<u>11,587.02</u>

Note - 25

Current tax liabilities (net)

Provision for income tax, net of advance tax and tax deducted at source	-	120.19
	<u>-</u>	<u>120.19</u>



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	<u>31 March 2021</u> (₹ in lakhs)	<u>31 March 2020</u> (₹ in lakhs)
Note - 26		
Revenue from operations		
Operating revenue		
Revenue from real estate properties	619.29	598.87
Income from maintenance services	7.75	-
Other operating income		
Interest from customers on overdue balances	2.04	5.29
Service and forfeiture receipts	-	20.89
	<u>629.08</u>	<u>625.05</u>
Note - 27		
Other income		
Interest income on loans	1,010.11	3,051.48
Interest income on fixed deposits	8.80	16.94
Profit on sale of investments (net)	1.79	0.09
Interest income on income tax refund	58.84	7.59
Miscellaneous income	11.09	6.18
	<u>1,090.67</u>	<u>3,082.28</u>
Note - 28		
Cost of revenue		
Cost incurred during the year	626.99	4,366.79
(Increase)/decrease in real estate properties		
Opening stock	59,237.18	55,529.19
Closing stock	<u>(59,283.71)</u>	<u>(59,237.18)</u>
	<u>580.46</u>	<u>658.80</u>
Note - 29		
Employee benefits expense		
Salaries and wages	860.83	1,965.82
Gratuity and leave encashment	35.50	48.56
Contribution to provident fund and other funds	1.20	4.09
Staff welfare expenses	-	3.40
Share based payment expense (refer note 42)	-	0.76
	<u>897.53</u>	<u>2,022.63</u>
Note - 30		
Finance costs*		
Interest on loans	3,556.74	6,424.24
Interest expenses on taxation	1.18	753.70
Others	-	943.34
	<u>3,557.92</u>	<u>8,121.28</u>
<i>*Refer Note - 11 for interest capitalized during the year</i>		
Note - 31		
Other expenses		
Advertisement expenses	1.28	43.29
Bank charges	0.22	0.74
Auditor's remuneration - as auditor (refer note (i) below)	5.90	25.96
Communication expenses	0.56	6.41
Donations (refer note (ii) below)	-	1,000.00
Insurance expenses	-	0.22
Legal and professional charges	27.08	80.35
Loss on sale or written off of fixed assets	0.07	0.19
Printing and stationery	0.52	1.87
Rates and taxes	4.79	59.56
Repairs and maintenance		
Buildings	-	2.93
Vehicles	1.47	13.09
Others	5.46	39.68
Brokerage and marketing expenses	1.45	54.74
Software expenses	0.17	1.05
Subscription fees	0.04	5.54
Traveling and conveyance expenses	2.81	29.42
Miscellaneous expenses	1.21	2.62
Customer incentive and other charges	<u>390.21</u>	<u>180.30</u>
	<u>443.23</u>	<u>1,547.96</u>



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

	31 March 2021 (₹ in lakhs)	31 March 2020 (₹ in lakhs)
(i) Details of auditors remuneration		
Auditor's remuneration		
Audit fee	5.90	25.96
	<u>5.90</u>	<u>25.96</u>

(ii) The Company has contributed ₹ Nil (31st March 2020: ₹ 1,000.00 Lakhs) as political contribution to an Electoral Trust Company.

Note - 32

Income tax

Tax expense comprises of:

Adjustment of tax relating to earlier periods	50.95	1,039.58
Deferred tax charge/(credit) (refer note-8)	2.69	573.47
Income tax expense reported in the statement of profit or loss	<u>53.64</u>	<u>1,613.05</u>

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company at 25.168% and the reported tax expense in profit or loss are as follows:

Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting loss before tax	(3,781.43)	(8,672.70)
Accounting loss before income tax	<u>(3,781.43)</u>	<u>(8,672.70)</u>
At India's statutory income tax rate of 25.168% (31 March 2020: 25.168%)	(951.71)	(2,182.74)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Tax impact of expenses which will never be allowed	0.30	441.56
Reversal of deferred tax asset on 'Margin reversal on adoption of Ind AS	-	1,213.92
Tax impact of unrecognized deferred tax on unabsorbed losses	1,788.63	2,184.61
Others	(837.22)	(44.29)
Deferred tax charge/(credit)	2.69	-
Adjustment of tax relating to earlier periods	50.95	-
Income tax expense	<u>53.64</u>	<u>1,613.05</u>

Note - 33

Earnings per share (EPS)

The Company's Earnings per Share ("EPS") is determined based on the net profit attributable to the shareholders. Basic earnings per share is computed using the weighted average number of shares outstanding during the year. Diluted earnings per share is computed using the weighted average number of common and dilutive common equivalent shares outstanding during the year including share options, except where the result would be anti-dilutive.

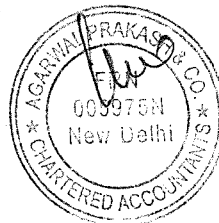
The following reflects the income and share data used in the basic and diluted EPS computations:

	31 March 2021	31 March 2020
Loss attributable to equity holders for basic earnings	(3,835.07)	(10,285.75)
Loss attributable to equity holders adjusted for the effect of dilution	(3,835.07)	(10,285.75)
Weighted average number of Equity shares for basic		
EPS*	10,000,000	10,000,000
Effect of dilution:		
Weighted average number of Equity shares for basic/diluted EPS*	10,000,000	10,000,000

*No transaction is there which have impacted the calculation of weighted average number of shares. No other transaction involving Equity shares or potential Equity shares is there between the reporting date and the date of authorization of these financial statements.

Earnings per equity share (for continuing operation):

(1) Basic (₹)	(38.35)	(102.86)
(2) Diluted (₹)	(38.35)	(102.86)



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note - 34

Financial risk management

A) Financial instruments by category

(₹ in lakhs)

	31 March 2021			31 March 2020		
	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost	FVTPL (See note 1 below)	FVOCI (See note 2 below)	Amortised cost
Financial assets						
Investments						
Mutual funds	-	-	-	1.12	-	-
Trade receivables	-	-	134.71	-	-	138.07
Loans	-	-	3,943.40	-	-	51,007.93
Cash and cash equivalents	-	-	20.03	-	-	23.11
Other bank balances	-	-	295.15	-	-	287.91
Security deposits	-	-	21.28	-	-	21.28
Other financial assets	-	-	2.16	-	-	9.11
Total financial assets	-	-	4,416.74	1.12	-	51,487.41
Financial liabilities						
Borrowings (including interest accrued)	-	-	52,736.45	-	-	68,964.95
Trade payables	-	-	1,007.34	-	-	1,253.68
Other financial liabilities	-	-	36,748.21	-	-	63,424.84
Total financial liabilities	-	-	90,492.00	-	-	133,643.48

Notes

1. These financial assets are mandatorily measured at fair value through profit and loss.
2. These financial assets represent investments in equity instruments designated as such upon initial recognition.

B) Fair value measurements

(i) Fair value hierarchy

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three Levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data rely as little as possible on entity specific estimates.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

(₹ in lakhs)

31 March 2021	Level 1	Level 2	Level 3	Total
Financial assets				
<i>Financial instruments at FVTPL</i>				
Investment in Mutual Fund	-	-	-	-
Total financial assets	-	-	-	-
31 March 2020				
Financial assets				
<i>Financial instruments at FVTPL</i>				
Investment in Mutual Fund	1.12	-	-	1.12
Total financial assets	1.12	-	-	1.12

ii) Financial instruments measured at amortised cost

For amortised cost instruments, carrying value represents the best estimate of fair value.

iii) Risk Management

The Company's activities expose it to the liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

iv) Valuation process and technique used to determine fair value

Specific valuation techniques used to value financial instruments include:

- (i) Use of net asset value for mutual funds on the basis of the statement received from investee party.



C) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

a) Credit risk management

i) Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
Low credit risk	Cash and cash equivalents, other bank balances, loans and other financial assets	12 months expected credit loss, life time expected credit loss

In respect of trade receivables, the company recognises a provision for lifetime expected credit loss.

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Assets under credit risk –

(₹ in lakhs)

Credit rating	Particulars	31 March 2021	31 March 2020
Low credit risk	Cash and cash equivalents, other bank balances, loans and other financial assets	4,416.74	51,487.41

ii) Concentration of financial assets

The Company's principal business activities are development of real estate projects and all other related activities. The Company's outstanding receivables are for real estate project. Loans and other financial statements majorly represents inter-company loans and other advances.

b) Credit risk exposure

Provision for expected credit losses

The Company provides for 12 month expected credit losses for following financial assets –

As at 31 March 2021

(₹ in lakhs)

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	20.03	-	20.03
Other bank balances	295.15	-	295.15
Loans	3,943.40	-	3,943.40
Security deposit	21.28	-	21.28
Other financial assets	2.16	-	2.16

As at 31 March 2020

Particulars	Estimated gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	23.11	-	23.11
Other bank balances	287.91	-	287.91
Loans	51,007.93	-	51,007.93
Security deposit	21.28	-	21.28
Other financial assets	9.11	-	9.11

Expected credit loss for trade receivables under simplified approach

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, the Company's trade receivables does not have any expected credit loss as transfer of legal title of properties sold is generally passed on to the customer, once the Company receives the entire consideration and hence, these are been considered as low credit risk assets. Further, during the periods presented, the Company has made no write-offs of trade receivables.



D) Liquidity risk

The company's principal sources of liquidity are cash and cash equivalents and the cash flow that is generated from operations. The company has no outstanding bank borrowings. The company believes that the working capital is sufficient to meet its current requirements. Company also have an option to arrange funds by taking loans and borrowing from Holding Company/Ultimate Holding Company/Fellow Subsidiary company. Accordingly no liquidity risk is being perceived.

Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities.

(₹ in lakhs)

31 March 2021	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	52,736.45	-	-	-	52,736.45
Trade payable	1,007.34	-	-	-	1,007.34
Other financial liabilities	36,748.21	-	-	-	36,748.21
Total	90,492.00	-	-	-	90,492.00

31 March 2020	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Non-derivatives					
Borrowings	68,964.95	-	-	-	68,964.95
Trade payable	1,253.68	-	-	-	1,253.68
Other financial liabilities	63,424.84	-	-	-	63,424.84
Total	133,643.47	-	-	-	133,643.47

E) Market risk

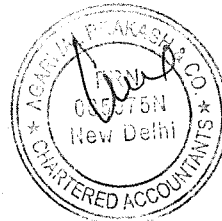
Interest rate risk

Company does not have any interest rate risks and therefore sensitivity analysis has not been shown.

Price risk

Company does not have any price risk

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SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2021

Note - 35

Revenue related disclosures

A Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers:

Particulars	(₹ in lakhs)	
	Year ended 31 March 2021	Year ended 31 March 2020
Revenue from contracts with customers		
(i) Revenue from operations		
(a) Revenue from sale of properties and developed plots	619.29	598.87
(ii) Other operating income (interest from customers on overdue balances and forfeiture income)	9.79	26.18
Total revenue covered under Ind AS 115	629.08	625.05

B Contract balances

The following table provides information about receivables and contract liabilities from contract with customers:

Particulars	(₹ in lakhs)	
	As at 31 March 2021	As at 31 March 2020
Contract liabilities		
Advance from customers	11,201.32	11,286.17
Total contract liabilities	11,201.32	11,286.17
Receivables		
Trade receivables	134.71	138.07
Total receivables	134.71	138.07

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. Contract liability is the entity's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer in advance. Contract assets (unbilled receivables) are transferred to receivables when the rights become unconditional and contract liabilities are recognised as and when the performance obligation is satisfied.

