

Agarwal Prakash & Co.

CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Indiabulls Real Estate Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of Indiabulls Real Estate Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), which comprise the Consolidated Balance Sheet as at 31 March 2022, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Statement of Changes in Equity and Consolidated Statement of Cash Flows for the year then ended, and notes to the Consolidated Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

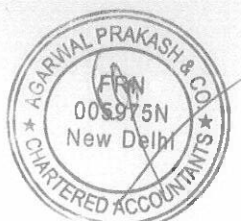
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ("Ind AS") specified under section 133 of the Act, of the Consolidated state of affairs of the Group as at 31 March 2022, its Consolidated loss and Consolidated total comprehensive income, its Consolidated changes in equity and its Consolidated 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 Consolidated Financial Statements section of our report. We are independent of the Group 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 Consolidated 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 and the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph of the Other Matters section below, is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.



We have determined the matters described below to be the key audit matters to be communicated in our report:

Key audit matter	How our audit addressed the key audit matter
<p>Assessing the carrying value of inventory</p> <p>The accounting policies for Inventories are set out in Note 4.4 to the consolidated financial statements.</p> <p>Inventories of the Group comprise of real estate properties (including land) are disclosed under Note 14.</p> <p>Impairment assessment of inventory is considered as a significant risk as there is a risk that recoverability of the carrying value of the inventory could not be established, and potential impairment charge might be required to be recorded in the consolidated financial statements. Management's assessment of the recoverable amounts is a judgmental process which requires the estimation of the net realisable value, which takes into account the valuations of the properties held and cash flow projections of real estate properties under development.</p> <p>Due to their materiality in the context of the Group's financial statements as a whole and significant degree of judgement and subjectivity involved in the estimates and key assumptions used in determining the cash flows used in the impairment evaluation, this is considered to be the area which had the greatest effect on our overall audit strategy and allocation of resources in planning and completing our audit.</p>	<p>Our procedures in relation to the valuation of inventory held by the group included, but not limited to the followings:</p> <ul style="list-style-type: none"> • Obtained an understanding of the management process for identification of possible impairment indicators and process performed by the management for impairment testing and the management process of determining the Net Realisable Value (NRV); • Enquired of the management and inspected the internal controls related to inventory valuation along with the process followed to recover/adjust these and assessed whether impairment is required; • All material properties under development as at 31 March 2022 were discussed on case to case basis with the management for their plan of recovery/adjustment; • For real estate properties under development, obtained and assessed the management evaluation of the NRV. We also assessed the management's valuation methodology applied in determining the recoverable amount and tested the underlying assumptions used by the management in arriving at those projections; • We challenged the management on the underlying assumptions used for the cash flow projections, considering evidence available to support these assumptions and our understanding of the business; • Where the management involved specialists to perform valuations, evaluated the objectivity and independence of those specialists; • For land parcels, obtained and verified the valuation of land parcels as per the government prescribed circle rates, wherever necessary; • Tested the arithmetical accuracy of the cash flow projections; and • We assessed the appropriateness and adequacy of the disclosures made by the management for the impairment losses recognized in accordance with applicable accounting standards.



