MITTAL & ASSOCIATES
CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To the Members of Arkade Developers Limited
(Formerly known as Arkade Developers Private Limited)

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Arkade Developers Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2023, the statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and the 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.

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 ("the Act) in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its loss, total comprehensive income, changes in equity and its cash flows for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. 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 Companies Act, 2013 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. The other information comprises the information included in the Board's Report, the management report and chairman's report, but does not include the financial statement and our auditor's report thereon.

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Our opinion on the 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 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 during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance 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, (changes in equity) and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards 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

1. 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 Standards on Auditing specified under sub-section 10 of Section 143 of the Act 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.

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2. 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. As per notification no G.S.R 583 (E), dated 13th June 2017 issued by ministry of corporate affairs, the clause (i) of section 143(3) of the Act regarding the internal financial control is not applicable to the company.

   - 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.

3. 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.

4. 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.

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Other Matters

1. The comparative financial information of the Company for the year ended 31st March, 2022 and the transition date opening Balance Sheet as at April 01, 2021 included in these financial statements, are based on the previously issued audited financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Indian Accounting Standards (Ind AS), which have been audited by us.

2. Accounts for the previous year ended on 31st March, 2022, were audited by another firm of Chartered Accountants viz. M/S. Kavin Shah & Associates. They have expressed the unmodified opinion on the financial statements for the year ended on 31st March, 2022 vide their report dated 05th November, 2022.

Our opinion is not modified in respect of above matters.

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 section143 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.

2. As required by section 143(3) of the Act, we further 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 purpose of our audit;

   b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;

   c) The Balance Sheet, Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and Statement of Cash Flows dealt with by this Report are in agreement with the books of account;

   d) In our opinion, the aforesaid Financial Statements comply with the applicable Indian Accounting Standards specified under Section 133 of the Act.

   e) On the basis of written representations received from the directors as on March 31, 2023, and taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2023, from being appointed as a director in terms of Section 164(2) of the Act.

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f) With respect to adequacy of the internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer our separate report in "**Annexure B**"; and

g) In our opinion and to the best of our information and according to the explanations given to us, we report as under with respect to 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) :

i. The Company has disclosed the impact of pending litigations on its financial position and performance of the Company in the financial statements. (refer note no. 34 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;

iii. There were no amounts which were required to be transferred, to the Investor Education and Protection Fund by the Company.

iv. (a) The management has represented that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), 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 company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The management has represented, that, to the best of it's knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company 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 audit procedures which we considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material mis-statement.

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v. The company has not declared or paid any dividend during the year.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023

h) In our opinion and according to the information and explanations given to us, being a private limited company provisions of section 197 to the Act are not applicable to the company.

For Mittal & Associates
Chartered Accountants
Firm Reg. No. 106456W

Hemant

Hemant R Bohra
Partner
Mem. No.: 165667
UDIN:-23165667BGTIG07458

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Place : Mumbai
Date : July 03, 2023

Annexure "A" to Independent Auditor's Report

Annexure referred to in Paragraph 1 of "Report on Other Legal and Regulatory Requirements" of our Report of even date on the accounts of **Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)** for the year ended 31st March 2023.

As required by the Companies (Auditors Report) Order, 2020 and according to the information and explanations given to us during the course of the audit and on the basis of such checks of the books and records as were considered appropriate we report that:

(i) a) (i) The company has maintained proper records, showing full particulars including quantitative details and situation of Property Plant and Equipment.

(ii) The company has maintained proper records showing full particulars of Intangible Assets.

b) As explained to us, the fixed assets have been physically verified by the management in accordance with a phased programme of verification, which in our opinion is reasonable, considering the size of the company and the nature of its assets. As informed to us, in accordance with this program certain Property Plant and Equipment were verified during the year. The frequency of verification is reasonable and no material discrepancies have been noticed on such physical verification.

c) According to the information and explanations given to us, the company does not have any immovable properties (other than properties where the company is the lessee, and the lease agreements are duly executed in favour of the lessee). Hence, clause 3 (i) (c) is not applicable to the company.

d) According to the information and explanations given to us, the Company has not revalued its property, plant and Equipment and its intangible assets. Accordingly, the requirements under paragraph 3(i)(d) of the Order are not applicable to the Company.

e) According to the information and explanations given to us, no proceeding has been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder. Accordingly, the provisions stated in paragraph 3(i) (e) of the Order are not applicable to the Company.

(ii) a) The inventory has been physically verified during the year by the management. In our opinion, the frequency of verification, coverage & procedure of such verification is reasonable and appropriate. No material discrepancies were noticed on such verification.

b) As per the information and explanations given to us and books of accounts and records examined by us, the Company has been sanctioned working capital term loans in excess of five crore rupees, in aggregate. from banks or financial institutions on the basis of security of current assets for the specific projects. Quarterly returns / statements and other information filed with such Banks/ financial institutions are in agreement with the books of accounts.

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(iii) With respect to investments made in or any guarantee or security provided or any loans or advances in the nature of loans, secured or unsecured, granted during the year by the Company to companies, firms, Limited Liability Partnerships or any other parties:

a) As per the information and explanations given to us and books of accounts and records examined by us, during the year, the Company has made investments in various mutual fund schemes. The Company has not provided any guarantee or security or has not granted any advances in the nature of loans to companies, firms, limited liability partnerships or any other entities during the year. Hence paragraph 3 (iii) (a), (b), (c), (d), (e) & (f) of the Order are not applicable to the Company.

(iv) The Company has not granted any loans or provided any guarantees or security to the parties covered under Sections 185. Further in our opinion and according to the information and explanation given to us, the Company has complied with the provisions of Section 186 of the Companies Act 2013 in respect of the investments made, loans provided and the Company has not provided any guarantees or security to parties covered under Section 186 of the Act.

(v) The Company has not accepted any deposits or amounts which are deemed to be deposits within the meaning of Sections 73, 74, 75 and 76 of the Act and the Rules framed there under to the extent notified.

(vi) We have broadly reviewed the books of account relating to materials, labour and other items of cost maintained by the Company as specified by the Central Government for the maintenance of cost records under sub-section (1) of section 148 of the Act and we are of the opinion that prima facie the prescribed accounts and records have been made and maintained. We have not, however, made a detailed examination of the records with a view to determine whether they are accurate or complete.

(vii) a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues in respect of provident fund, employee's state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, goods & service tax, cess, tax deducted at source and other statutory dues to the extent applicable to the Company. According to the information and explanations given to us and the records of the Company examined by us, there are no undisputed amount payable in respect of such statutory dues which have remained outstanding as at 31st March, 2023 for a period more than six months from the date they became payable.

b) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2023 on account of disputes are given below:

Name of Statute	Period to which amount relates	Rs. in Lakhs	Forum where dispute is pending
Service Tax	2016-17	8.85	CESTAT
Goods & Service Tax	2018-19 to 2020-21	109.08	High Court
	2019-20	56.40	GST Department
	2020-21 to 2022-23	2,400.83	
	2018-19 to 2020-21	409.11	

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(viii) According to the information and explanations given to us, there are no transactions which are not accounted in the books of account that has been surrendered or disclosed as income during the year in tax assessment of the Company. Also, there are no previously unrecorded income which has been now recorded in the books of account. Hence, the provision stated in paragraph 3(viii) of the Order is not applicable to the Company.

(ix) a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings or in payment of interest thereon to any lender during the year.

b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

c) According to the information and explanations given to us and based on our examination of records of the Company, the working capital term loans were applied for the purpose for which the loans were obtained.

d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the company.

e) According to the information explanation given to us and on an overall examination of the financial statements of the Company, we report that the company has not taken any funds from an any entity or person on account of or to meet the obligations of its subsidiaries, associates, or joint ventures.

f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures, or associate companies.

(x) a) According to the information and explanations given to us, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions stated in paragraph 3 (x)(a) of the Order are not applicable to the Company.

b) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully, partly or optionally convertible debentures during the year. Accordingly, the provisions stated in paragraph 3 (x)(b) of the Order are not applicable to the Company.

(xi) a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company, noticed or reported during the year, nor have we been informed of any such case by the Management.

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b) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, a report under Section 143 (12) of the Act, in Form ADT-4, as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 was not required to be filed with the Central Government. Accordingly, the reporting under clause 3(xi)(b) of the Order is not applicable to the Company.

c) As represented to us by the management, there are no whistle-blower complaints received by the Company during the course of audit. Accordingly, the provisions stated in paragraph (xi)(c) of the Order is not applicable to company.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3 (xii) of the said Order is not applicable.

(xiii) According to the information and explanation given to us and based on our examination of the records of the Company, transactions with related parties are in compliance with the section 177 and 188 of the Act, wherever applicable and the details of such transactions have been disclosed in the financial statements as required under Indian Accounting Standard 24 "Related Party Disclosures" specified under Section 133 of the Act.

(xiv) a) In our opinion and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business

b) We have considered the internal audit reports of the Company issued for the period under audit, in determining the nature, timing and extent of our audit procedures

(xv) According to the information and explanation given to us and based on our examination of the records of the Company, the Company has not entered into any non-cash transactions with the directors or persons connected with him. Accordingly, paragraph 3 (xv) of the said Order is not applicable.

(xvi) a) In our opinion and according to the information and explanation given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

b) In our opinion, the Company has not conducted any Non-Banking Financial or Housing Finance activities without any valid Certificate of Registration from Reserve Bank of India. Hence, the reporting under paragraph clause 3 (xvi)(b) of the Order are not applicable to the Company.

c) The Company is not a Core investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Hence, the reporting under paragraph clause 3 (xvi)(c) of the Order are not applicable to the Company

d) The Company does not have any CIC as a part of its group. Hence, the provisions stated in paragraph clause 3 (xvi)(d) of the Order are not applicable to the Company

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(xvii) According to the information and explanation given to us and based on our examination of the overall financial statements of the Company, the Company has not incurred cash losses in the current financial year and in the immediately preceding financial year.

(xviii) There has been resignation of the statutory auditors during the year. There were no issues, objections or concerns raised by the outgoing auditors.

(xix) According to the information and explanations given to us and based on our examination of financial ratios, ageing and expected date of realisation of financial assets and payment of liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of audit report and the Company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

(xx) (a) According to the information and explanation given to us and based on our examination of the records of the Company has already spent the required amount as per the section 135 of the said Act.

(b) Since there is not any amount remaining unspent under section (5) of the section 135 of the Act and hence clause (xx)(b) is not applicable.

(xxi) According to the information and explanation given to us and based on our examination of the records of the Company, the under the Companies (Auditor's Report) Order (CARO) is not applicable in respect of entities included in the consolidated financial statements, Hence, clause xxi is not applicable.

For Mittal & Associates

Chartered Accountants
Firm Reg. No. 106456W

Hemant

Hemant R Bohra
Partner
Mem. No.: 165667
UDIN:-23165667BGTIGO7458

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

Place : Mumbai
Date : July 03, 2023

Annexure "B" to the Independent Auditor's Report of even date on the financial statements of Arkade Developers Limited (formerly known as Arkade Developers Private Limited) for the year ended 31st March 2023.

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 over financial reporting of **Arkade Developers Limited** ("the Company") as of March 31, 2023 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 management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India. 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 its 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 Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 over financial reporting 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 controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 judgment, 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 system over financial reporting.

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Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Standalone Balance sheet as on March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Note	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Assets				
Non-current assets				
(a) Property, plant and equipment	4	191.11	182.84	34.43
(b) Intangible assets	5	24.87	-	-
(c) Financial assets				
(i) Investments	6.1	1,710.27	1,729.99	2,464.67
(ii) Loans	7.1	-	-	-
(iii) Other financial assets	8.1	637.24	110.00	65.00
(d) Non-current tax assets (net)	9.1	108.60	145.94	166.16
(e) Deferred tax assets (net)	10.1	65.86	26.96	22.47
(f) Other non-current assets	11.1	8.25	-	-
Total non-current assets		**2,746.20**	**2,195.73**	**2,752.72**
Current assets				
(a) Inventories	12.1	50,052.66	29,900.76	20,408.85
(b) Financial assets				
(i) Investments	6.1	-	2,316.28	9,659.29
(ii) Trade receivables	13.1	368.52	524.01	162.07
(iii) Cash and cash equivalents	14.1	1,656.80	241.57	481.56
(iv) Bank balances other than (ii) above	15.1	85.00	336.55	303.71
(v) Loans	7.1	9.07	1.54	2.31
(vi) Other financial assets	8.1	267.74	18.76	21.53
(c) Other current assets	11.1	328.97	1,078.38	343.93
Total current assets		**52,768.78**	**34,417.85**	**31,383.24**
Total assets		**55,514.98**	**36,613.58**	**34,135.96**
Equity and liabilities				
Equity				
(a) Equity share capital	16.1	200.00	200.00	200.00
(b) Other equity	17.1	19,821.19	14,331.57	9,485.43
Total equity		**20,021.19**	**14,531.58**	**9,685.43**
Liabilities				
Non-current liabilities				
(a) Financial liabilities				
(i) Borrowings	18.1	7,875.45	119.86	-
(ii) Other financial liabilities	19.1	-	-	-
(b) Provisions	20.1	109.14	91.23	67.89
(c) Deferred Tax Laibilities (Net)	10.1	-	-	-
Total non-current liabilities		**7,984.59**	**211.09**	**67.89**
Current liabilities				
(a) Financial liabilities				
(i) Borrowings	18.1	7,024.08	6,179.30	1,232.77
(ii) Trade payables	21.1			
- Total outstanding dues to small and micro enterprises		796.63	325.43	609.11
- Total outstanding dues of creditors other than small and micro enterprises		1,555.26	698.60	875.87
(iii) Other financial liabilities	19.1	1,362.86	760.86	722.77
(b) Other current liabilities	22.1	16,479.84	13,038.79	20,392.70
(c) Provisions	20.1	290.53	867.95	549.43
(d) Current tax liabilities (net)	23.1	-	-	-
Total current liabilities		**27,509.20**	**21,870.92**	**24,382.64**
Total equity and liabilities		**55,514.98**	**36,613.58**	**34,135.96**