C Significant changes in the contract liabilities balances during the year are as follows:

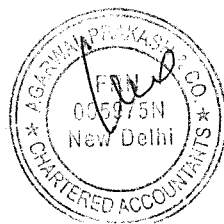
Particulars	(₹ in lakhs)	
	As at 31 March 2021	As at 31 March 2020
	Contract liabilities	Contract liabilities
	Advances from customers	Advances from customers
Opening balance	11,286.17	12,370.74
(Refund)/addition during the year	534.44	(485.70)
Revenue recognised during the year	(619.29)	(598.87)
Closing balance	11,201.32	11,286.17

D The aggregate amount of transaction price allocated to the unsatisfied performance obligations as at 31 March 2021 is ₹ 11,201.32 lakhs (previous year: ₹ 11,286.17 lakhs). This balance represents the advance received from customers (gross) against real estate properties under development. The management expects to further bill and collect the remaining balance of total consideration in the coming years. These balances will be recognised as revenue in future years as per the policy of the Company.

E Reconciliation of revenue from sale of properties with contract revenue:

Particulars	(₹ in lakhs)	
	Year ended 31 March 2021	Year ended 31 March 2020
Contract revenue	619.29	732.23
Adjustment for:		
- Subvention cost*	-	(133.37)
Revenue from sale of properties	619.29	598.87

* Subvention cost represent the expected cash outflow under the arrangement determined basis time elapsed.



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021

All amount in ₹ lakhs, unless otherwise stated

Note – 36

Capital management

The Company's objectives when managing capital are:

- To ensure Company's ability to continue as a going concern, and
- To provide adequate return to shareholders

Management assesses the capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. The Company manages its capital requirements by reviewing its net debt position, where net debt is equal to non-current borrowing (including current maturities of non-current borrowings) and short-term borrowing net of cash and cash equivalent and other bank balances.

Note – 37

Related party transactions

Relationship	Name of the related parties
<i>Related parties exercising control</i> Holding Company	Indiabulls Real Estate Limited
<i>Other related parties</i> Fellow Subsidiary Company*	Lucina Land Development Limited Selene Infrastructure Limited Indiabulls Constructions Limited Selene Land Development Limited Fama Builders And Developers Limited Lavone Builders And Developers Limited Lucina Builders And Developers Limited Juventus Properties Limited Juventus Infrastructure Limited Lucina Properties Limited Triton Properties Limited Vindhyachal Developers Limited Indiabulls Infraestate Limited

*With whom transactions have been made during the year/ previous year

(i) Statement of transactions with related parties:

Nature of transactions	For the year ended 31 March 2021	For the year ended 31 March 2020
Inter-corporate loans given/(received back), net		
Fellow subsidiary:		
- Fama Builders And Developers Limited	1.60	1.80
-Lucina Builders And Developers Limited	5.70	2.25
-Lavone Builders And Developers Limited	7.85	2.00
- Juventus Infrastructure Limited	0.74	0.60
-Juventus Properties Limited	6.70	0.90
-Lucina Properties Limited	2.00	1.10
-Selene Land Development Limited	6.50	(8.10)
-Vindhyachal Developers Limited	402.85	1.40
-Triton Properties Limited	0.80	(2.10)



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021

All amount in ₹ lakhs, unless otherwise stated

-Lenus Constructions Limited	(6,000.00)	6,000.00
Inter-corporate loans taken/(re-paid), net		
Holding company:		
- Indiabulls Real Estate Limited	(16,228.50)	(6,160.35)
Civil construction charges		
Fellow subsidiary:		
- Indiabulls Constructions Limited*	-	62.41

(ii) Summary of balances outstanding:

Nature of transactions	As at	As at
	31 March 2021	31 March 2020
Inter-corporate loans given to		
Fellow subsidiary:		
-Fama Builders And Developers Limited	325.65	324.05
-Lucina Builders And Developers Limited	365.67	359.97
-Lavone Builders And Developers Limited	752.11	744.26
-Juventus Infrastructure Limited	185.14	184.40
-Juventus Properties Limited	383.56	376.86
-Lucina Properties Limited	309.93	307.93
-Selene Land Development Limited	599.74	593.24
-Vindhyachal Developers Limited	613.99	211.14
-Triton Properties Limited	374.40	373.60
-Lenus Constructions Limited	-	6,000.00
Inter-corporate loans taken from		
Holding company:		
Indiabulls Real Estate Limited	52,736.45	68,964.95