Key audit matter	How our audit addressed the key audit matter
<p>Revenue recognition</p> <p>The Group's policies on revenue recognition is set out in Note 4.3 to the consolidated financial statements.</p> <p>As per the principles of Ind AS 115 "Revenue from Contracts with Customers", revenue from sale of residential/commercial properties is recognized when the performance obligations are essentially complete.</p> <p>The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession of properties have been issued to the customers.</p> <p>The amount of revenue and cost thereon on contracts with customers forms a substantial part of the consolidated statement of profit and loss and management judgement is also involved in the interpretation of these conditions.</p> <p>The above transaction required audit focus due to the significant impact of the same on the accompanying consolidated financial statement of the Group. The matter has been considered to be of most significance to the audit and accordingly, has been considered as a key audit matter for the current year audit.</p>	<p>Our audit procedures related to the revenue recognition included, but not limited to the following:</p> <ul style="list-style-type: none"> • Evaluated the appropriateness of the Group's revenue recognition policies with respect to the principles of Ind AS 115; • Enquiring from the management and inspecting the internal controls related to revenue recognition for ensuring the completeness of the customer sales, issue of possession letters and the recording of customer receipts; • We have performed the following procedures for revenue recognition: <ul style="list-style-type: none"> a. Verification of the possession letters issued on sample basis along with the proof of deliveries to ensure completeness; b. Verification of the collection from customers for the units sold from the statement of accounts on a sample basis to ensure receipt of the amount; and c. Performing cut-off procedures and other analytical procedures like project wise variance analysis and margin analysis to find any anomalies. • Ensured that the disclosure requirements of Ind AS 115 have been complied with.
<p>Valuation of investments held by subsidiary entities in equity instruments</p> <p>The Group's policies on valuation of Investments is set out in Note 4.12 to the consolidated financial statements.</p> <p>At the balance sheet date 31 March 2022, the Group held ₹ 1,967.56 lakhs of investments in equity instruments of third parties which are carried at fair value through profit and loss ('FVTPL') in the consolidated financial statements. Any changes in estimates, assumptions and judgements involved may result in material changes in the valuation of investment and hence it required significant audit attention.</p> <p>Any change in the fair value of the abovementioned investments will result in a change in the profit or loss in consolidated financial statements.</p>	<p>Our procedures in relation to the valuation of investments held by the Group included, but not limited to the following:</p> <ul style="list-style-type: none"> • Understood the nature of transaction i.e. understanding the approach used for valuation and assessing the proposed accounting treatment in relation to the accounting policies and relevant Ind AS; • We obtained an understanding of the management process for identification of possible impairment indicators and process performed by the management for impairment testing. • Enquired of the management and inspected the internal controls related to completeness of the list of investments along with the process followed to recover/adjust these;



Key audit matter	How our audit addressed the key audit matter
<p>The management's valuation is dependent upon the market conditions carried out by management's valuer, which can be difficult to predict and be influenced by economic and other factors.</p> <p>Any errors or changes in the management/management's valuer judgement or assumptions can impact the assessment of the carrying values of the investment. Therefore, it has been considered as a key audit matter.</p>	<ul style="list-style-type: none"> • We challenged the managements on the underlying assumptions used for the cash flow projections, considering evidence available to support these assumptions and our understanding of the business; • Evaluating the management's independent professional valuer's competence, capabilities and objectivity; • Assessing the valuation methodology used by the independent professional valuer to estimate the fair value of the investments; • Testing the mathematical accuracy of the cash flows projection; and • Ensured that the disclosure requirements of accounting standards have been complied with.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the Standalone Financial Statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the Consolidated Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Consolidated 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 Consolidated Financial Statements

The accompanying consolidated financial statements have been approved by the Holding Company's Board of Directors. The Holding 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 Consolidated Financial Statements that give a true and fair view of the Consolidated financial position, Consolidated financial performance, Consolidated total comprehensive income, Consolidated changes in equity and Consolidated cash flows of the Group 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 Group 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 Consolidated Financial Statements that give a true and fair view and



are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of Consolidated Financial Statements by the Directors of the Holding Company, as aforesaid.

In preparing the Consolidated Financial Statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group 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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies are also responsible for overseeing financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the Consolidated 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 Consolidated 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 Consolidated 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 Holding Company has adequate internal financial controls system with reference to Consolidated Financial Statements 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 ability of the Group 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 Consolidated 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.



- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group, to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in the financial statements, of which we are the independent auditors. For the other entities included in the financial statements, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Consolidated Financial Statements of the current year and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

We did not audit the annual financial statements of certain subsidiaries, whose financial statements reflects total assets ₹ 1,69,369.19 lakhs as at 31 March 2022, total revenues of ₹ 8,638.33 lakhs, total net profit after tax of ₹ 7,064.67 lakhs total comprehensive income of ₹ 6,894.73 lakhs and cash outflows (net) of ₹ 269.72 lakhs for the year ended on that date, as considered in the Consolidated Financial Statements. These annual financial statements have been audited by other auditors, whose audit report have been furnished to us by the management, and our opinion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries are based solely on the audit reports of such other auditors.

Further, these subsidiaries are located outside India, whose financial statements and other financial information have been prepared in accordance with accounting principles generally accepted in their respective countries and which have been audited by other auditor under generally accepted auditing standards applicable in their respective countries. The Holding Company's management has converted the financial statements of such subsidiaries from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India. We have audited these conversion adjustments made by the Holding Company's management. Our opinion on the Consolidated Financial Statements in so far as it relates to the balances and affairs of such subsidiaries located outside India is based on the report of other auditors and the conversion adjustments prepared by the management of the Holding Company and audited by us.