Significant Accounting Policies and Notes to Accounts 1-46

As per our report of even date

For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

For and on behalf of Board of Directors of Arkade Developers Limited

Amit Jain	Arpit Jain	Samshet Shetye	Sheetal Solani
Managing Director	Whole-time Director	Chief Financial Officer	Company Secretary
DIN : 00139764	DIN : 06899631		M No. : A45964

Place: Mumbai
Date : July 03, 2023

ARKADE DEVELOPERS LIMITED MUMBAI

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W CA MUMBAI

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Standalone Statement of Profit and Loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	Particulars	Note	For the year ended March 31, 2023	For the year ended March 31, 2022
I	Revenue from operations	24.1	22,015.27	22,634.76
II	Other income	25.1	1,349.62	1,219.07
III	**Total income (I + II)**		**23,364.89**	**23,853.83**
IV	**Expenses**			
	(a) Cost of construction	26.1	33,442.84	25,483.10
	(b) Changes in inventories of finished goods and work in progress	27.1	(20,151.91)	(9,491.91)
	(c) Employee benefit expense	28.1	1,708.34	794.62
	(d) Finance costs	29.1	118.71	247.63
	(e) Depreciation and amortisation expense	30.1	27.12	7.13
	(f) Other expenses	31.1	982.92	565.42
	Total expenses (IV)		**16,128.01**	**17,605.98**
V	**Profit before tax (III - IV)**		**7,236.88**	**6,247.85**
VI	**Tax expense**			
	(1) Current tax	32.1	1,790.00	1,394.28
	(2) Deferred tax expense/ (credit)	32.1	(38.90)	(4.49)
	Total tax expense (VI)		**1,751.10**	**1,389.79**
VII	**Profit for the year (V -VI)**		**5,485.79**	**4,858.06**
VIII	**Other comprehensive income**			
	(A) Items that will not be reclassified to profit or loss			
	(a) (Loss)/Gain on remeasurement of the defined benefit plan	36.1	(3.82)	11.91
	(b) Income tax on above	32.1		
	Total other comprehensive (loss)/income for the year		**(3.82)**	**11.91**
IX	**Total comprehensive (loss)/income for the year (VII+VIII)**		**5,489.61**	**4,846.15**
X	**Earnings per equity share (Face value of ₹ 10/- per share)**	33.1		
	(1) Basic (₹)		274.29	242.90
	(2) Diluted (₹)		274.29	242.90

Significant Accounting Policies and Notes to Accounts 1-46

As per our report of even date

For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

For and on behalf of Board of Directors of
Arkade Developers Limited

Amit Jain
Managing Director
DIN : 00139764

Arpit

Arpit Jain
Whole-time Director
DIN : 06899631

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 03, 2023

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

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Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Statement of Cash flow for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Cash flows from operating activities		
Profit before tax	7,236.88	6,247.85
Adjustments for:		
Finance costs	118.71	247.63
Interest income	(35.89)	(34.83)
Loss/(Gain) on disposal of property, plant and equipment (net)	-	0.34
Fair value (gain) on investments (net)	-	(11.64)
Loss / (gain) on sale of current investments (net)	(72.73)	(301.09)
Depreciation and amortisation expenses	27.12	7.13
Operating profit before working capital changes	**7,274.09**	**6,155.39**
Adjustments for:		
(Increase)/decrease in operating assets		
Trade receivables	155.48	(361.94)
Inventories	(20,151.90)	(9,491.91)
Other financial assets (Non-Current and Current)	(776.22)	(42.23)
Loans to staff	(7.53)	0.77
Other assets (Non-Current and Current)	741.16	(734.45)
Increase/(decrease) in operating liabilities		
Trade payables	1,327.87	(460.95)
Provisions (Non-Current and Current)	(559.51)	341.86
Other financial liabilities (Non-Current and Current)	602.00	38.09
Other current liabilities	3,441.05	(7,353.91)
Changes in Working Capital	**(15,227.61)**	**(18,064.67)**
Cash generated from operations	**(7,953.52)**	**(11,909.28)**
Income taxes paid (Net of Refund)	(1,752.64)	(1,374.09)
Net cash generated by operating activities	**(9,706.16)**	**(13,283.37)**
Cash flows from investing activities		
(Investment in) / Proceeds from Bank Deposits	251.55	(32.84)
(Investment) / withdrawal from investments in subsidiary & associates firms	19.71	734.68
(Investment in) / Proceeds from current investments	2,389.01	7,655.74
Purchase of property, plant and equipment and other intangible assets	(60.26)	(181.38)
Interest Income	35.89	34.83
Proceeds from disposal of property, plant and equipment and other intangible assets	-	25.50
Net cash used in investing activities	**2,635.90**	**8,236.54**
Cash flows from financing activities		
Proceeds from long term borrowings	7,783.31	119.86
Repayment of long term borrowings	(27.72)	-
Proceeds from short term borrowings (net)	844.78	4,946.53
Interest paid	(118.71)	(247.63)
Net cash (used in) / generated by financing activities	**8,481.67**	**4,818.75**
Add / Less : (Loss)/Gain on remeasurement of the defined benefit plan	3.82	(11.91)
Net increase/ (decrease) in cash and cash equivalents	**1,415.23**	**(239.99)**
Cash and cash equivalents at the beginning of the year	241.57	481.56
Cash and cash equivalents at the end of the year	**1,656.80**	**241.57**

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Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Statement of Cash flow for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Reconciliation of cash and cash equivalents with the Balance Sheet:		
Cash and cash equivalents at end of the year (Refer Note 15)	1,656.80	241.57

Note:
The above cash flow statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS - 7) "Statement of Cash Flow".

Significant Accounting Policies and Notes to Accounts 1-46

For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

For and on behalf of the Board of Directors of
Arkade Developers Limited

Arpit

Amit Jain
Managing Director
DIN : 00139764

Arpit Jain
Whole-time Director
DIN : 06899631

Shetye

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 03, 2023

ARKADE DEVELOPERS LIMITED MUMBAI

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED (Formerly known as Arkade Developers private Limited)
Notes to the Standalone Financial Statements for the year ended on 31st March, 2023
Significant Accounting Policies

1 Corporate information

Arkade Developers Limited is a Public Company domiciled in India and incorporated on 13th May, 1986 under the provisions of the Companies Act, 1956 having its registered office situated at Arkade House, Opp. Bhhomi Arkade, Ashok Nagar, Kandivali East, Mumbai, 400 101. The company is primarily engaged in real estate development. The operations of the Company span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of Commercial and residetial projects.

These standalone financial statements were approved for issue in accordance with a resolution of the directors on July 03, 2023.

2 Significant Accounting Policies

2.1 Basis of preparation

These financial statements have been prepared on a going concern basis following the accrual basis of accounting in accordance with the Generally accepted Accounting Principles (GAAP) in India (Indian Accounting standards referred to as "IndAS") as specified under the section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standard) Rules, 2015 and relevant amendments rules issued there after and and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III). These standalone financial statements are presented in INR and all values are rounded to the nearest **Lakhs** except when otherwise indicated.

These financial statements are the Company's first Ind AS financial statements and are covered by Ind AS 101, First time adoption of Indian Accounting Standards (Ind AS 101). The transition to Ind AS has been carried out from the accounting principles generally accepted in India ("Indian GAAP") which is considered as the "Previous GAAP" for the purpose of Ind AS 101. Under previous GAAP financial statements were prepared in accordance with the Accounting Standards notified under section 133 of the Act read together with paragraph 7 of the Companies (Accounts) Rules, 2014 ("Indian GAAP") and other relevant provisions of the Act as applicable.

2.2 Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

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2.3 Property, Plant & Equipments

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company.

All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

Subsequent costs are included in asset's carrying amount or recognized as separate assets, as appropriate, only when it is probable that future economic benefit associated with the item will flow to the Company and the cost of item can be measured reliably.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

Capital work- in- progress includes cost of property, plant and equipment under installation/under development as at the balance sheet date.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.4 Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Cost of intangible assets acquired in business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Internally generated intangibles, excluding capitalized development cost, are not capitalized and the related expenditure is reflected in statement of Profit and Loss in the period in which the expenditure is incurred. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis. The Company has assessed indefinite life for such brand considering the expected usage, expected investment on brand, business forecast and challenges to establish a premium electronic segment. These are carried at historical cost and tested for impairment annually.

An intangible asset is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising from disposal of the intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the assets are disposed off.

Depreciation and Amortisation

Depreciation on property, plant and equipment is calculated on pro-rata basis on straight-line method using the useful lives prescribed in Schedule II to the Companies Act 2013.

Followings are the estimated useful lives of various category of assets used which are aligned with useful lives defined in schedule II of Companies Act,2013 :

Fixed Asset Name	No. Of Years Useful Life
Vehicles (Car)	8 Years
Office Equipment	5 Years
Computers & Mobiles	3 Years
Software	8 Years

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The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over their useful lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate, and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the statement of profit and loss.

The useful lives of intangible assets other than having indefinite life :

Class of Asset	Useful lives
Computer Software	8 Years

2.5 Impairment of non-financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Company's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the Company operates, or for the market in which the asset is used.

Impairment losses of continuing operations, including impairment on inventories, are recognized in the statement of profit and loss, except for properties previously revalued with the revaluation surplus taken to OCI. For such properties, the impairment is recognized in OCI up to the amount of any previous revaluation surplus.

For assets excluding goodwill and intangible assets having indefinite life, an assessment is made at each reporting date to determine whether there is an indication that previously recognized impairment losses no longer exist or have decreased. If such indication exists, the Company estimates the asset's or CGU's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the
assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit and loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

As per the assessment conducted by the Company there were no indications that the non-financial assets have suffered an impairment loss during the reporting periods.

2.6 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

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2.6.1 **Financial assets**

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

2.6.2 **Classification of financial assets**

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

•the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows: and

• the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

• the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets: and

• the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in profit or loss for FVTOCI debt instruments. For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss.

All other financial assets are subsequently measured at fair value

2.6.3 **Effective interest method**

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

2.6.4 **Financial assets at fair value through profit or loss (FVTPL)**

initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments, which are not held for trading.

Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases, The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurements recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

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2.6.5 **Investments in equity instruments at FVTOCI**

On initial recognition, the Company can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs.

Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

•it has been acquired principally for the purpose of selling it in the near term; or

• on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or

•it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

Dividends on these investments in equity instruments are recognised in profit or loss when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend win flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss is included in the 'Other income' line item.

The Company has not elected for the FVTOCI irrevocable option for this investment.

2.6.6 **Impairment of financial assets**

The Company assesses on a forward-looking basis the expected credit losses associated with its assets. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 18, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

2.6.7 **Derecognition of financial assets**

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

2.7 Financial liabilities and equity instruments

2.7.1 **Classification as debt or equity**

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

2.7.2 **Equity instruments**

deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs. Repurchase of the Company's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Company's own equity instruments.

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2.7.3 **Financial liabilities**

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

2.7.4 **Financial liabilities at FVTPL:**

Financial liabilities are classified as at FVTPL when the financial liability is either held for trading or it is designated as at FVTPL.
A financial liability is classified as held for trading if:
•It has been incurred principally for the purpose of repurchasing it in the near term; or
• on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
•it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading may be designated as at FVTPL upon initial recognition if:
•such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
• the financial liability forms part of a Company of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
• it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'other gains and losses' line item in the Statement of Profit and Loss. The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

2.7.5 **Other financial liabilities:**

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

2.7.6 **Derecognition of financial liabilities**

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability, Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

2.8 **Investment in Subsidiaries**

The investment in subsidiaries are carried at cost as per IND AS 27. The Company regardless of the nature of its involvement with an entity (the investee), determines whether it is a parent by assessing whether it controls the investee. The Company controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Thus, the Company controls an investee if and only if it has all the following:
•power over the investee;
•exposure, or rights, to variable returns from its involvement with the investee and
•the ability to use its power over the investee to affect the amount of the returns.

Investments are accounted in accordance with Ind AS 105 when they are classified as held for sale. On disposal of investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

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2.9 Inventories

Inventories comprise of: (i) Construction materials and consumables (ii) Construction Work-In-Progress representing properties under construction/development (iii) Finished Inventories representing unsold units in completed projects

The construction materials and consumables are valued at lower of cost or net realisable value. The construction materials and consumables purchased for construction work issued to construction are treated as

The construction work in progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

Finished stock of completed projects and stock in trade of units is valued at lower of cost or net realisable value.

2.10 Revenue recognition

2.11 Income Tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the company and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method on temporary differences arising between the tax bases of assets and liabilities and their carrying amount in the financial statement. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are excepted to apply when the related deferred income tax assets is realized or the deferred income tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are off set where the company has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

Current and deferred tax is recognised in the Statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Minimum alternate tax (MAT) paid in a year is charged to statement of profit and loss as current tax. The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. In the year in which the Company recognizes MAT credit as an asset in accordance with the Guidance note on Accounting for Credit available in respect of Minimum Alternate Tax under the Income tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement" under the deferred tax assets. The Company reviews the "MAT Credit Entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

2.12 Employee Benefits:

2.12.1 Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service upto the end of the reporting period and are measured at the amount expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

2.12.2 Post-employment

Defined contribution plan

The Company makes specified monthly contribution towards employee provident fund to Employees' Provident Fund. The Company's contributions to the fund are recognised in the Statement of Profit and Loss in the financial year to which the employee renders the service.