Note – 38

Contingent liabilities and commitments

Particulars	31 March 2021	31 March 2020
Contingent liabilities, not acknowledge as debt, includes:		
Guarantees provided by the banks (secured by way of fixed deposits of the company)	21.01	173.55

The Company has certain litigation cases pending; however, based on legal advice, the management does not expect any unfavourable outcome resulting in material adverse effect on the financial position of the Company.

The Company along with one of its fellow subsidiary company had given corporate guarantee for the issuance of Non-convertible debentures issued by Holding company – Indiabulls Real Estate Limited, which has been re-paid in full. The amount of corporate guarantee was equal to 100% of the total aggregate principal amount of the NCD i.e. ₹ Nil (31 March 2020: 25,000.00 lakhs).



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021

All amount in ₹ lakhs, unless otherwise stated

Note – 39

Segmental information

The Company's primary business segment is reflected based on principal business activities carried on by the Company i.e. purchase, sale, dealing, real estate project advisory, construction and development of real estate projects and all other related activities which as per Ind AS 108 on 'Operating Segments' is considered to be the only reportable business segment. The Company derives its major revenues from construction and development of real estate projects and its customers are widespread. The Company is operating in India which is considered as a single geographical segment.

Note – 40

Employee benefits

Defined contribution plan

The Company has made ₹ 0.81 lakhs (31 March 2020: ₹ 3.54 lakhs) contribution in respect of provident fund.

Defined Benefit Plan

The Company has the following Defined Benefit Plans:

- Gratuity (Unfunded)

- Compensated absences (Unfunded)

Risks associated with plan provisions

Discount rate risk	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality risk	Actual death & liability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Salary risk	Actual salary increase will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Withdrawal risk	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

Compensated absences

The leave obligations cover the Company's liability for sick and earned leaves. The amount of provision of ₹ 2.17 lakhs (31 March 2020: ₹ 2.27 lakhs) is presented as current, since the Company does not have an unconditional right to defer settlement for any of these obligations. However based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current.

Actuarial (Gain)/Loss on obligation:

	31 March 2021	31 March 2020
Actuarial (gain)/loss on arising from change in demographic assumptions	-	(0.03)
Actuarial (gain)/loss on arising from change in financial assumptions	1.12	5.14
Actuarial (gain)/loss on arising from change in experience assumptions	(18.44)	(26.60)



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021

All amount in ₹ lakhs, unless otherwise stated

Amount recognized in the statement of profit and loss is as under:

	31 March 2021	31 March 2020
Service cost	10.80	13.57
Net Interest cost	3.87	4.53
Actuarial (gain)/loss for the year	(17.32)	(21.49)
Expense recognized in the statement of profit and loss	(2.65)	(3.39)
	31 March 2021	31 March 2020
Present value of defined benefit obligation at the beginning of the year	55.35	58.74
Present value of defined benefit obligation received for employees transferred to the Company	-	-
Current service cost	10.80	13.57
Interest cost	3.87	4.53
Actuarial (gain)/loss, net	(17.32)	(21.49)
Benefits paid	-	-
Present value of defined benefit obligation at the end of the year	52.70	55.35
- Current	2.17	2.27
- Non-Current	50.53	53.08

For determination of the liability of the Company, the following actuarial assumptions were used:

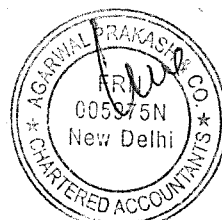
Particulars	Compensated absences	
	31 March 2021	31 March 2020
Discount rate	6.83%	6.99%
Salary escalation rate	5.50%	5.50%
Mortality table	Indian Assured Lives Mortality (2012 - 14)	Indian Assured Lives Mortality (2012 - 14)

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.