Our opinion on the Consolidated Financial Statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matters with respect to our reliance on the work done by and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit and on the consideration of report of the other auditor on separate financial statements and the other financial information of the subsidiary companies incorporated in India, as noted



in the 'Other Matter' paragraph we give in the 'Annexure A' a statement on the matters specified in paragraph 3(xxi) of the Order.

2. As required by Section 143 (3) of the Act, based on our audit and on the consideration of the reports of the other auditors on separate financial statements and other financial information of the subsidiaries, we report, to the extent applicable, 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 of the aforesaid Consolidated Financial Statements.
 - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Consolidated Financial Statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
 - (c) The Consolidated Financial Statements dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements.
 - (d) In our opinion, the aforesaid Consolidated 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 of the Holding Company and taken on record by the Board of Directors of the Holding Company and the audit reports of its subsidiary companies covered under the Act, none of the directors of the Group companies covered under the Act, are disqualified as on 31 March 2022 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 Holding Company and its subsidiary companies covered under the Act, 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 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Group has disclosed the impact of pending litigations on its financial position in its Consolidated Financial Statements as at 31 March 2022— Refer Note 43 to the Consolidated Financial Statements.
 - ii. The Group did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2022.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company during the year ended 31 March 2022.
 - iv. (a) The respective managements of the Holding Company and its subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditor of such subsidiary that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiaries to or in any other person or entity, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the respective Holding Company or any of such subsidiaries ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.



(b) The respective managements of the Holding Company and its subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditor of such subsidiary that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the respective Holding Company or any of such subsidiaries from any person or entity, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us and that performed by the auditors of the subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our or other auditor's notice that has caused us or the other auditors to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) contain any material misstatement.

v. The Holding Company and its subsidiaries has not declared and paid dividend during the year.

(h) As required by section 197(16) of the Act, based on our audit, we report that 1 subsidiary company covered under the Act paid remuneration to its directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act. Further, we report that the Holding Company and other subsidiary companies covered under the Act have not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable in respect of Holding Company and such other subsidiary companies.

For **Agarwal Prakash & Co.**

Chartered Accountants

Firm's Registration No.: 005975N


Prakash Agarwal
Partner

Membership No.: 084964

UDIN: 22084964AKYQVG1696



Place: New Delhi

Date: 27 May 2022

ANNEXURE 'A' REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING "REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS" OF OUR REPORT OF EVEN DATE

Indiabulls Real Estate Limited ("the Company")

In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, and based on the consideration of report of the respective auditors of the subsidiary companies incorporated in India, we state that:

(xxi) Qualifications or adverse remarks by the respective auditors in the Companies (Auditors Report) Order (CARO) reports of the companies included in the consolidated financial statements are given below:

S. No.	Name of Company	CIN	Relation	Clause number of the CARO report which is qualified or adverse
1	Indiabulls Constructions Limited	U70109DL2006PLC149700	Subsidiary	iii(b) & xvii
2	Indiabulls Estate Limited	U45201DL2005PLC139676	Subsidiary	iii(b)
3	Citra Properties Limited	U45400DL2007PLC163094	Subsidiary	xvii
4	Tapir Constructions Limited	U70200DL2014PLC267441	Subsidiary	xvii
5	Athena Infrastructure Limited	U70109DL2006PLC151538	Subsidiary	xvii
6	Indiabulls Industrial Infrastructure Limited	U45200DL2006PLC154693	Subsidiary	xvii
7	Lucina Land Development Limited	U70109DL2006PLC151260	Subsidiary	iii(b) & xvii
8	Selene Constructions Limited	U70109DL2006PLC151147	Subsidiary	iii(b) & xvii
9	Sylvanus Properties Limited	U70109DL2006PLC150229	Subsidiary	iii(b) & xvii
10	Juventus Estate Limited	U70109DL2006PLC151259	Subsidiary	iii(b) & xvii
11	Sepset Real Estate Limited	U45400DL2007PLC163018	Subsidiary	xvii
12	Indiabulls Infraestate Limited	U70102DL2007PLC157384	Subsidiary	iii(b) & xvii
13	IB Holdings Limited	U74120DL2007PLC167612	Subsidiary	iii(b) & xvii
14	Apesh Constructions Limited	U45400DL2007PLC163015	Subsidiary	xvii
15	Zeus Buildwell Limited	U70109MH2006PLC309871	Subsidiary	xvii
16	Varali Infrastructure Limited	U45400MH2007PLC306586	Subsidiary	iii(b) & xvii
17	Albasta Infrastructure Limited	U45400MH2007PLC309632	Subsidiary	xvii
18	Sentia Infrastructure Limited	U45400DL2007PLC169360	Subsidiary	xvii
19	Sentia Real Estate Limited	U45400DL2007PLC163003	Subsidiary	xvii
20	Albina Real Estate Limited	U45400DL2007PLC163019	Subsidiary	xvii
21	Makala Infrastructure Limited	U70109MH2006PLC312526	Subsidiary	xvii
22	Diana Infrastructure Limited	U70109DL2006PLC151132	Subsidiary	xvii
23	Linnet Real Estate Limited	U70100MH2011PLC305627	Subsidiary	xvii
24	Airmid Developers Limited	U45400HR2007PLC104996	Subsidiary	iii(b) & xvii
25	Fornax Real Estate Limited	U45400MH2007PLC309631	Subsidiary	xvii
26	Lorita Developers Limited	U45400DL2008PLC178305	Subsidiary	xvii
27	Sophia Constructions Limited	U45400MH2007PLC310096	Subsidiary	xvii
28	Airmid Real Estate Limited	U45400DL2007PLC163165	Subsidiary	xvii
29	Selene Infrastructure Limited	U70109MH2006PLC309629	Subsidiary	xvii