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Defined benefit plan

The Company's gratuity scheme is a defined benefit plan. The present value of obligation under such defined benefit plan is determined based on actuarial valuation carried at the year-end using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation is measured at the present value of the estimated future cash flows. The discount rate used for determining the present value of the obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date.

The Company recognizes the following changes in the net defined benefit obligation under Employee benefit expense in statement of profit or loss:

· Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements

· Net interest expense or income

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

2.13 Transition to Ind AS

The following is the summary of practical expedients elected on initial application:

2.14 Segment reporting :

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Board of directors monitors the operating results of all product segments separately for the purpose of making decisions about resource allocation and performance assessment.

The operating segments have been identified on the basis of the nature of products/services. Further:

- Segment revenue includes sales and other income directly identifiable with / allocable to the segment including inter–segment revenue.
- Expenses that are directly identifiable with / allocable to segments are considered for determining the segment result. Expenses which relate to the Company as a whole and not allocable to segments are included under unallocable expenditure.
- Income which relates to the Company as a whole and not allocable to segments is included in unallocable income.
- Segment assets and liabilities include those directly identifiable with the respective segments. Unallocable assets and liabilities represent the assets and liabilities that relate to the Company as a whole and not allocable to any segment.

2.15 Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders 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 such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) if any that have changed the number of equity shares outstanding, without a corresponding change in resources.

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 effect of all potentially dilutive equity shares.

2.16 Borrowing costs

Borrowing costs that are directly attributable to real estate project development activities are inventorised / capitalized as part of project cost.

Borrowing costs are inventorised / capitalised as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress. Borrowing costs are suspended from inventorisation / capitalisation when development work on the project is interrupted for extended periods and there is no imminent certainty of recommencement of work.

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

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2.17 **Cash and cash equivalents**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposit held at call with financial institutions, other short–term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

2.18 **Foreign currency translation**

Functional and presentation currency

The Company's Financial Statements are presented in Indian rupee (₹) which is also the Company's functional currency. Foreign currency transaction are recorded on initial recognition in the functional currency, using the exchange rate prevailing at the date of transaction

Measurement of foreign currency item at the balance sheet date:

• Foreign currency monetary assets and liabilities denominated in foreign currency are translated at the exchange rates prevailing on the reporting date.

• Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions

Exchange differences:

Exchange differences arising on settlement or translation of monetary items are recognised as income or expense in the Statement of Profit & Loss.

2.19 Provisions, Contingent Liabilities

2.19.1 **Provisions:**

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

When the Company expects some or all of a provision to be reimbursed, reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost in respective expense.

2.19.2 **Provision for Defects Liabilities and Repairs**

As per, Real Estate (Regulation and Development) Act, 2016 (RERA) vide section 14(3) a builder or developer will be liable to repair any defect, on the building sold, for a period of Five years. Further, as per the terms of contracts with customers, the company is liable for any defects, repairs and other claims for crtain period after completion and handover of the possession of developed properties. Provision for defect liability and repairs is recognized when sales from contracts with customer is recognized. Certain percentage to the sales recognised is applied for the current accounting period to derive the provision for expense to be accrued. The recognition percentage is based on management estimates of the possible future incidence. The claims against defect liability and repairs from customers may not exactly match the historical percentage, so such estimates are reviewed annually for any material changes in assumptions and likelihood of occurrence and revised accordingly.

2.19.3 **Contingent Liabilities**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases, where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements unless the probability of outflow of resources is remote.

2.20 Fair value measurement

that would be received to sell an asset or paid to transfer a liability in an ordinary transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

•In the principal market for asset or liability, or
•In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company. The fair value of an asset or liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non- financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

• Level 1- Quoted(unadjusted) market prices in active markets for identical assets or liabilities
• Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
• Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

2.21 Critical accounting estimates and assumptions

The preparation of these standalone financial statements requires the management to make judgments, use estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgements, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

i. Taxes

Uncertainties exist with respect to the interpretation of tax regulations, changes in tax laws, and the amount and timing of future taxable income. Given the wide range of business relationships differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Company establishes provisions, based on reasonable estimates. The amount of such provisions is based on various factors, such as experience of previous tax assessments and differing interpretations of tax regulations by the taxable entity and the responsible tax authority.

ii. Employee benefit plans

The cost of defined benefit plans (i.e. Gratuity benefit) is determined using actuarial valuations. An actuarial valuation involves making various assumptions which may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. In determining the appropriate discount rate, management considers the interest rates of long term government bonds with extrapolated maturity corresponding to the expected duration of the defined benefit obligation. The mortality rate is based on publicly available mortality tables for India. Future salary increases and pension increases are based on expected future inflation rates for India.

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iii. Contingencies

Contingent liabilities may arise from the ordinary course of business in relation to claims against the Company, including legal, contractor and other claims. By their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgement and the use of estimates regarding the outcome of future events.

iv. Property Plant and Equipment

Property, Plant and Equipment represent significant portion of the asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of assets expected useful life and expected value at the end of its useful life. The useful life and residual value of Company's assets are determined by Management at the time asset is acquired and reviewed periodically including at the end of each year. The useful life is based on historical experience with similar assets, in anticipation of future events, which may have impact on their life such as change in technology.

v. Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset including intangible assets having indefinite useful life and goodwill may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's CGU'S fair value less cost of disposal and its value in use. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use , the estimated future cash flows are estimated based on past trend and discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, or other fair value indicators.

vi. Provisions for Defect liability and repairs

As per, Real Estate (Regulation and Development) Act, 2016 (RERA) vide section 14(3) a builder or developer will be liable to repair any defect, on the building sold, for a period of Five years. Further, as per the terms of contracts with customers, the company is liable for any defects, repairs and other claims for crtain period after completion and handover of the possession of developed properties. Provision for defect liability and repairs is recognized when sales from contracts with customer is recognized. Certain percentage to the sales recognised is applied for the current accounting period to derive the provision for expense to be accrued. The recognition percentage is based on management estimates of the possible future incidence. The claims against defect liability and repairs from customers may not exactly match the historical percentage, so such estimates are reviewed annually for any material changes in assumptions and likelihood of occurrence and revised accordingly.

(vii) Provision for expected credit losses (ECL) of trade receivables and contract assets

The company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the company does not track changes in credit risk but recognizes impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose the company uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.

For recognition of impairment loss on other financial assets and risk exposures, the company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month expected credit loss(ECL) is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the company reverts to recognizing impairment loss allowance based on 12-month ECL.

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events on a financial instrument that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. The ECL impairment loss allowance (or reversal) recognized during the period in the statement of profit and loss and the cumulative loss is reduced from the carrying amount of the asset until it meets the write off criteria, which is generally when no cash flows are expected to be realised from the asset.

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(vii) Impairment for Investments in Subsidiary & Assocites

Determining whether the investments in subsidiaries are impaired requires an estimate in the value in use of investments. In considering the value in use, the Directors have anticipated the future operating margins, resources and availability of infrastructure, discount rates and other factors of the underlying businesses/operations of the investee companies. Any subsequent changes to the cash flows due to changes in the above-mentioned factors could impact the carrying value of investments.

2.22 Recent Indian Accounting Standards (Ind AS)

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, applicable from April 1, 2022, as below:

(i) Ind AS 103 – Reference to Conceptual Framework

The amendments specify that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired, and liabilities assumed must meet the definitions of assets and liabilities in the Conceptual Framework for Financial Reporting under Indian Accounting Standards (Conceptual Framework) issued by the Institute of Chartered Accountants of India at the acquisition date. These changes do not significantly change the requirements of Ind AS 103. The Company does not expect the amendment to have any significant impact in its Financial Statements.

(ii) Ind AS 16 – Proceeds before intended use

The amendments mainly prohibit an entity from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, an entity will recognise such sales proceeds and related cost in profit or loss. The Company does not expect the amendments to have any impact in its recognition of its property, plant, and equipment in its Financial Statements.

(iii) Ind AS 37 – Onerous Contracts - Costs of Fulfilling a Contract

The amendments specify that that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour materials) or an allocation of other costs that relate directly to fulfilling contracts. The amendment is essentially a clarification, and the Company does not expect the amendment to have any significant impact in its Financial Statements.

(iv) Ind AS 109 – Annual Improvements to Ind AS (2021)

The amendment clarifies which fees an entity includes when it applies the '10 percent' test of Ind AS 109 in assessing whether to derecognise a financial liability. The Company does not expect the amendment to have any significant impact in its Financial Statements.

(v) Ind AS 116 – Annual Improvements to Ind AS (2021)

The amendments remove the illustration of the reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives were described in that illustration. The Company does not expect the amendment to have any significant impact in its Financial Statements.

2.23 First-time adoption – mandatory exceptions, optional exemptions

The Company has prepared the opening balance sheet as per Ind AS as of April 1, 2021 (the transition date) by,

- recognising all assets and liabilities whose recognition is required by Ind AS,
- not recognising items of assets or liabilities which are not permitted by Ind AS,
- by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and
- applying Ind AS in measurement of recognised assets and liabilities.

However, this principle is subject to the certain exception and certain optional exemptions availed by the Company as detailed below. Since, the financial statements are the first financial statements, the first time adoption – mandatory exceptions and optional exemptions have been explained in detail.

Derecognition of financial assets and financial liabilities:

The Company has applied the derecognition requirements of financial assets and financial liabilities prospectively for transactions occurring on or after April 1, 2021 (the transition date).

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(i) **Designation of previously recognised financial instruments**

The Company has designated financial liabilities and financial assets at fair value through profit or loss on the basis of the facts and circumstances that exist at the date of transition to Ind AS.

(ii) **Impairment of financial assets**

The Company has applied the impairment requirements of Ind AS 109 retrospectively; however, as permitted by Ind AS 101, it has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date that financial instruments were initially recognised in order to compare it with the credit risk at the transition date. Further, the Company has not undertaken an exhaustive search for information when determining, at the date of transition to Ind ASs, whether there have been significant increases in credit risk since initial recognition, as permitted by Ind AS 101.

(iii) **Deemed cost for investments in subsidiaries**

The Company has elected to continue with the carrying value of all of its investments in subsidiaries recognised as of April 1, 2021 (transition date) measured as per the previous GAAP as its deemed cost as at the date of transition.

(iv) **Deemed cost for property, plant and equipment, and intangible assets**

The Company has elected to continue with the carrying value of all of its property, plant and equipment, and intangible assets recognised as of April 1, 2021 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

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Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Statement of Changes in Equity for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

(a) Equity share capital

For the year ended March 31, 2023				
Balance as at April 1, 2022	Changes in equity share capital due to prior period errors	Restated balance at April 1, 2022	Changes in equity share capital during the year	Balance as at March 31, 2023
200.00	-	200.00	-	200.00

For the year ended March 31, 2022				
Balance as at April 1, 2021	Changes in equity share capital due to prior period errors	Restated balance at April 1, 2021	Changes in equity share capital during the year	Balance as at March 31, 2022
200.00	-	200.00	-	200.00

(b) Other equity

Particulars	Reserves and Surplus			Total
	Securities premium	Retained earnings	Remeasurement of defined benefit plan	
Balance as at April 1, 2022	1,879.16	12,460.32	(7.91)	14,331.57
Changes in accounting policy	-	-	-	-
Restated balance as at April 1, 2022	1,879.16	12,460.32	(7.91)	14,331.57
Profit for the year	-	5,485.79	-	5,485.79
Remeasurement of defined benefit obligation, net of income tax	-	-	3.82	3.82
Total comprehensive (loss)/Gain for the year	-	5,485.79	3.82	5,489.61
Securities premium on shares issued (net of share issue costs)	-	-	-	-
Balance as at March 31, 2023	1,879.16	17,946.11	(4.09)	19,821.18

Particulars	Reserves and Surplus			Total
	Securities premium	Retained earnings	Remeasurement of defined benefit plan	
Balance as at April 1, 2021	1,879.16	7,602.26	4.00	9,485.42
Changes in accounting policy	-	-	-	-
Restated balance as at April 1, 2021	1,879.16	7,602.26	4.00	9,485.42
Profit for the year	-	4,858.06	-	4,858.06
Remeasurement of defined benefit obligation, net of income tax	-	-	(11.90)	(11.90)
Total comprehensive (loss)/Gain for the year	-	4,858.06	(11.90)	4,846.16
Securities premium on shares issued (net of share issue costs)	-	-	-	-
Balance as at March 31, 2022	1,879.16	12,460.32	(7.91)	14,331.58

Significant Accounting Policies and Notes to Accounts 1-46

As per our report of even date
For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

For and on behalf of the Board of Directors of
Arkade Developers Limited

Amit Jain
Managing Director
DIN : 00139764

Arpit
Arpit Jain
Whole-time Director
DIN : 06899631

Shetye
Samshet Shetye
Chief Financial Officer

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 03, 2023

ARKADE DEVELOPERS LIMITED MUMBAI

4 Property, plant and equipment

Particulars	Office equipment	Computer	Vehicles	Total
I. Cost/Deemed Cost				
Balance as at April 1, 2021	**1.41**	**5.40**	**77.06**	**83.87**
Additions	2.04	4.92	174.41	181.38
Disposals	-	(1.05)	(70.78)	(71.83)
Balance as at March 31, 2022	**3.45**	**9.27**	**180.69**	**193.41**
Additions	1.52	14.07	19.80	35.39
Disposals	-	-	-	-
Balance as at March 31, 2023	**4.96**	**23.35**	**200.49**	**228.80**
II. Accumulated depreciation				
Balance as at April 1, 2021	**0.57**	**3.05**	**45.82**	**49.44**
Depreciation expense for the year	0.35	1.15	5.63	7.13
Eliminated on disposal of assets	-	(1.05)	(44.95)	(45.99)
Balance as at March 31, 2022	**0.93**	**3.15**	**6.50**	**10.57**
Depreciation expense for the year	0.89	4.00	22.23	27.12
Eliminated on disposal of assets	-	-	-	-
Balance as at March 31, 2023	**1.82**	**7.14**	**28.73**	**37.69**
III. Net block balance (I-II)				
As on March 31, 2023	**3.15**	**16.20**	**171.76**	**191.11**
As on March 31, 2022	**2.52**	**6.13**	**174.19**	**182.84**
As on April 1, 2021	**0.84**	**2.35**	**31.24**	**34.43**

(a) There are no impairment losses recognised during the year ended March 31, 2023, March 31, 2022 and March 31, 2021

(b) **Assets pledged as security**

a. Vehicles with a carrying amount of ₹ 171.76 Lakhs (as at March 31, 2022: ₹ 174.19 Lakhs and as at April 1, 2021: ₹ 31.24 Lakhs) included in the block of Vehicles have been pledged to secure borrowings of the Company (see note 18.1).