Maturity plan of Defined Benefit Obligation

	Year	31 March 2021	Year	31 March 2020
a)	April 2021 - March 2022	2.17	April 2020 - March 2021	2.33
b)	April 2022 - March 2023	0.95	April 2021 - March 2022	1.14
c)	April 2023 - March 2024	1.10	April 2022 - March 2023	1.47
d)	April 2024 - March 2025	1.16	April 2023 - March 2024	1.77
e)	April 2025 - March 2026	0.86	April 2024 - March 2025	2.02
f)	April 2026 - March 2027	3.54	April 2025 - March 2026	1.26
g)	April 2027 onwards	42.92	April 2026 onwards	102.00



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021

All amount in ₹ lakhs, unless otherwise stated

Sensitivity analysis for compensated absences liability

		31 March 2021	31 March 2020
Impact of the change in discount rate			
	Present value of obligation at the end of the year	52.70	55.35
a)	Impact due to increase of 0.50 %	(3.42)	(3.67)
b)	Impact due to decrease of 0.50 %	3.70	3.96
Impact of the change in salary increase			
	Present value of obligation at the end of the year	52.70	55.35
a)	Impact due to increase of 0.50 %	3.74	4.02
b)	Impact due to decrease of 0.50 %	(3.45)	3.70

Sensitivities due to mortality and withdrawal are not material & hence impact of change not calculated.

Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employee's last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. Gratuity plan is a non-funded plan.

Actuarial gain/(loss) recognized in other comprehensive income

	31 March 2021	31 March 2020
Actuarial (gain)/loss on arising from change in demographic assumptions	-	-
Actuarial (gain)/loss on arising from change in financial assumptions	3.10	16.17
Actuarial (gain)/loss on arising from change in experience assumptions	(34.65)	(36.94)

Amount recognized in the statement of profit and loss is as under:

	31 March 2021	31 March 2020
Service cost	25.94	35.17
Net Interest cost	12.21	13.40
Expense recognized in the statement of profit and loss	38.15	48.57

Movement in the liability recognized in the balance sheet is as under:

	31 March 2021	31 March 2020
Present value of defined benefit obligation at the beginning of the year	174.71	173.77
Current service cost	25.94	35.17
Interest cost	12.21	13.40
Actuarial (gain)/loss, net	(31.55)	(20.86)
Benefits paid	(33.86)	(26.76)
Present value of defined benefit obligation at the end of the year	147.45	174.71
- Current	3.65	4.52
- Non-Current	143.79	170.19



SYLVANUS PROPERTIES LIMITED

Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021

All amount in ₹ lakhs, unless otherwise stated

For determination of the liability of the Company, the following actuarial assumptions were used:

Particulars	Gratuity	
	31 March 2021	31 March 2020
Discount rate	6.83%	6.99%
Salary escalation rate	5.50%	5.50%
Mortality table	Indian Assured Lives Mortality (2012-14)	Indian Assured Lives Mortality (2012-14)

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

These assumptions were developed by management with the assistance of independent actuarial appraisers. Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation. Other assumptions are based on management's historical experience.

Maturity plan of Defined Benefit Obligation

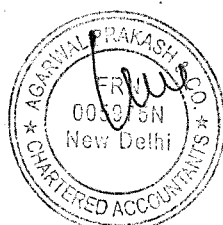
	Year	31 March 2021	Year	31 March 2020
a)	April 2021 - March 2022	3.65	April 2020 - March 2021	4.64
b)	April 2022 - March 2023	3.72	April 2021 - March 2022	3.79
c)	April 2023 - March 2024	3.04	April 2022 - March 2023	6.69
d)	April 2024 - March 2025	4.11	April 2023 - March 2024	5.57
e)	April 2025 - March 2026	2.42	April 2024 - March 2025	7.00
f)	April 2026 - March 2027	7.19	April 2025 - March 2026	4.01
g)	April 2027 onwards	123.30	April 2026 onwards	322.52