30	Nilgiri Land Development Limited	U45201MH2005PLC308864	Subsidiary	xvii
31	Nilgiri Land Holdings Limited	U45201MH2006PLC309634	Subsidiary	xvii
32	Nilgiri Land Holdings Limited	U45201MH2006PLC309322	Subsidiary	xvii
33	Nilgiri Infrastructure Limited	U70109MH2006PLC309321	Subsidiary	xvii
34	Ashkit Constructions Limited	U45200DL2008PLC172643	Subsidiary	xvii
35	Fama Builders And Developers Limited	U70109DL2006PLC150361	Subsidiary	xvii
36	Lavone Builders And Developers Limited	U70109DL2006PLC150256	Subsidiary	xvii
37	Kailash Buildwell Limited	U70109DL2006PLC151747	Subsidiary	xvii
38	Nilgiri Buildwell Limited	U70101DL2006PLC148645	Subsidiary	xvii
39	Selene Buildwell Limited	U70109DL2006PLC151146	Subsidiary	xvii
40	Selene Properties Limited	U70109DL2006PLC150265	Subsidiary	xvii
41	Galium Builders And Developers Limited	U70109DL2006PLC150017	Subsidiary	xvii
42	Triton Buildwell Limited	U70109DL2006PLC151129	Subsidiary	xvii
43	Triton Infrastructure Limited	U70109DL2006PLC151749	Subsidiary	xvii
44	Tefia Land Development Limited	U70109DL2006PLC151143	Subsidiary	xvii
45	Zeus Builders And Developers Limited	U70109DL2006PLC150016	Subsidiary	xvii
46	Zeus Properties Limited	U70109DL2006PLC150402	Subsidiary	xvii
47	Athena Land Development Limited	U70109MH2006PLC310435	Subsidiary	xvii
48	Athena Buildwell Limited	U70109MH2006PLC304065	Subsidiary	xvii
49	Aurora Builders And Developers Limited	U70109DL2006PLC150018	Subsidiary	xvii
50	Ceres Land Development Limited	U70109MH2006PLC305633	Subsidiary	xvii
51	Ceres Properties Limited	U70109MH2006PLC303680	Subsidiary	xvii
52	Diana Land Development Limited	U70109MH2006PLC303675	Subsidiary	xvii
53	Fama Properties Limited	U70109MH2006PLC309316	Subsidiary	xvii
54	Indiabulls Buildcon Limited	U70101DL2006PLC148875	Subsidiary	xvii
55	Nilgiri Infrastructure Projects Limited	U70109MH2006PLC309265	Subsidiary	xvii
56	Selene Land Development Limited	U70109MH2006PLC309630	Subsidiary	xvii
57	Fama Infrastructure Limited	U70109MH2006PLC302087	Subsidiary	xvii
58	Devona Infrastructure Limited	U45400MH2007PLC304087	Subsidiary	xvii
59	Platane Infrastructure Limited	U45400DL2007PLC169356	Subsidiary	xvii
60	Paidia Infrastructure Limited	U18204DL2007PLC169358	Subsidiary	xvii
61	Fama Construction Limited	U70109DL2006PLC151130	Subsidiary	xvii
62	Fama Estate Limited	U70109MH2006PLC302080	Subsidiary	xvii
63	Fama Land Development Limited	U70109DL2006PLC151746	Subsidiary	xvii
64	Juventus Infrastructure Limited	U70109DL2006PLC151258	Subsidiary	xvii
65	Kaltha Developers Limited	U70109DL2006PLC150515	Subsidiary	xvii
66	Lucina Builders and Developers Limited	U70109DL2006PLC150010	Subsidiary	xvii
67	Lucina Estate Limited	U70109DL2006PLC151127	Subsidiary	xvii
68	Lucina Properties Limited	U70109DL2006PLC150362	Subsidiary	xvii