(c) The Company has not revalued its property, plant and equipment as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

(d) The Company does not hold any immovable property, other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee, whose title deeds are not held in the name of the Company.

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

All amounts are ₹ in Lakhs unless otherwise stated

5.1 Intangible assets

Particulars	Computer Software	Total
I. Cost/Deemed cost		
Balance as at April 1, 2021	-	-
Additions	-	-
Disposals	-	-
Balance as at March 31, 2022	-	-
Additions	24.87	24.87
Disposals	-	-
Balance as at March 31, 2023	**24.87**	**24.87**
II. Accumulated amortisation		
Balance as at April 1, 2021	-	-
Amortisation expense for the year	-	-
Eliminated on disposal of assets	-	-
Balance as at March 31, 2022	-	-
Amortisation expense for the year	-	-
Eliminated on disposal of assets	-	-
Balance as at March 31, 2023	-	-
III. Net block balance (I-II)		
As on March 31, 2023	24.87	24.87
As on March 31, 2022	-	-
As on April 1, 2021	-	-

5.2 The Company has not revalued its intangible assets as on each reporting year and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

5.3 The computer software under Intangible assets is having useful life of indefinite period and hence not amortised.

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Notes to the Standalone Financial Statements as at March 31, 2023
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6.1 Investments

Particular	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	No. of Units	Amount	No. of Units	Amount	No. of Units	Amount
Non-current						
Unquoted Investments (all fully paid)						
Investments in Current Capital of Subsidiaries						
Arkade Realty		12.12		48.77		3.50
Arkade Paradigm		0.89		43.68		862.16
Investments in Current Capital of Associates						
Arkade Abode LLP		-		7.84		7.84
Chandak & Arkade Associates		-		0.78		0.78
Atul & Arkade Realty		1,697.26	-	1,628.91		1,590.38
Total		1,710.27		1,729.99		2,464.67
Quoted Investments (all fully paid)						
Investments in Mutual Funds						
HDFC Low Duration Fund - Regular Plan - Growth	-	-	28,58,837	1,151.10	92,76,649.35	4,175.43
HDFC Overnight Fund Collection	-	-	-	-	11,563.95	351.58
HDFC Ultra Short Term Fund	-	-	8,86,297	108.82	1,05,71,922.47	1,252.37
ICICI Prudential Overnight Fund Growth	-	-	-	-	8,17,082.38	904.66
ICICI Prudential Floating Interest Fund - Growth	-	-	-	-	8,85,197.23	2,870.87
IDFC Ultra Short Term Fund	-	-	-	-	8,75,790.56	104.38
ICICI Prudential Ultra Short Term Fund - Growth	-	-	47,11,680	1,056.37	-	-
Total		-		2,316.28		9,659.29
Total aggregate unquoted investments						
Aggregate amount of market value of quoted investments		-		2,316.28		9,659.29
Aggregate amount of cost of quoted investments		-		2,304.64		9,608.21
Aggregate amount of cost of unquoted investments		1,710.27		1,729.99		2,464.67
Aggregate amount of impairment value of investments		-		-		-

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6.2 The Company has two subsidiaries (Partnership Firms) and three associate firms and accordingly, the Company is compliant with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017).

6.3 **Details of Investment in Partnership Firms:**

(i) M/s Arkade Abode LLP

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	50.00	-	50.00	7.84	50.00	7.84
Sandeep U Jain	25.00	-	25.00	1.30	25.00	1.30
Arpit V Jain	25.00	-	25.00	1.11	25.00	1.11
Total Capital	**100.00**	-	**100.00**	**10.26**	**100.00**	**10.26**

(ii) M/s Arkade Paradigm

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	95.00	0.89	95.00	43.68	95.00	862.16
Amit M Jain	5.00	0.05	5.00	(6.56)	5.00	144.56
Total Capital	**100.00**	**0.94**	**100.00**	**37.12**	**100.00**	**1,006.72**

(iii) M/s Arkade Realty

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	70.00	12.12	70.00	48.77	70.00	3.50
Pratik Jain	30.00	5.19	30.00	(13.29)	30.00	(50.44)
Total Capital	**100.00**	**17.32**	**100.00**	**35.48**	**100.00**	**(46.94)**

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(iv) M/s Chandak & Arkade Associates

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	50.00	-	50.00	0.78	50.00	0.78
Chandak Realtors Pvt Ltd	50.00	-	50.00	0.78	50.00	0.78
Total Capital	**100.00**	**-**	**100.00**	**1.57**	**100.00**	**1.57**

(v) M/s Atul & Arkade Realty

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	40.00	1,697.26	40.00	1,628.91	40.00	1,590.38
Atul Projects India Ltd.	60.00	1,652.24	60.00	1,518.69	60.00	1,485.06
Total Capital	**100.00**	**3,349.50**	**100.00**	**3,147.60**	**100.00**	**3,075.44**

(iv) M/s Bhoomi & Arkade Associates

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	34.00	(32.75)	34.00	(359.26)	34.00	(1,256.90)
Bhoomi Shashwat Estate Pvt. Ltd.	66.00	(79.07)	66.00	(988.79)	66.00	(2,571.10)
Total Capital	**100.00**	**(111.82)**	**100.00**	**(1,348.05)**	**100.00**	**(3,828.00)**

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7.1 Loans

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non-current - unsecured, considered good			
(a) Loans to employees	-	-	-
Total	-	-	-
Current - unsecured, considered good			
(a) Loans to employees	9.07	1.54	2.31
Total	**9.07**	**1.54**	**2.31**

8.1 Other financial assets

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non Current - unsecured, considered good			
(a) Deposits with bank			
- Margin money deposits with banks (held as lien by bank)	637.24	110.00	65.00
Total	**637.24**	**110.00**	**65.00**
Current - unsecured, considered good			
(a) EMD Deposits with societies	200.00	1.00	3.00
(b) Security deposits	2.99	2.99	2.13
(c) Other receivables	64.75	14.76	16.40
Total	**267.74**	**18.76**	**21.53**

9.1 Non-current tax assets (net)

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Advance tax (net of provisions)	108.60	145.94	166.16
Total	**108.60**	**145.94**	**166.16**

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10.1 Deferred tax asset (net)

10.2 Deferred tax asset/(liabilities) in relation to the year ended March 31, 2023

Particulars	Opening Balance as on April 1, 2022	Recognised in Profit or loss (expense)/ credit	Recognised in Other comprehensive income	Recognised directly in Equity	Closing balance as on March 31, 2023
Property, plant and equipment	0.17	(2.65)			(2.49)
Intangible assets	-				-
Provisions	26.79	10.83			37.62
Disallowances under Income Tax	-	30.74			30.74
Total	**26.96**	**38.91**	-	-	**65.86**

10.3 Deferred tax asset/(liabilities) in relation to the year ended March 31, 2022

Particulars	Opening Balance as at April 01, 2021	Recognised in Profit or loss (expense)/ credit	Recognised in Other comprehensive income	Recognised directly in Equity	Closing balance as at March 31, 2022
Property, plant and equipment	2.91	(2.74)			0.17
Intangible assets	-				-
Provisions for Employee Benefits	19.56	7.23			26.79
Disallowances under Income Tax	-				-
Total	**22.47**	**4.49**	-	-	**26.96**

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11.1 Other assets

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non-current			
(a) Prepaid Expenses	8.25	-	-
Total	**8.25**	**-**	**-**
Current			
(a) Security deposits given against purchase of land	-	947.00	272.10
(b) Balance with Government Authorities	187.13	31.59	3.23
(c) Advance to Suppliers	90.27	67.15	37.82
(d) Prepaid Expenses	14.92	3.97	5.07
(e)Interest Accrued and due	24.93	16.95	11.68
(f) Other Receivables	11.72	11.72	14.03
Total	**328.97**	**1,078.38**	**343.93**

12.1 Inventories

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
At lower of cost or net realisable value			
(a) Work in Progress (Project)	48,978.13	29,900.75	20,072.50
(b) Finished Goods	1,074.53	-	336.34
Total	**50,052.66**	**29,900.76**	**20,408.85**

13.1 Trade receivables

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Trade receivables			
(a) Unsecured, considered good	368.52	524.01	162.07
(b) Unsecured, credit Impaired	-	-	-
	368.52	524.01	162.07
Less: Allowance for doubtful debts	-	-	-
Total	**368.52**	**524.01**	**162.07**

13.2 The average credit period on sales of goods is 15 days.

13.3 Considering the inherent nature of business of the Company, Customer credit risk is minimal. The Company generally does not part away with its assets unless trade receivables are fully realised. Wherever there is doubt on recovery, the Company makes adequate provision based on best estimation of recovery.

Based on prior experience and an assessment of the current economic environment, management believes there is no credit risk provision required, other than those made in the accounts, if any. Also the Company does not have any significant concentration of credit risk.

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13.4 Aging of receivables

As on March 31, 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	278.07	0.44	-	-	0.51	279.02
- credit impaired						-
Disputed						
- considered good	-	-	88.56	0.94	-	89.50
- credit impaired	-	-	-	-	-	-
						368.52
Less: Allowance for doubtful debts						-
Total						368.52

As on March 31, 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	261.36	16.81	99.94	7.10	49.30	434.51
- credit impaired						-
Disputed						
- considered good	3.88	84.68	0.94	-	-	89.50
- credit impaired						-
						524.02
Less: Allowance for doubtful debts						-
Total						524.02

As on April 1, 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	76.19	27.45	8.19	19.91	29.39	161.13
- credit impaired						-
Disputed						
- considered good	-	0.94	-	-	-	0.94
- credit impaired						-
						162.07
Less: Allowance for doubtful debts						-
Total						162.07

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14.1 Cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a) Cash on hand	0.26	11.07	11.19
(b) Balances with banks in current account	1,656.52	230.50	470.38
(c) Cheques in hand	-	-	-
Total	**1,656.80**	**241.57**	**481.56**

14.2 There is no repatriation restriction with regard to cash and cash equivalents at the end of reporting and prior periods.

15.1 Bank balances other than cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a) Term deposits with banks (with original maturity of more than three months but less than twelve months) (held as margin money with Banks for guarantees)	85.00	336.55	303.71
Total	**85.00**	**336.55**	**303.71**

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16.1 Equity share capital

Particulars	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	No. of Shares	Amount	No. of Shares	Amount	No. of Shares	Amount
Authorised capital						
20,00,000 Equity Shares of ₹ 10/- each	20,00,000	200.00	20,00,000	200.00	20,00,000	200.00
	20,00,000	**200.00**	**20,00,000**	**200.00**	**20,00,000**	**200.00**
Issued, subscribed and fully paid up						
20,00,000 Equity Shares of ₹ 10/- each	20,00,000	200.00	20,00,000	200.00	20,00,000	200.00
	20,00,000	**200.00**	**20,00,000**	**200.00**	**20,00,000**	**200.00**

16.2 The Company has only one class of equity shares having face value as ₹ 10/- each. Every holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. Any dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General Meeting.

16.3 Reconciliation of the number of equity shares outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	No. of Shares	Amount	No. of Shares	Amount	No. of Shares	Amount
At the beginning of the relevant year	20,00,000	200.00	20,00,000	200.00	20,00,000	200.00
Add: Issued during the year	-	-	-	-	-	-
At the end of the year	**20,00,000**	**200.00**	**20,00,000**	**200.00**	**20,00,000**	**200.00**

16.4 Details of shares held by each shareholder holding more than 5% shares:

Name of shareholder	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Mr. Amit Mangilal Jain	19,99,710	99.99%	19,99,710	99.99%	19,56,350	97.82%

16.5 Details of Change in % holding of the Promoters

Promoter Name	As at March 31, 2023			As at March 31, 2022		
	Number of shares held	% of total shares	% Change during the year	Number of shares held	% of total shares	% Change during the year
Mr. Amit Mangilal Jain	19,99,710	99.99%	0.00%	19,99,710	99.99%	0.00%

Promoter Name	As at March 31, 2023		
	Number of shares held	% of total shares	% Change during the year
Mr. Amit Mangilal Jain	19,99,710	99.99%	0.00%

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16.6 Aggregate number of bonus share issued and share issued for consideration other than cash during the period of 5 years immediately preceding the reporting date:
There were no buy back of shares or issue of shares pursuant to contract without payment being received in cash during the previous 5 years.

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17.1 Other equity

Paticulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Securities premium	1,879.16	1,879.16	1,879.16
Retained earnings	17,946.11	12,460.32	7,602.26
Remeasurement of defined benefit plan	(4.08)	(7.91)	4.00
Total	19,821.19	14,331.57	9,485.43

17.2 Securities premium

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022
Balance at beginning of the year	1,879.16	1,879.16
Securities premium arising on issue of equity shares	-	-
Share issue costs	-	-
Balance at end of the year	**1,879.16**	**1,879.16**

Amount received in excess of face value of the equity shares is recognised in Securities Premium. It will be used as per the provisions of Companies Act, 2013, to issue bonus shares, to provide for premium on redemption of shares, write-off equity related expenses like underwriting costs, etc.