Sensitivity analysis for gratuity liability

		31 March 2021	31 March 2020
Impact of the change in discount rate			
	Present value of obligation at the end of the year	147.45	174.71
a)	Impact due to increase of 0.50 %	(9.42)	(11.61)
b)	Impact due to decrease of 0.50 %	10.31	12.75
Impact of the change in salary increase			
	Present value of obligation at the end of the year	147.45	174.71
a)	Impact due to increase of 0.50 %	10.40	12.88
b)	Impact due to decrease of 0.50 %	(9.57)	(11.82)

Provident Fund

Pursuant to recent judgement by the Hon'ble Supreme Court of India dated 28 February 2019, it was held that basic wages, for the purpose of provident fund, to include allowances which are common for all employees. However, there is uncertainty with respect to the applicability of the judgement and period from which the same applies and accordingly, the Company has not provided for any liability on account of this.



SYLVANUS PROPERTIES LIMITED**Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021***All amount in ₹ lakhs, unless otherwise stated***Note – 41**

The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the Company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stake holders which are under active consideration by the Ministry. Based on an initial assessment by the Company, the additional impact on Provident Fund contributions by the Company is not expected to be material, whereas, the likely additional impact on Gratuity liability/ contributions by the Company could be material. The Company will complete their evaluation once the subject rules are notified and will give appropriate impact in the financial results in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

Note – 42**Share based payments**

The employees of the Company have been granted option as per the existing schemes of Indiabulls Real Estate Limited ('Holding Company'). On exercise, the employees will be allotted shares of the Holding Company. The Company has accounted for charge related to its employees amounting to ₹ Nil (previous year: ₹ 0.76 lakhs) with a corresponding credit to equity. Effective 01 April 2017, the company adopted the amendment of Ind AS 102 which provides specific guidance to measurement of cash-settled awards, modification of cash-settled awards and awards that include a net settlement feature in respect of withholding taxes. The adoption of amendment did not have any material effect on the financial statements.

Note – 43**Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows**

The changes in the Company's liabilities arising from financing activities can be classified as follows: (₹ in lakhs)

Particulars	Amount
Net debt as at 1 April 2019	71,842.62
Repayment of current/ non-current borrowings (including current maturities)	6,160.59
Proceeds from current/ non-current borrowings (including current maturities)	(8,326.55)
Interest expense	7,852.85
Interest paid	(8,564.56)
Net debt as at 31 March 2020	68,964.95
Proceeds from current/ non-current borrowings (including current maturities)	196,459.09
Repayment of current/ non-current borrowings (including current maturities)	(212,687.59)
Interest expense	3,556.74
Interest paid	(3,556.74)
Net debt as at 31 March 2021	52,736.45

Note – 44**Other matters**

- The Company has not entered into any derivative instrument during the year. The Company does not have any foreign currency exposures towards receivables, payables or any other derivative instrument that have not been hedged.
- In respect of amounts as mentioned under Section 125 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as at 31 March 2021 and 31 March 2020.




SYLVANUS PROPERTIES LIMITED


Summary of significant accounting policies and other explanatory information to the financial statements for the year ended 31 March 2021

All amount in ₹ lakhs, unless otherwise stated


- c. In the opinion of the Board of Directors, all current assets and long term loans & advances, appearing in the balance sheet as at 31 March 2021, have a value on realization, in the ordinary course of the Company's business, at least equal to the amount at which they are stated in the financial statements. In the opinion of the board of directors, no provision is required to be made against the recoverability of these balances.


For Agarwal Prakash & Co.
Chartered Accountants
Firm's Registration Number: 005975N


Vikas Aggarwal
Partner



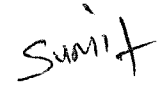
For and on behalf of the Board of Directors


Manish Kumar
Director
[DIN:07456745]


Tejpal Gulia
Director
[DIN:03553393]

Place: Gurugram
Date: 17 April 2021


Ravi Prakash
Company Secretary


Sumit Goyal
Chief Financial Officer