69	Vindhyachal Developers Limited	U70109DL2006PLC150370	Subsidiary	xvii
70	Albasta Developers Limited	U45400DL2007PLC169508	Subsidiary	xvii
71	Albasta Real Estate Limited	U45400MH2007PLC305224	Subsidiary	xvii
72	Apesh Properties Limited	U45400MH2007PLC304643	Subsidiary	xvii
73	Devona Developers Limited	U45400MH2007PLC304086	Subsidiary	xvii
74	Hermes Builders And Developers Limited	U70109MH2006PLC302773	Subsidiary	xvii
75	Indiabulls Housing Developers Limited	U45400DL2007PLC169268	Subsidiary	xvii
76	Indiabulls Housing and Land Development Limited	U45400DL2007PLC169514	Subsidiary	xvii
77	Mariana Constructions Limited	U45400DL2007PLC169424	Subsidiary	xvii
78	Sentia Constructions Limited	U27310DL2007PLC169091	Subsidiary	xvii
79	Sentia Developers Limited	U40300DL2007PLC169092	Subsidiary	xvii
80	Sepset Developers Limited	U70109MH2007PLC303664	Subsidiary	xvii
81	Airmid Properties Limited	U45400MH2007PLC303665	Subsidiary	xvii
82	Serida Properties Limited	U45400DL2008PLC172631	Subsidiary	xvii
83	Lenus Infrastructure Limited	U45200MH2007PLC309185	Subsidiary	xvii
84	Vindhyachal Land Development Limited	U70109MH2006PLC309325	Subsidiary	xvii
85	Lorena Builders Limited	U70109MH2011PLC303671	Subsidiary	xvii
86	Parmida Properties Limited	U70100MH2011PLC310112	Subsidiary	xvii
87	Lorena Constructions Limited	U70109MH2011PLC305409	Subsidiary	xvii
88	Catherine Builders & Developers Private Limited	U45201MH2006PLC303682	Subsidiary	xvii
89	Bridget Builders and Developers Private Limited	U45201MH2006PLC305631	Subsidiary	xvii
90	Majesta Infrastructure Limited	U70102MH2011PLC304089	Subsidiary	xvii
91	Nerissa Developers Limited	U70109MH2011PLC305639	Subsidiary	xvii
92	Majesta Builders Limited	U70102MH2011PLC305650	Subsidiary	xvii
93	Majesta Constructions Limited	U70100MH2011PLC309320	Subsidiary	xvii
94	Majesta Properties Limited	U70200MH2011PLC308878	Subsidiary	xvii
95	Nerissa Properties Limited	U70100MH2011PLC305646	Subsidiary	xvii
96	Nerissa Real Estate Limited	U70100MH2011PLC305642	Subsidiary	xvii
97	Serida Infrastructure Limited	U45400DL2008PLC172632	Subsidiary	xvii
98	Vonnie Real Estate Limited	U45400DL2008PLC172626	Subsidiary	xvii
99	Juventus Properties Limited	U70109DL2006PLC150359	Subsidiary	xvii
100	Vindhyachal Buildwell Limited	U70109DL2006PLC151133	Subsidiary	xvii
101	Edesia Infrastructure Limited	U70200MH2011PLC310106	Subsidiary	xvii
102	Lorena Developers Limited	U70101MH2011PLC309230	Subsidiary	xvii
103	Lorena Infrastructure Limited	U70109MH2011PLC305629	Subsidiary	xvii
104	Nerissa Constructions Limited	U70100MH2011PLC308862	Subsidiary	xvii
105	Cobitis Real Estate Limited	U70101DL2014PLC266384	Subsidiary	xvii
106	Serpentes Constructions Limited	U70109DL2014PLC267456	Subsidiary	xvii
107	Nerissa Infrastructure Limited	U70109MH2011PLC308876	Subsidiary	iii(b) & xvii
108	Lorena Real Estate Limited	U70101MH2011PLC305630	Subsidiary	xvii
109	Majesta Developers Limited	U70200MH2011PLC308875	Subsidiary	xvii
110	Nilgiri Infrastructure	U70101MH2006PLC308863	Subsidiary	xvii