17.3 Retained earnings

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022
Balance at beginning of the year	12,460.32	7,602.26
Profit/(Loss) for the year	5,485.79	4,858.06
Balance at end of the year	**17,946.11**	**12,460.32**

Retained earnings are the profits that the Company has earned till date less any transfers to General Reserve, dividends or other distributions to shareholders. Retained earnings is a free reserve available to the Company.

17.4 Remeasurement of defined benefit plan

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022
Balance at beginning of the year	(7.91)	4.00
Remeasurement of defined benefit obligation	3.82	(11.91)
Income tax on above	-	-
Balance at end of the year	**(4.08)**	**(7.91)**

Includes re-measurement (loss)/gain on defined benefit plans, net of taxes that will not be reclassified to statement of profit and loss.

18.1 Borrowings

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non Current			
Secured from banks:			
Vehicle Loan from Bank	92.13	119.86	-
Term Loan from Non-Bank Financial Companies	7,783.31	-	-
	7,875.45	**119.86**	-
Current			
Secured from banks:			
Current maturities of long term loans from banks	27.72	24.25	-
Unsecured - at amortised cost			
Loan from related parties (refer note 39)	6,946.35	6,155.05	1,223.36
Intercorporate Deposits	50.00	-	9.41
	7,024.08	**6,179.30**	**1,232.77**
Total	**14,899.53**	**6,299.15**	**1,232.77**

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18.2 Summary of borrowing arrangements

The terms of repayment of term loans and other loans are stated below:

Particulars	Terms of repayment	Amount outstanding - 31.03.2023	Amount outstanding - 31.03.2022	Amount outstanding - 31.03.2021
Nature of Security for Non-current borrowings:				
(a) Term Loan from HDFC Bank Limited				
Security				
Mortgage of Company's share of Inventory, receivables and Insurance policies of Project namely "Arkade Crown" in Borivali West, Mumbai. Further, It is secured against Morgage of commercial premises of the Director, Mr. Amit Jain, sitated at 2nd Flor, Arkade House, Atmaram Merchant Marg, Kandivali, Mumbai.	The loan is repayable as 10% of the collections out of the said projects receivables by way of escrow sweep It carries interst rate @ HDFC-CF-PLR minus 280 basis point spread (effective rate of interest at the time of sanction is 11.25%	1,450.00	-	-
(b) Term Loan from Bajaj Housing Finance Limited				
Security				
Secured against exclusive first charge by way of Mortgage of unsold Inventory, scheduled receivables and receivables from unsold units and Insurance policies of Project namely "Arkade Aspire" in Goregaon East,	The loan is repayable as 10% of the collections out of the said projects receivables by way of escrow sweep. It carries interst rate @ BHFL-I-FRR HFCINS minus 4.45 % spread. .(effective rate of interest at the time of sanction is 11.50%	6,333.31	-	-
(c) Vehicle Loan from Bank of Baroda Limited				
Security Secured against mortgage of Vehicle.	The loan is repayable in 60 equal monthly installment of Rs. 2.93 lakhs. It carries an interest rate of 10.36% p.a.	119.86	144.10	-

18.3 Loan from Director, Mr. Amit Jain, amounting to Rs. 4103.12 lakhs (PY March 2022 Rs. 3054.26 lakhs, PY April 01, 2021 Rs. 176.36 lakhs) are unsecured and carries interest at rate of 8% p.a. The loans are repayable on demand.

Loan from Director, Mr. Arpit Jain amounting to Rs. 1406.58 lakhs (PY March 2022 Rs. 958.57 lakhs, PY April 01, 2021 Rs. 57.50 lakhs) are unsecured and carries interest at rate of 15% p.a. The loans are repayable on demand.

Loan from Director, Mr. Sandeep Jain amounting to Rs. 1436.65 lakhs (PY March 2022 Rs. 1125.66 lakhs, PY April 01, 2021 Rs. 86.50 lakhs) are unsecured and carries interest at rate of 15% p.a. The loans are repayable on demand.

Loan from Relative of Directors, Mrs. Kala Jain amounting to Rs. Nil (PY March 2022 Rs. 165.56 lakhs, PY April 01, 2021 Rs. 13.00 lakhs) are unsecured and carries interest rate of 15% p.a.. The loans are repayable on demand.

Loan from Relative of Directors, Mr. Mangilal Jain amounting to Rs. Nil (PY March 2022 Rs. 560.00 lakhs, PY April 01, 2021 Rs. 560.00 lakhs) are unsecured and interest free. The loans are repayable on demand.

Loan from Relative of Directors, Mrs. Sajjan Jain amounting to Rs. Nil (PY March 2022 Rs. 291.00 lakhs, PY April 01, 2021 Rs. 314.00 lakhs) are unsecured and interest free. The loans are repayable on demand.

Loan from Relative of Directors, Vikram Jain amounting to Rs. Nil (PY March 2022 Rs. Nil, PY April 01, 2021 Rs. 16.00 lakhs) are unsecured and interest free. The loans are repayable on demand.

Loan from Atul Projects (India) Private Limited amounting to Rs. 50.00 lakhs (PY March 2022 Rs. Nil, PY April 01, 2021 Rs. Nil) is unsecured and interest free. The loan is repayable on demand.

18.4 Particulars

The table below details changes in the Company's liabilities arising from financing activities, including both cash and non–cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Company's statement of cash flows as cash flows from financing activities.

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Term loans from banks / Non Banking financial companies		
Balance at beginning of year of relevant year	6,299.15	1,232.77
Financing cash flows		
- Proceeds from issue of long term borrowings	11,700.55	5,421.52
- Repayment of long term borrowings	3,702.65	573.60
Non-cash changes		
- Transaction cost of long term borrowings (net)	(132.83)	-
- Interest accruals on account of amortisation	735.31	218.46
Balance at end of year	14,899.53	6,299.15

18.5 The Company has availed working capital term loans in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets for the specific projects. Quarterly returns / statements and other information filed with such Banks/ financial institutions are in agreement with the books of accounts.

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19.1 Other financial liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non-current			
Financial liabilities at amortised cost:			
Security deposits received	-	-	-
Total	-	-	-
Current			
Financial liabilities at amortised cost:			
Security deposits received from customer	187.02	395.66	253.27
Interest accrued but not due	25.42	-	
Society maintenance liabilities (net of expense incurred)	62.44	0.78	142.22
Employee Benefits payable	519.55	81.48	27.27
Accrued Expenses	13.29	2.88	18.72
Project Expenses Payable	545.75	243.94	243.99
Other payables	9.40	36.13	37.29
Total	**1,362.86**	**760.86**	**722.77**

19.2 Refer note 40 on financial instruments.

20.1 Provisions

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non-current			
Provision for employee benefits			
- Gratuity	104.28	87.41	64.53
- Leave Encashment	4.86	3.82	3.36
Total	**109.14**	**91.23**	**67.89**
Current			
Provision for employee benefits			
- Gratuity	17.40	14.49	9.19
- Leave Encashment	0.99	0.74	0.65
Provision for defect liability & repairs	272.13	852.71	539.59
Total	**290.53**	**867.95**	**549.43**

21.1 Trade payables

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a) Total outstanding dues of small and micro enterprises	796.63	325.43	609.11
(b) Total outstanding dues of creditors other than small and micro enterprises	1,555.26	698.60	875.87
Total	**2,351.90**	**1,024.03**	**1,484.98**

21.2 The average credit period on purchases is 30 days.

21.3 For explanations on the Company's liquidity risk management processes Refer note 40 (iii)

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21.4 Ageing of trade payables

As on March 31, 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	642.09	149.16	-	5.38	-	796.63
- Others	1,291.57	255.93	2.75	1.67	3.35	1,555.26
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	**1,933.67**	**405.09**	**2.75**	**7.05**	**3.35**	**2,351.90**

As on March 31, 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	196.83	110.91	17.68	-	-	325.43
- Others	331.38	209.73	5.47	149.49	2.53	698.60
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	528.21	320.64	23.15	149.49	2.53	1,024.03

As on April 1, 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	412.52	196.59	-	-	-	609.11
- Others	377.59	338.26	157.49	-	2.53	875.87
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	790.11	534.84	157.49	-	2.53	1,484.98

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21.5 Disclosures as required under the Micro, Small and Medium Enterprises Development Act,

The amounts due to Micro and Small Enterprises as defined in the 'The Micro, Small and Medium Enterprises Development Act, 2006' has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a) Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at period end	796.63	325.43	609.11
(b) Interest due to suppliers registered under the MSMED Act and remaining unpaid as at period end	-	-	-
Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the period	-	-	-
(c) Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the period	-	-	-
(d) Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act,beyond the appointed day during the period	-	-	-
(e) Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-	-
(g) Further interest remaining due and payable for earlier periods	-	-	-

22.1 Other current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Statutory remittances	987.60	231.81	420.29
Advance from Customers	15,459.50	12,447.72	18,635.05
Current Account balance with Partnership Firms & LLP's	32.75	359.26	1,337.36
Total	**16,479.84**	**13,038.79**	**20,392.70**

23.1 Current tax liabilities (net of advance tax)

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Income tax payable (net of advance tax)	-	-	-
Total	-	-	-

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24.1 Revenue from operations

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Sale of Properties	21,915.67	22,042.39
Other operating revenues		
Development and amenities charges from Sale of Flats	99.61	592.37
Total	**22,015.27**	**22,634.76**

24.2 The Company has provided for impairment losses, if any, based on expected credit loss policy on trade receivable recognised in statement of profit and loss for the year ended March 31, 2023 and March 31, 2022.

24.3 Contract balances

Refer details of trade receivables in note 13.1 & advance from customers in note 22.1

24.4 The Company receives payments from customers as per agreed contractual terms and payment schedules. Accounts receivable are recorded when the right to consideration becomes unconditional.

24.5 Reconciliation of revenue recognised in the statement of profit and loss with the contracted price:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Revenue from contracts with customers	21,915.67	22,042.39
Add: Credits / Returns	-	-
Contracted price with the customers	**21,915.67**	**22,042.39**

25.1 Other income

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Interest Income on fianancial assets measures at amortised cost		
- From bank deposits	27.14	18.66
- From delayed payments by customers	8.75	16.17
	35.89	**34.83**
Other gains and losses		
- Net gain arising on financial investments measure at FVTPL	-	11.64
- Gain on sale of current investments	72.73	301.09
	72.73	**312.73**
Other non-operating income		
- Cancellation Charges Received from Customers	4.94	5.93
- Commission Received	10.79	10.95
- Sundry Balance written back (net off balances written off Rs. 6.82 Lakhs)	804.74	-
- Share of Profit/(Loss) from Investment in Partnership Firms & LLP (Net)	414.47	854.63
- Miscellaneous income	6.06	-
	1,241.00	**871.51**
Total	**1,349.62**	**1,219.07**

26.1 Cost of Constructions

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Land & Land Related cost	14,439.11	13,273.67
Construction Cost	17,155.23	11,229.61
Allocated expenses to project:		
Finance cost (refer note 29.1)	662.39	-
Employee benefits expense (refer note 28.1)	50.00	-
Other expenses (refer note 31.1)	1,136.12	979.82
Total	**33,442.84**	**25,483.10**

27.1 Changes in inventories of finished goods and work in progress

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Inventories at the beginning of the year		
-Finished Units (Completed Projects)	-	336.34
-Work in Progress (Projects under construction / development)	29,900.75	20,072.50
Inventories at the end of the year		
-Finished Units (Completed Projects)	1,074.53	-
-Work in Progress (Projects under construction / development)	48,978.13	29,900.75
Net (increase)/decrease	**(20,151.91)**	**(9,491.91)**

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28.1 Employee benefits expense

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Salaries, wages and bonus	687.90	434.51
Director's Remuneration & Bonus	1,017.02	332.35
Contribution to provident and other funds (Refer note 36.2)	4.64	1.51
ESIC Contribution	0.72	0.02
Gratuity (Refer note 38)	23.60	16.27
Leave Encashment	1.29	0.56
Staff Training & Recruitment Expense	15.48	2.00
Staff welfare expenses	7.69	7.40
	1,758.34	794.62
Employee benefits expense allocated to Cost of Constructions (refer note 26.1)	(50.00)	-
Total	1,708.34	794.62

29.1 Finance cost

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Interest cost - on financial liabilities at amortised cost		
- Borrowings from banks	11.66	1.98
- Borrowings from NBFC's	114.77	-
- Borrowings from Others	610.61	224.14
Transaction cost related to long term borrowings	2.37	-
Bank Charges and Stamp Duty Charges on long term borrowings	41.68	21.51
	781.09	247.63
Finance cost allocated to Cost of Constructions (refer note 26.1)	(662.39)	-
Total	118.71	247.63

30.1 Depreciation and amortisation expenses

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Depreciation of property, plant and equipment	27.12	7.13
Amortisation of intangible assets *	-	-
Total	27.12	7.13

*** The computer software under Intangible assets is having useful life of indefinite period and hence not amortised.**

31.1 Other expenses

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Brokerage & Commission	460.38	405.06
Business Promotion & Advertising	782.14	79.13
Computer Expenses	1.83	1.60
Donation & CSR Expense	83.27	86.30
Electricity Charges	4.73	12.98
House Keeping Expenses	31.54	26.73
Insurance Expenses	8.59	6.96
Auditors Remuneration (As per Note 31.2)	4.00	0.30
Loss on Sale of Fixed Assets	-	0.34
Legal & Professional Fees	549.51	447.75
Motor Car Expenses	5.77	4.99
Printing & stationary	10.87	8.63
Repair & Maintenance Expenses - Others	9.76	1.31
Security Expenses	72.39	32.40
GST Reversed / Paid	-	353.44
Software & IT related Expenses	19.71	16.75
Travelling & Conveyance Expenses	21.39	9.93
Miscellaneous Expenses	53.16	50.63
	2,119.04	1,545.24
Other expenses allocated to Cost of Constructions (refer note 26.1)	(1,136.12)	(979.82)
Total	982.92	565.42

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31.2	Auditors remuneration and out-of-pocket expenses (net of GST):	For year ended March 31, 2023	For year ended March 31, 2022
	(i) For audit	4.00	0.30
	(ii) For taxation matters	-	-
	(iii) For other services	-	-
	(iv) For certification work	-	-
	(v) Auditors out-of-pocket expenses	-	-
	Total	4.00	0.30

31.3 Expenses on corporate social responsibility

No.	Particulars	For year ended March 31, 2023	For the year ended March 31, 2022
1	Gross amount required to be spent by the Company during the period/ year (under Section 135 of the Companies Act, 2013)	76.62	44.05
2	**Amount of expenditure incurred**		
	(i) Construction/acquisition of any asset	-	-
	(ii) On purposes other than (i) above	79.39	45.00
3	**Amount not spend during the year on:**		
	(i) Construction/acquisition of any asset	-	-
	(ii) On purposes other than (i) above	-	-
3	Shortfall at the end of the year	-	-
4	Total of previous years shortfall	-	-
5	Reason for shortfall - Adoption of long gestation program/project		
6	Amount yet to be spent/paid	-	-
7	Details of Related party transactions - Contributions to the trust in which directors are trustee	21.33	-
8	Liability incurred by entering into contractual obligations	-	-
9	Nature of CSR activities:	a. Promoting health care including preventive health care and sanitation b. Protection of Art/ culture c. Ensuring environmental sustainability and maintaining quality of soil, air and water d. Eradicating hunger, poverty and malnitrition	a. Promoting health care including preventive health care and sanitation b. Protection of Art/ culture c. Ensuring environmental sustainability and maintaining quality of soil, air and water d. Eradicating hunger, poverty and malnitrition

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32.1 Current Tax and Deferred Tax

32.2 Income Tax Expense recognised in statement of profit and loss

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Current Tax:		
Current income tax charge	1,790.00	1,394.28
Short provision of tax relating to earlier years	-	-
	1,790.00	**1,394.28**
Deferred Tax expense/ (credit)		
In respect of current period	(38.90)	(4.49)
	(38.90)	**(4.49)**
Total tax expense/(credit) recognised in statement of profit and loss	**1,751.10**	**1,389.79**

32.3 Income Tax recognised in other Comprehensive Income

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Deferred Tax (Liabilities)/Assets:		
Remeasurement of Defined Benefit Obligations	-	-
Total	-	-

32.4 Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Profit/(Loss) before tax	**7,236.88**	**6,247.85**
Less: Income taxed at different tax rate	(72.73)	(301.09)
Profit/(Loss) Before tax	**7,164.15**	**5,946.76**
Income Tax using the Company's domestic Tax rate #	1,803.07	1,496.68
Effect of expenses that are not deductible in determining taxable profit	35.98	21.14
Effect of income that is not taxable in determining taxable profit	(104.31)	(215.09)
Effect of income taxed at different rate	21.23	88.63
Effect of adoption of Ind AS	34.03	2.93
Income tax related earlier year	-	-
Income tax expense recognised in Statement of Profit or Loss	**1,790.00**	**1,394.28**

The tax rate used for the reconciliations above is the corporate tax rate of plus surcharge (as applicable) on corporate tax, education cess and secondary and higher education cess on corporate tax, payable by corporate entities in India on taxable profits under Income Tax Act, 1961.

In pursurance of Section 115BAA of the Income Tax Act, 1961 announced by the Government of India through Taxation Laws (Amendment) Ordinance, 2019, the Company has opted for irrevocable option of shifting to lower tax rate w.e.f FY 19-20.

32.5 The Company does not have any unrecorded income and assets related to previous years which are required to be recorded during the year.

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33.1 **Earning per share**

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
(a) Profit/Loss for the year	5,485.79	4,858.06
(b) Weighted average number of Ordinary shares outstanding for the purpose of basic earnings per share (numbers)	20,00,000	20,00,000
(c) Effect of potential ordinary shares (numbers)	-	-
(d) Weighted average number of ordinary shares in computing diluted earnings per share [(b) + (c)] (numbers)	20,00,000	20,00,000
(e) Earnings per share on Profit for the year (Face Value ₹ 10/- per share)		
– Basic [(a)/(b)] (₹)	274.29	242.90
– Diluted [(a)/(d)] (₹)	274.29	242.90

34.1 **Contingent liabilities and commitments (to the extent not provided for)**

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Contingent liabilities :			
(i) Bank Guarantees	190.00	165.00	65.00
(ii) Demands/Claims by Government Authorities not acknowledged as debts and contested/to be contested by the Company:			
Service Tax - FY 2016-17	8.85	8.85	8.85
Goods & Service Tax - FY 2017-18 to FY 2022-23 *	2,975.42	2,723.52	1,916.20

34.2 * The figures for the financial year ended March 31, 2023, March 31, 2022 and March 31, 2021 includes the amount of contingent liabilities for the respective year, where show cause notice or claims have been received after the close of respective reporting period and till the date of approval of thi fianncial statements by the Board of Directors.

34.3 The Company is subject to legal proceedings and claims, which have arisen in the ordinary course of business, the impact of which presently is no quantifiable. These cases are pending with various courts / authorities. After considering the circumstances and advice from the legal advisors management believes that these cases will not adversely affect its financial statements. The above Contingent Liabilities exclude undeterminable outcome of these pending litigations.

34.4 Future cash flow in respect of the above, if any, is determinable only on receipt of judgements/decisions pending with the relevant authorities. Interest penalty or compensation liability arising on outcome of the disputes has not been considered, since not determinable at present.

34.5 The Company did not have any long-term contracts including derivative contracts for which any provision was required for foreseeable losses.

35.1 **Segment information**

For management purposes, the Company is into one reportable segment i.e. Real Estate development.

The Managing Director is the Chief Operating Decision Maker of the Company who monitors the operating results of the Company for the purpose o making decisions about resource allocation and performance assessment. The Company's performance as single segment is evaluated and measured consistently with profit or loss in the standalone financial statements. Also, the Company's financing (including finance costs and finance income) and income taxes are managed on a Company basis

35.2 **Geographical information**

The Company operates in one geographical environment only i.e. in India.
The Company's revenue from continuing operations from external customers by location of operations and information about its non-current assets by location of assets are detailed below:

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Particulars	Revenue from External Customers	
	For year ended March 31, 2023	For year ended March 31, 2022
Within India	22,015.27	22,634.76
Outside India	-	-
Total	**22,015.27**	**22,634.76**

Particulars	Non-current Assets		
	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Within India	224.23	182.84	34.43
Outside India	-	-	-
Total	**224.23**	**182.84**	**34.43**

35.3 Information about major customers

No single customer contributed 10% or more to the Company's revenue for the year ended March 31, 2023, March 31, 2022 and March 31, 2021.

35.4 The reporting segment includes a number of sales operations in various cities within India each of which is considered as a separate operating segment b the CODM. For financial statements presentation purposes, these individual operating segments have been aggregated into a single reportable operatin segment taking into account the following factors:

- these operating segments have similar long-term gross profit margins;
- the nature of the products and production processes are similar; and
- the methods used to distribute the products to the customers are the same.

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36.1 Employee benefit plans

36.2 Defined contribution plans:

The Company participates in Provident fund as defined contribution plans on behalf of relevant personnel. Any expense recognised in relation to provident fund represents the value of contributions payable during the period by The Company at rates specified by the rules of provident fund. The only amounts included in the balance sheet are those relating to the prior months contributions that were not paid until after the end of the reporting period.

(a) Provident fund and pension

In accordance with the Employee's Provident Fund and Miscellaneous Provisions Act, 1952, eligible employees of the Company are entitled to receive benefits in respect of provident fund, a defined contribution plan, in which both employees and the Company make monthly contributions at a specified percentage of the covered employees' salary. The contributions, as specified under the law, are made to the provident fund administered and managed by Government of India (GOI). The Company has no further obligations under the fund managed by the GOI beyond its monthly contributions which are charged to the statement of Profit and Loss in the period they are incurred. The benefits are paid to employees on their retirement or resignation from the Company.

Contribution to defined contribution plans, recognised in the statement of profit and loss for the year under employee benefits expense, are as under:

Particulars	For the Year ended March 31, 2023	For the Year ended March 31, 2022
i) Employer's contribution to provident fund and pension	4.64	1.51
ii) Employer's contribution to state insurance corporation	0.72	0.02
Total	**5.36**	**1.54**

(b) Defined benefit plans:

Gratuity (Unfunded)

The Company has an obligation towards gratuity, a unfunded defined benefit retirement plan covering all employees. The plan provides for lump sum payment to vested employees at retirement or at death while in employment or on termination of the employment of an amount equivalent to 15 days salary, as applicable, payable for each completed year of service. Vesting occurs upon completion of five years of service. The Company accounts for the liability for gratuity benefits payable in the future based on an actuarial valuation.

The most recent actuarial valuation of the present value of the defined benefit obligation was carried out for the year ended March 31, 2023 by an independent actuary. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

(A) Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

(1) Actuarial Risk:

It is the risk that benefits will cost more than expected. This can arise due to one of the following reasons:

i) Adverse Salary Growth Experience
ii) Variability in mortality rates
iii) Variability in withdrawal rates

(2) Investment Risk

For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter- valuation period.

(3) Liquidity Risk:

Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign/retire from the company there can be strain on the cashflows.

(4) Market Risk:

Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.

(5) Legislative Risk

Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Payment of Gratuity Act thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

(B) Principal actuarial assumptions used:

The principal assumptions used for the purposes of the actuarial valuations were as follows.

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Particulars	Gratuity (Unfunded)		
	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
1. Discount rate - Company	7.40%	6.85%	6.50%
2. Salary escalation - Company	10.00%	10.00%	10.00%
3. Rate of employee turnover - Company	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %
4. Mortality rate	Indian Assured Lives Mortality (2012-14) Ult.		

(C) Expenses recognised in profit and loss

Particulars	Gratuity (Unfunded)	
	For year ended March 31, 2023	For year ended March 31, 2022
Service cost:		
Current service cost	17.12	11.78
Net Interest cost	6.48	4.49
Components of defined benefit cost recognised in profit or loss	**23.60**	**16.27**

The current service cost and the net interest expenses for the year are included in the 'Employee benefits expenses' line item in the Statement of profit and loss.

(D) Net interest cost recognised in profit or loss:

Particulars	Gratuity (Unfunded)	
	For year ended March 31, 2023	For year ended March 31, 2022
Interest cost	6.48	4.49
Interest income	-	-
Net interest cost recognised in profit or loss	**6.48**	**4.49**

(E) Expenses recognized in the Other Comprehensive Income (OCI)

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Actuarial (gains)/losses on obligation for the year		
- Due to changes in demographic assumptions	-	-
- Due to changes in financial assumptions	(3.85)	(2.08)
- Due to experience adjustment	0.03	13.99
Return on plan assets, excluding interest income	-	-
Net (income)/expense for the period recognized in OCI	**(3.82)**	**11.91**

(F) Amount recognised in the consolidated balance sheet

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Present value of defined benefit obligation as at the end of the year	121.68	101.90	73.73
Fair value of plan assets	-	-	-
	121.68	**101.90**	**73.73**

(G) Net asset/(liability) recognised in the consolidated balance sheet

Recognised under:	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Long term provision	104.28	87.41	64.53
Short term provision	17.40	14.49	9.19
Total	**121.68**	**101.90**	**73.73**

(H) Movements in the present value of defined benefit obligation are as follows:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Opening defined benefit obligation	101.90	73.73
Current service cost	17.12	11.78
Interest cost	6.48	4.49
Actuarial losses / (Gain)	(3.82)	11.91
Benefits paid from the fund	-	-
Closing defined benefit obligation	**121.68**	**101.90**

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(I) Maturity profile of defined benefit obligation:

Projected benefits payable in future years from the date of reporting	For year ended March 31, 2023	For year ended March 31, 2022
Year 1 cashflow	17.40	14.49
Year 2 cashflow	17.33	13.63
Year 3 cashflow	15.70	13.18
Year 4 cashflow	14.01	12.02
Year 5 cashflow	12.93	10.69
Year 6 to year 10 cashflow	50.80	37.69
Total expected payments	**128.17**	**101.70**

(J) Sensitivity analysis

The Sensitivity analysis below has been determined based on reasonably possible change of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. These sensitivities show the hypothetical impact of a change in each of the lied assumptions in isolation. While each of these sensitivities holds all other assumptions constant, in practice such assumptions rarely change in isolation and the asset value changes may offset the impact to some extent. For presenting the sensitivities, the present value of the Defined Benefit Obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the Defined Benefit Obligation presented above. There was no change in the methods and assumptions used in the preparation of the Sensitivity Analysis from previous year.

Projected benefits payable in future years from the date of reporting	For year ended March 31, 2023	For year ended March 31, 2022
Projected benefit obligation on current assumptions		
Rate of discounting		
Impact of +0.5% change	118.37	99.06
(% change)	(2.72%)	(2.79%)
Impact of -0.5% change	125.18	104.90
(% change)	2.87%	2.94%
Rate of salary increase		
Impact of +0.5% change	123.17	103.11
(% change)	1.22%	1.18%
Impact of -0.5% change	120.38	100.81
(% change)	(1.07%)	(1.07%)
Withdrawal Rate (W.R.)		
W.R. x 110%	122.78	102.64
(% change)	0.90%	0.72%
W.R. x 90%	120.36	101.00
(% change)	(1.09%)	(0.89%)

(K) Other disclosures

The weighted average duration of the obligations as at March 31, 2023 is 6.89 years (as at March 31, 2022: 6.92 years and April 1, 2021: 7.07 Years).