	Development Limited			
111	Ceres Constructions Limited	U70109MH2006PLC304648	Subsidiary	xvii
112	Indiabulls Land Holdings Limited	U45201MH2005PLC303676	Subsidiary	xvii
113	Indiabulls Commercial Estate Limited	U45201MH2006PLC303674	Subsidiary	xvii
114	Indiabulls Engineering Limited	U45203MH2006PLC304067	Subsidiary	xvii
115	Indiabulls Infrastructure Projects Limited	U45201MH2006PLC304066	Subsidiary	xvii
116	Indiabulls Commercial Properties Limited	U45200MH2007PLC309317	Subsidiary	xvii
117	Karakoram Buildwell Limited	U70109DL2006PLC151703	Subsidiary	xvii
118	Amadis Land Development Limited	U70109MH2006PLC303681	Subsidiary	xvii
119	Karakoram Properties Limited	U70109DL2006PLC150633	Subsidiary	xvii
120	Aedos Real Estate Company Limited	U70109DL2006PLC151748	Subsidiary	xvii
121	Lucina Buildwell Limited	U70109DL2006PLC151256	Subsidiary	xvii
122	Ceres Infrastructure Limited	U70109MH2006PLC303678	Subsidiary	xvii
123	Flora Land Development Limited	U70109HR2006PLC105180	Subsidiary	xvii
124	MABON CONSTRUCTIONS LIMITED	U45200MH2008PLC310445	Subsidiary	xvii
125	MABON PROPERTIES LIMITED	U45200MH2008PLC308882	Subsidiary	xvii
126	MABON INFRASTRUCTURE LIMITED	U45200MH2008PLC304145	Subsidiary	xvii
127	Indiabulls Lands Limited	U70101MH2006PLC303677	Subsidiary	xvii
128	Indiabulls Multiplex Services Limited	U45400DL2007PLC167734	Subsidiary	xvii
129	Juventus Land Development Limited	U70109MH2006PLC303683	Subsidiary	xvii
130	Triton Properties Limited	U70109MH2006PLC310114	Subsidiary	xvii
131	Linnet Infrastructure Limited	U70200MH2011PLC304069	Subsidiary	xvii
132	Linnet Constructions Limited	U70200MH2011PLC304068	Subsidiary	xvii
133	Linnet Developers Limited	U70100MH2011PLC309291	Subsidiary	xvii
134	Linnet Properties Limited	U70200MH2011PLC303669	Subsidiary	xvii
135	Edesia Constructions Limited	U70100MH2011PLC305645	Subsidiary	xvii
136	Edesia Developers Limited	U70100MH2011PLC304088	Subsidiary	xvii
137	Noble Realtors Limited	U70101MH2003PLC310111	Subsidiary	xvii
138	Vindhyachal Infrastructure Limited	U70109MH2006PLC308865	Subsidiary	xvii
139	Shivalik Properties Limited	U70109MH2006PLC310113	Subsidiary	xvii
140	Corus Real Estate Limited	U45400MH2007PLC305634	Subsidiary	xvii
141	Chloris Real Estate Limited	U70109MH2007PLC308871	Subsidiary	xvii
142	Varali Developers Limited	U45400DL2007PLC169359	Subsidiary	xvii
143	Albasta Properties Limited	U45300MH2007PLC303666	Subsidiary	xvii
144	Albina Properties Limited	U45400HR2007PLC105037	Subsidiary	xvii
145	Apesh Real Estate Limited	U70109MH2007PLC304095	Subsidiary	xvii
146	Elena Properties Limited	U45400MH2007PLC305443	Subsidiary	xvii
147	Fornax Constructions Limited	U45400MH2007PLC305444	Subsidiary	xvii
148	Hermes Properties Limited	U70109MH2006PLC304147	Subsidiary	xvii