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(c) Leave Encashment plan

(A) Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

(1) Actuarial Risk:

It is the risk that benefits will cost more than expected. This can arise due to one of the following reasons:

i) Adverse Salary Growth Experience
ii) Variability in mortality rates
iii) Variability in withdrawal rates
iv) Variability in availment rates

(2) Investment Risk

For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter- valuation period.

(3) Liquidity Risk:

Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign/retire from the Entity there can be strain on the cash flows.

(4) Market Risk:

Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

(5) Legislative Risk

Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Shop and Establishment Act, thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

(B) Principal actuarial assumptions used:

The principal assumptions used for the purposes of the actuarial valuations were as follows.

	Gratuity (Unfunded)		
Particulars	**As at March 31, 2023**	**As at March 31, 2022**	**As at April 1, 2021**
1. Discount rate - Company	7.40%	6.85%	6.50%
2. Salary escalation - Company	10.00%	10.00%	10.00%
3. Rate of employee turnover - Company	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %
4. Mortality rate	Indian Assured Lives Mortality (2012-14) Ult.		

(C) Expenses recognised in profit and loss

Particulars	**Gratuity (Unfunded)**	
	For year ended March 31, 2023	**For year ended March 31, 2022**
Service cost:		
Current service cost	1.66	1.17
Net Interest cost	0.29	0.24
Net value of remeasurements on the obligation and plan assets	(0.66)	(0.86)
Components of defined benefit cost recognised in profit or loss	**1.29**	**0.56**

The current service cost and the net interest expenses for the year are included in the 'Employee benefits expenses' line item in the Statement of profit and loss.

(D) Net interest cost recognised in profit or loss:

Particulars	**Gratuity (Unfunded)**	
	For year ended March 31, 2023	**For year ended March 31, 2022**
Interest cost	0.29	0.24
Interest income	-	-
Net interest cost recognised in profit or loss	**0.29**	**0.24**

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(E) Remeasurements on the Obligation and Plan Assets

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Actuarial (gains)/losses on obligation for the year		
- Due to changes in demographic assumptions	-	-
- Due to changes in financial assumptions	(0.16)	(0.08)
- Due to experience adjustment	(0.50)	(0.77)
Return on plan assets, excluding interest income	-	-
Net (Gain)/Loss for the period recognized in OCI	**(0.66)**	**(0.86)**

(F) Amount recognised in the consolidated balance sheet

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Present value of defined benefit obligation as at the end of the year	5.86	4.56	4.01
Fair value of plan assets	-	-	-
	5.86	**4.56**	**4.01**

(G) Net asset/(liability) recognised in the consolidated balance sheet

Recognised under:	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Long term provision	4.86	3.82	3.36
Short term provision	0.99	0.74	0.65
Total	**5.86**	**4.56**	**4.01**

(H) Movements in the present value of defined benefit obligation are as follows:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Opening defined benefit obligation	4.56	4.01
Transfer in/(out) obligation	-	-
Current service cost	1.66	1.17
Interest cost	0.29	0.24
Actuarial losses	(0.66)	(0.86)
Benefits paid from the fund	-	-
Closing defined benefit obligation	**5.86**	**4.56**

(I) Maturity profile of defined benefit obligation:

Projected benefits payable in future years from the date of reporting	For year ended March 31, 2023	For year ended March 31, 2022
Year 1 cashflow	0.99	0.74
Year 2 cashflow	0.89	0.66
Year 3 cashflow	0.80	0.60
Year 4 cashflow	0.72	0.54
Year 5 cashflow	0.66	0.49
Year 6 to year 10 cashflow	2.62	1.96
Total expected payments	**6.68**	**5.00**

(J) Sensitivity analysis

The Sensitivity analysis below has been determined based on reasonably possible change of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. These sensitivities show the hypothetical impact of a change in each of the lied assumptions in isolation. While each of these sensitivities holds all other assumptions constant, in practice such assumptions rarely change in isolation and the asset value changes may offset the impact to some extent. For presenting the sensitivities, the present value of the Defined Benefit Obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the Defined Benefit Obligation presented above. There was no change in the methods and assumptions used in the preparation of the Sensitivity Analysis from previous year.

Projected benefits payable in future years from the date of reporting	For year ended March 31, 2023	For year ended March 31, 2022
Projected benefit obligation on current assumptions		
Rate of discounting		
Impact of +0.5% change	5.72	4.45
(% change)	(2.36%)	(2.47%)
Impact of -0.5% change	6.00	4.68
(% change)	2.48%	2.59%
Rate of salary increase		
Impact of +0.5% change	6.00	4.68
(% change)	2.41%	2.50%
Impact of -0.5% change	5.72	4.45
(% change)	(2.32%)	(2.41%)
Withdrawal Rate (W.R.) varied by 10%		
W.R. x 110%	5.45	4.23
(% change)	(6.99%)	(7.22%)
W.R. x 90%	6.32	4.93
(% change)	7.87%	8.13%

(K) Other disclosures

The weighted average duration of the obligations as at March 31, 2023 is 5.43 years (as at March 31, 2022: 5.49 years and April 1, 2021: 5.45 Years).

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39 Related party disclosures

39.1 Details of related parties

Description of relationship	Name of the related party
Key management personnel	
- Director (Managing Director w.e.f. 01.06.2023)	Amit Mangilal Jain
- Director (Whole Time Director w.e.f. 01.06.2023)	Arpit Jain
- Director (Whole Time Director w.e.f. 01.06.2023)	Sandeep Jain
- Chief Financial Officer (w.e.f. 01.06.2023)	Samshet Balkrishna Shetye
- Company Secretary (w.e.f. 22.05.2023)	Sheetal Haresh Solani
Relatives of key management personnel (where transactions have taken place)	Kritika Jain Simran Jain Ketu Jain Sajjan Jain Vikram Jain Kala Jain Mangilal Jain Sneha Jain
Enterprises over which key management personnel is able to exercise significant influence (where transactions have taken place)	The Sajjan Jain Support Trust
Subsidiary Firms	Arkade Paradigm Arkade Realty
Associates Firms / LLP	Bhoomi & Arkade Associates Atul & Arkade Realty Arkade Abode LLP Chandak & Arkade Associates

39.2 Transactions during the year with related parties

S. No.	Particulars	For year ended March 31, 2023	For year ended March 31, 2022
A	**Key management personnel**		
I	**Amit Mangilal Jain**		
	Managerial Remuneration	130.00	90.00
	Loan Taken	2,184.55	3,188.50
	Repayment of Loan Taken	1,371.05	362.67
	Interest Expenses	235.36	57.86
II	**Arpit Jain**		
	Managerial Remuneration	448.33	121.24
	Loan Taken	341.00	855.00
	Repayment of Loan Taken	70.78	-
	Interest Expenses	177.79	51.19
III	**Sandeep Jain**		
	Managerial Remuneration	438.69	121.11
	Loan Taken	200.00	967.02
	Repayment of Loan Taken	71.22	-
	Interest Expenses	182.21	80.17
B	**Relatives of Key Management Personnel**		
I	**Ketu Jain**		
	Managerial Salaries	16.25	5.00
	Sale of flat	1,166.25	-

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II	**Kala Jain**		
	Loan Taken	-	263.00
	Repayment of Loan Taken	141.00	135.00
	Interest Expenses	0.23	27.28
III	**Sajjan Jain**		
	Repayment of Loan Taken	291.00	23.00
	Sale of flat	575.00	-
IV	**Mangilal Jain**		
	Repayment of Loan Taken	560.00	-
V	**Vikram Jain**		
	Repayment of Loan Taken	-	16.00
VI	**Kritika Jain**		
	Professional Fees Paid	-	3.00
VII	**Simran Jain**		
	Commission / Brokerage Paid	-	19.58
VIII	**Sneha Jain**		
	Commission / Brokerage Paid	-	19.34
C	**Enterprises over which key management personnel is able to exercise significant influence***		
I	**The Sajjan Jain Support Trust**		
	Donations Paid	21.33	-
D	**Subsidiary Firms**		
I	**Arkade Paradigm**		
	Share of profit / (loss)	1.14	(9.92)
	Capital Introduce	146.84	694.75
	Capital Withdrawals	190.77	1,503.31
II	**Arkade Realty**		
	Share of profit / (loss)	(51.33)	133.87
	Capital Introduce	16.74	11.90
	Capital Withdrawals	2.06	2.00
E	**Associates Firms / LLP**		
I	**Bhoomi & Arkade Associates**		
	Share of profit / (loss)	468.64	730.91
	Capital Introduce	1.91	199.89
	Capital Withdrawals	144.04	37.50
II	**Arkade Abode LLP**		
	Share of profit / (loss)	(3.79)	(0.00)
	Capital Introduce		0.01
	Capital Withdrawals	4.05	0.01
III	**Atul & Arkade Realty**		
	Share of profit / (loss)	(0.19)	(0.23)
	Capital Introduce	68.55	38.76
	Capital Withdrawals	-	-

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IV	**Chandak & Arkade Associates**		
	Write off of Balances	0.78	-

The transactions with related parties are made in the normal course of business and on terms equivalent to those that prevail in arm's length transactions. All the related party transactions are reviewed and approved by board of directors.

39.3 Amounts outstanding with related parties

S. No.	Particulars	As at March 31, 2023	As at March 31, 2022
A	**Key management personnel**		
I	**Amit Mangilal Jain**		
	Loan Payable	4,103.12	3,054.26
	Managerial Remuneration Payable	10.06	5.38
II	**Arpit Jain**		
	Loan Payable	1,406.58	958.57
	Managerial Remuneration Payable	212.31	15.87
III	**Sandeep Jain**		
	Loan Payable	1,436.66	1,125.67
	Managerial Remuneration Payable	216.16	18.85
IV	**Kala Jain**		
	Loan Payable	-	165.56
	Interest Payable	24.76	-
IV	**Mangilal Jain**		
	Loan Payable	-	560.00
IV	**Sajjan Jain**		
	Loan Payable	-	291.00
B	**Subsidiary Firms**		
I	**Arkade Paradigm**		
	Capital balance with firms	0.89	43.68
II	**Arkade Realty**		
	Capital balance with firms	12.12	48.77
C	**Associates Firms**		
I	**Bhoomi & Arkade Associates**		
	Capital balance with firms	(32.75)	(359.26)
II	**Atul & Arkade Realty**		
	Capital balance with firms	1,697.26	1,628.91
III	**Arkade Abode LLP**		
	Capital balance with firms	-	7.84
IV	**Chandak & Arkade Associates**		
	Capital balance with firms	-	0.78

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40 Financial instruments and risk management

40 Capital risk management

The Company's objective, when managing capital is to ensure the going concern operation and to maintain an efficient capital structure to reduce the cost of capital, support the corporate strategy and meet shareholder's expectations. The policy of the Company is to borrow funds through banks or raise through equity which is supported by committed borrowing facilities to meet anticipated funding requirements. The Company manages its capital structure and makes adjustments in the light of changes in economic conditions and the requirement of financial markets. The capital structure is governed by policies approved by the Board of Directors, and is monitored by various metrics. The following table summarises the capital of the Company :

	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Short term debts*(including current maturities of long term	7,024.08	6,179.30	1,232.77
Long term debts	7,875.45	119.86	-
Total Debts	**14,899.53**	**6,299.15**	**1,232.77**
Less: Cash and cash equivalents	(1,656.80)	(241.57)	(481.56)
Net debt	**13,242.73**	**6,057.58**	**751.21**
Total Equity	**20,021.19**	**14,531.58**	**9,685.43**
Net debt to equity ratio	**0.66**	**0.42**	**0.08**

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings.

The Company has not defaulted on any loans payable, and there has been no breach of any loan covenants.

No changes were made in the objectives, policies or processes for managing capital during the year ended March 31, 2023, and March 31, 2022.

40 Categories of financial instruments

The following table provides categorisation of all financial instruments

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Financial assets			
Measured at amortised cost			
(a) Loans (including inter corporate deposit)	9.07	1.54	2.31
(b) Security deposits	202.99	3.99	5.13
(c) Deposits with bank (Fixed Deposits)	637.24	110.00	65.00
(d) Cash and cash equivalent	1,656.80	241.57	481.56
(e) Bank balance other than (d) above	85.00	336.55	303.71
(f) Trade receivables	368.52	524.01	162.07
(g) Other financial assets	64.75	14.76	16.40
Total financial assets	**3,024.37**	**1,232.42**	**1,036.18**
Financial liabilities			
Measured at amortised cost			
(a) Borrowings	14,899.53	6,299.15	1,232.77
(b) Trade payables	2,351.90	1,024.03	1,484.98
(c) Lease Liabilities	-	-	-
(d) Other financial liabilities	1,362.86	760.86	722.77
Total financial liabilities	**18,614.28**	**8,084.04**	**3,440.51**

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40 Financial risk management objectives

The Company's principal financial liabilities comprise loans and borrowings and trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company periodically reviews the risk management policy so that the management manages the risk through properly defined mechanism. The focus is to foresee the unpredictability and minimise potential adverse effects on the Company's financial performance. The Company's overall risk management procedures to minimise the potential adverse effects of financial market on the Company's performance are as follows:

(i). Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk.