149	Manjola Infrastructure Limited	U45200DL2007PLC157424	Subsidiary	xvii
150	Juventus Constructions Limited	U70109MH2006PLC303679	Subsidiary	xvii
151	Lenus Constructions Limited	U45200DL2007PLC169258	Subsidiary	xvii
152	Lenus Properties Limited	U45200MH2007PLC309319	Subsidiary	xvii
153	Mariana Developers Limited	U45400HR2007PLC105181	Subsidiary	xvii
154	Milky Way Buildcon Limited	U45400MH2007PLC308869	Subsidiary	xvii
155	Mariana Real Estate Limited	U45400MH2007PLC308881	Subsidiary	xvii
156	Nilgiri Infraestate Limited	U70101MH2006PLC305640	Subsidiary	xvii
157	Varali Constructions Limited	U45400DL2007PLC163012	Subsidiary	xvii
158	Varali Real Estate Limited	U70100MH2007PLC304094	Subsidiary	xvii
159	Zeus Estate Limited	U70109MH2006PLC308866	Subsidiary	xvii
160	Devona Properties Limited	U45400MH2007PLC303672	Subsidiary	xvii
161	IB Assets Limited	U45201DL2006PLC146528	Subsidiary	iii(b) & xvii
162	Angles Constructions Limited	U45400MH2007PLC309312	Subsidiary	xvii
163	Citra Developers Limited	U45400DL2007PLC169083	Subsidiary	xvii

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

Prakash Agarwal
Partner

Membership No.: 084964

UDIN: 22084964AKYQVG1696



Place: New Delhi

Date: 27 May 2022

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 Indiabulls Real Estate Limited on the Consolidated Financial Statements for the year ended 31 March 2022 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 Consolidated Financial Statements of Indiabulls Real Estate Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), as of 31 March 2022 in conjunction with our audit of the Consolidated Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company and its subsidiary companies, which are companies covered under the Act, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective 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 internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies as aforesaid, based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI 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 Consolidated 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 includes obtaining an understanding of such internal financial controls, 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 internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies as aforesaid.



Meaning of Internal Financial Controls with reference to Consolidated 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 Consolidated 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 Holding Company, its subsidiary companies have, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2022, based on the internal control over financial reporting criteria established by the respective 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

Prakash Agarwal

Partner

Membership No.: 084964

UDIN: 22084964AKYQVG1696



Place: New Delhi

Date: 27 May 2022

		As at 31 March 2022 (₹ in lakhs)	As at 31 March 2021 (₹ in lakhs)
	Note		
I ASSETS			
Non-current assets			
Property, plant and equipment	5	3,630.37	2,515.65
Investment property	6	6,002.66	6,041.98
Intangible assets	7	12.88	39.28
Financial assets			
Investments	8A	19,969.31	14,404.60
Other financial assets	10A	6,407.13	2,311.16
Deferred tax assets (net)	11	10,496.81	20,295.65
Non-current tax assets (net)	12	11,996.32	14,464.99
Other non-current assets	13A	6,831.07	6,860.03
		65,346.55	66,933.34
Current assets			
Inventories	14	552,105.54	618,612.98
Financial assets			
Investments	8B	6,961.64	105.18
Trade receivables	15	27,342.35	30,019.04
Cash and cash equivalents	16	5,000.41	8,116.09
Other bank balances	17	7,065.51	11,599.86
Loans	9	277.79	23,008.12
Other financial assets	10B	99,176.83	93,896.48
Other current assets	13B	11,796.67	14,377.62
Assets held for sale	18	3.75	9,003.87
		709,730.49	808,739.24
		775,077.04	875,672.58
II EQUITY AND LIABILITIES			
Equity			
Equity share capital	19A	9,059.81	9,030.77
Instruments entirely equity in nature	19C	42,500.00	42,500.00
Other equity	20	289,925.35	296,693.87
Equity attributable to the owners of the Holding Company		341,485.16	348,224.64
Non-controlling interests		1,090.63	1,146.34
Total equity		342,575.81	349,370.98
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	21A	34,513.80	37,805.58
Lease liabilities	22A	1,249.41	
Provisions	24A	1,256.21	1,176.00
Other non-current liabilities	25A	16,910.94	17,048.17
		53,930.36	56,029.75
Current liabilities			
Financial liabilities			
Borrowings	21B	96,459.77	84,445.26
Lease liabilities	22B	668.44	69.56
Trade payables			
Total outstanding dues of micro enterprises and small enterprises	23 (i)	415.59	7,215.20
Total outstanding dues of creditors other than micro enterprises and small enterprises	23 (ii)	34,012.17	22,847.99
Other financial liabilities	26	10,566.53	45,127.91
Other current liabilities	25B	233,798.26	302,403.06
Provisions	24B	1,764.05	7,732.51
Current tax liabilities (net)	27	886.06	130.36
		378,570.87	470,271.85
		775,077.04	875,672.58

Summary of significant accounting policies 4

The accompanying notes are integral part of the consolidated financial statements.

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

For Agarwal Prakash & Co.

Chartered Accountants

Firm's Registration No.: 005975N



Prakash Agarwal

Partner

Membership No. 084964

Place: New Delhi

Date: 27 May 2022

For and on behalf of the Board of Directors

Gurbans Singh

Joint Managing Director

[DIN: 06667127]

Place: New Delhi

Date: 27 May 2022

Mehul Johnson

Joint Managing Director

[DIN: 00016075]

Place: Mumbai

Date: 27 May 2022

Anil Mittal

Chief Financial Officer

Place: Gurugram

Date: 27 May 2022

Rishi Lakkar

Company Secretary

Place: Mumbai

Date: 27 May 2022

Indiabulls Real Estate Limited
Consolidated statement of profit and loss for the year ended 31 March 2022

	Note	For the year ended 31 March 2022 (₹ in lakhs)	For the year ended 31 March 2021 (₹ in lakhs)
Revenue			
Revenue from operations	28	144,478.06	152,141.75
Other income	29	9,658.65	14,064.20
		<u>154,136.71</u>	<u>166,205.95</u>
Expenses			
Cost of land, plots, constructed properties and others	30	119,716.90	111,327.01
Employee benefits expense	31	7,714.38	5,206.97
Finance costs	32	10,994.40	22,789.01
Depreciation and amortization expense	33	1,214.78	1,725.01
Other expenses	34	17,195.82	17,638.62
		<u>156,836.28</u>	<u>158,686.62</u>
(Loss)/profit before tax		<u>(2,699.57)</u>	<u>7,519.33</u>
Tax expense	35		
Current tax (including earlier years)		1,230.49	546.41
Deferred tax charge		9,798.84	6,501.07
Net (loss)/profit after tax for the year		<u>(13,728.90)</u>	<u>471.85</u>
Other comprehensive income			
Items that will not be reclassified to profit and loss			
Re-measurement gain/(loss) on defined benefit plans		(3.12)	109.51
Income tax effect		(0.68)	0.11
Equity instruments through other comprehensive income		7,115.97	2,896.22
Items that will be reclassified to profit and loss			
Exchange differences on translation of foreign operations		(1,152.50)	(2,700.32)
Other comprehensive income		<u>5,959.67</u>	<u>305.52</u>
Total comprehensive income for the year		<u>(7,769.23)</u>	<u>777.37</u>
Net (loss)/profit is attributable to			
Owners of the Holding Company		(13,673.21)	430.25
Non-controlling interests		(55.69)	41.60
		<u>(13,728.90)</u>	<u>471.85</u>
Other comprehensive income is attributable to			
Owners of the Holding Company		5,959.67	305.52
Non-controlling interests		-	-
		<u>5,959.67</u>	<u>305.52</u>
Total comprehensive income is attributable to			
Owners of the Holding Company		(7,713.54)	735.77
Non-controlling interests		(55.69)	41.60
		<u>(7,769.23)</u>	<u>777.37</u>
Earnings per equity share (face value ₹ 2 each)	36		
Basic (₹)		(3.00)	0.10
Diluted (₹)		(3.00)	0.10

Summary of significant accounting policies
The accompanying notes are integral part of the consolidated financial statements.

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

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

Prakash Agarwal
Partner
Membership No. 084964

Place: New Delhi
Date: 27 May 2022



For and on behalf of the Board of Directors

Gurbans Singh
Joint Managing Director
[DIN: 06667127]

Place: New Delhi
Date: 27 May 2022

Anil Mittal
Chief Financial Officer
Place: Gurugram
Date: 27 May 2022

Mehul Johnson
Joint Managing Director
[DIN: 00016075]

Place: Mumbai
Date: 27 May 2022

Rishi Chatterjee
Company Secretary
Place: Mumbai
Date: 27 May 2022