(a) Interest rate risk:

The Company is exposed to cash flow interest rate risk from long-term borrowings at variable rate. Currently the Company has external borrowings and borowwings from promoter & promoter groups which are fixed and floating rate borrowings. The Company achieves the optimum interest rate profile by refinancing when the interest rates go down. However this does not protect Company entirely from the risk of paying rates in excess of current market rates nor eliminates fully cash flow risk associated with variability in interest payments, it considers that it achieves an appropriate balance of exposure to these risks.

(b) Foreign currency risk:

Foreign Currency Risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. Exposures can arise on account of the various assets and liabilities which are denominated in currencies other than Indian Rupee.

Particulars of unhedged foreign currency exposures as at the reporting date:

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a). Financial liabilities:			
In USD	-	-	-
Equivalent in ₹ lakhs	-	-	-
(b). Financial assets:			
In USD	-	-	-
In EURO	-	-	-
Equivalent in ₹ lakhs	-	-	-

(ii). Credit risk management

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Company's customer base, including the default risk of the industry and country, in which customers operate, has less influence on the credit risk.

The Company has entered into contracts for the sale of residential and commercial units on an installment basis. The installments are specified in the contracts. The Company is exposed to credit risk in respect of installments due. However, the possession of residential and commercial units is handed over to the buyer only after all the installments are recovered. In addition, installment dues are monitored on an ongoing basis with the result that the Company's exposure to credit risk is not significant. The Company evaluates the concentration of risk with respect to trade receivables as low, as none of its customers constitutes significant portions of trade receivables as at the year end.

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Credit risk from balances with banks and financial institutions is managed by Company's treasury in accordance with the Company's policy. The company limits its exposure to credit risk by only placing balances with local banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

(iii). Liquidity risk management

Liquidity risk is the risk that the Company will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. The Company has an established liquidity risk management framework for managing its short term, medium term and long term funding and liquidity management requirements. The Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Company manages the liquidity risk by maintaining adequate funds in cash and cash equivalents.

Surplus funds not immediately required are invested in certain financial assets which provide flexibility to liquidate at short notice and are included in cash equivalents.

Liquidity risk table

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

Particulars	Upto 1 year	1-5 years	Total
March 31, 2023			
Borrowings	7,024.08	7,875.45	**14,899.53**
Trade payables	2,351.90	-	**2,351.90**
Other financial liabilities	1,362.86	-	**1,362.86**
Total	**10,738.83**	**7,875.45**	**18,614.28**
March 31, 2022			
Borrowings	6,179.30	119.86	**6,299.15**
Trade Payables	1,024.03	-	**1,024.03**
Other Financial Liabilities	760.86	-	**760.86**
Total	**7,964.18**	**119.86**	**8,084.04**
April 1, 2021			
Borrowings	1,232.77	-	**1,232.77**
Trade Payables	1,484.98	-	**1,484.98**
Other Financial Liabilities	722.77	-	**722.77**
Total	**3,440.51**	-	**3,440.51**

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41 Fair value measurements

This note provides information about how the Company determines fair values of various financial assets and financial liabilities.

41.1 Fair value of the Company's financial assets and financial liabilities that are measured at fair value on a recurring basis

The Company has not measure any financial assets and financial liabilities that are measured at fair value on a recurring basis.

41.2 Fair value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required)

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities recognised in these financial statements approximate their fair values.

42 Disclosure as per Section 186 of the Companies Act, 2013

The details of loans, guarantees and investments under Section 186 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers)

(i) Details of Investments made by the Company are given in Note 6.1 in the financial statement.

(ii) The Company has not granted any loans to any parties during the period.

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42 Other Notes

42.1 The Company does not own benami properties. Further, there are no proceedings which have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

42.2 The Company has not traded or invested in Crypto currency or Virtual Currency during each reporting period. During each reporting period, the Company has not traded or invested in Crypto currency or Virtual Currency.

42.3 There were no Scheme of Arrangements entered by the Company during each reporting period, which required approval from the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

42.4 Relationship with struck-off companies

The Company did not have any transactions with Companies struck off.

42.5 The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

42.6 The Company has not made any delay in Registration of Charges under the Companies Act, 2013.

42.7 **Code of Social Security, 2020**

The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified. the Company will assess the impact of the Code when it comes into effect and will record any related impact in the period when the Code becomes effective.

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43 Ratio Analysis and its elements

Where any one or both the components of ratios are extracted from statement of profit and loss, the ratios are provided for the year ended March 31, 2022 and March 31, 2021. However, where both the components of ratio are extracted from the Balance sheet, the ratios are provided for all the three periods (i.e., as at March 31, 2022, as at March 31, 2021 and April 1, 2020).

a) Current Ratio = Current assets divided by Current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Current assets	52,768.78	34,417.85	31,383.24
Current liabilities	27,509.20	21,870.92	24,382.64
Ratio (In times)	**1.92**	**1.57**	1.29
% Change from previous year	**22.29%**	**21.71%**	-

b) Return on Equity Ratio = Net profit after tax divided by average equity

Particulars	As at March 31, 2023	As at March 31, 2022
Net profit after tax	5,485.79	4,858.06
Total equity*	17,276.39	12,108.51
Ratio	**0.32**	**0.40**
% Change from previous year	**-20.86%**	

*Average equity represents the average of opening and closing total equity.

c) Inventory Turnover Ratio = Cost of materials consumed divided by average inventory

Particulars	As at March 31, 2023	As at March 31, 2022
Cost of materials consumed	13,290.93	15,991.19
Average Inventory	39,976.71	25,154.81
Ratio (In times)	**0.33**	**0.64**
% Change from previous year	**-47.70%**	

Reason for change more than 25%:

Due to increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company.

d) Trade Receivables turnover ratio = Credit Sales divided by average trade receivables

Particulars	As at March 31, 2023	As at March 31, 2022
Sales	21,915.67	22,042.39
Average Trade Receivables #	446.27	343.04
Ratio (In times)	**49.11**	**64.26**
% Change from previous year	**-23.57%**	

Trade receivables is included gross of ECL and net of customer advances. Average Trade receivables represents the average of opening and closing trade receivables.

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e) **Trade payables turnover ratio = Credit purchases divided by average trade payables**

Particulars	As at March 31, 2023	As at March 31, 2022
Contract Cost	33,442.84	25,483.10
Closing Trade Payables	843.98	627.25
Ratio (In times)	**39.63**	**40.63**
% Change from previous year	**-2.53%**	

f) **Net Capital Turnover Ratio = Sales divided by Net Working capital**

Particulars	As at March 31, 2023	As at March 31, 2022
Sales (A)	22,015.27	22,634.76
Current Assets (B)	52,768.78	34,417.85
Current Liabilities (C)	27,509.20	21,870.92
Net Working Capital (D = B - C)	25,259.58	12,546.93
Ratio (In times) (E = A / D)	**0.87**	**1.80**
% Change from previous year	**-51.69%**	

Reason for change more than 25%:

Due to increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company has lead to icreased investments in working capital of the Company.

g) **Net profit ratio = Net profit before tax divided by Sales**

Particulars	As at March 31, 2023	As at March 31, 2022
Net profit before tax	7,236.88	6,247.85
Sales	22,015.27	22,634.76
Ratio	**33%**	**28%**
% Change from previous year	**19.09%**	

h) **Return on Capital employed (pre -tax) = Earnings before interest and taxes (EBIT) divided by average Capital Employed**

Particulars	As at March 31, 2023	As at March 31, 2022
Profit before tax (A)	7,236.88	6,247.85
Add : Interest (B)	737.04	226.12
EBIT (C) = (A) + (B)	**7,973.92**	**6,473.97**
Total Assets (C)	55,514.98	36,613.58
Current Liabilities (D)	27,509.20	21,870.92
Capital Employed (E)=(C)-(D)	**28,005.78**	**14,742.66**
Ratio (In %)	**28%**	**44%**
% Change from previous year	**-35.16%**	

Reason for change more than 25%:

Due to increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company has lead to icreased investments in working capital of the Company.

i) **Debt Equity ratio = Total debts divided by Total Equity**

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Total Debts	14,899.53	6,299.15	1,232.77
Shareholder's funds	20,021.19	14,531.58	9,685.43
Ratio (In %)	**0.74**	**0.43**	**0.13**
% Change from previous year	**71.68%**	**240.57%**	

Reason for change more than 25%:

Increase in FY 21-22 is mainly on account of increase in unsecured borrowings & Increase in FY 22-23 is on account of raising fresh Term Loans for Projects & unsecured borrowings.

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j) **Debt service coverage ratio= Earnings available for debt services dividend by total interest and principal repayments.**

Particulars	As at March 31, 2023	As at March 31, 2022
Profit after tax (A)	5,485.79	4,858.06
Add: Non cash operating expenses and finance cost		
-Depreciation and amortisation (B)	27.12	7.13
-Finance cost (C)	118.71	247.63
Total Non-cash operating expenses and finance cost (Pre-tax) (D= B+C)	**145.82**	**254.76**
Total Non-cash operating expenses and finance cost (Post-tax) (E = D (1-Tax rate))	109.12	190.64
Earnings available for debt services (F = A+E)	**5,594.91**	**5,048.71**
Debt service		
Interest (G)	737.04	226.12
Lease payments (H)	-	-
Principal repayments (I)	(3,702.65)	(573.60)
Total Interest and principal repayments (J = G + H + I)	**(2,965.61)**	**-347.48**
Ratio (In times) (J = F/ I)	1.89	14.53
% Change from previous year	**-87.02%**	

Reason for change more than 25%:

Due to increase in repayment of principle amount of unsecured borrowings (which are repayable on demands)

k) **Return on Investments**

This ratio has not been calculated since the Company does not have any investments as on 31st March, 2023 except investments in Subsidiary Partnership Firms & Associates Firms

44 Other Events

44.1 Initial Public Offer - Draft Red Herring Prospectus

The Company has formed the IPO Committee vide resolution passed in the meeting of Board of Directors of the Company held on December 05, 2022 for initiating the process of preparing and filing of the Draft Red Herring Prospectuts in terms of SEBI (Issue of Capital & Disclosures Requirements) Regulations.

44.2 Events after balance sheet date

Significant non - adjusting event occurred between the balance sheet date and date of the approval of these financial statements by the Board of Directors of the Company requiring disclosure :

(a) **Conversion into Public Limited Company**

The Company has been converted from Private Limited Company to Public Limited Company vide resolution passed in the Extra Ordinary General Meeting of the Company held on June 05, 2023.

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All amounts are ₹ in Lakhs unless otherwise stated

45 First-time adoption of Ind-AS

45.1 Reconciliation of total equity as at March 31, 2022 and April 1, 2021

Particulars	Note	As at March 31, 2022	As at April 1, 2021
Total equity (shareholder's funds) under previous GAAP		**14,528.44**	**9,637.05**
Ind AS Adjustments:			
Gratuity Impact as per valuation		(22.84)	(24.83)
Leave encashment Impact as per valuation		(4.56)	(4.01)
Gain / (loss) on fair valuation of investments in equity instruments measured through FVTPL		11.64	51.08
Transaction Cost related to term loans		-	-
Remeasurement of defined benefit plans (net of Deferred tax) through OCI		(7.91)	4.00
Deferred Tax Impact		26.79	22.14
Total adjustment to equity		**3.12**	**48.38**
Total equity under Ind AS		**14,531.57**	**9,685.43**

45.2 Reconciliation of Total Comprehensive Income for the year ended March 31, 2022

Particulars	Note	For Year ended March 31, 2022
Profit after tax as per previous GAAP		**4,891.39**
Ind AS Adjustments:		
Gratuity Impact as per valuation		2.01
Leave encashment Impact as per valuation		(0.56)
Gain / (loss) on fair valuation of investments in equity instruments measured through FVTPL		(39.44)
Transaction Cost related to term loans		-
Deferred tax impact		4.65
Total adjustment to profit or loss		**(33.34)**
Profit after tax under Ind AS		**4,858.05**
Other Comprehensive Income		
Remeasurement of defined benefit plans (net of Deferred tax)		(11.91)
Total comprehensive income under Ind AS		**4,846.15**

Note: Under previous GAAP, total comprehensive income was not reported. Therefore, the above reconciliation starts with profit under the previous GAAP.

45.3 Impact of Ind AS adoption on the statements of cash flows for the year ended March 31, 2022

There were no significant reconciliation items between cash flows prepared under Indian GAAP and those prepared under Ind AS.

45.4 Notes to first-time adoption:

a Borrowings

Under previous GAAP, transaction costs incurred in connection with borrowings are charged upfront to Statement of Profit and Loss for the period/year. Under Ind AS, transaction costs are included in the initial recognition amount of financial liability and charged to Statement of Profit and Loss using effective interest method.

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b. Actuarial gains and losses

The impact is on account of measurement of employee benefits obligations as per Ind AS 19. Under previous GAAP, actuarial gains and losses were recognised in profit and loss. Under Ind AS, the actuarial gains and losses forming part of remeasurement of the net defined benefit liability / asset, are recognised in the Other Comprehensive Income (OCI) under Ind AS instead of profit or loss. The actuarial gains for the year ended March 31, 2023 were ₹ 3.82 Lakshs. This change does not effect total equity, but there is a decrease in profit before tax to that extent.

c. Deferred Tax

The previous GAAP requires deferred tax accounting using the income statement approach, which focuses on differences between taxable profits and accounting profits for the period. Ind AS 12 requires entities to account for deferred taxes using balance sheet approach which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. Various transitional adjustments has resulted in recognition of temporary differences.

d. Expected Credit Allowance on Trade Receivables

Under Ind AS, impairment allowance has been determined based on forward-looking expected credit loss (ECL) model which has led to an increase in the amount of provision as on the date of transition. The Company chose to calculate impairment allowance under simplified approach for trade receivables where the Company does not separately track changes in credit risk.

46 Previous year's figures have been regrouped / reclassed wherever necessary to correspond with the current year's classification / disclosure.

As per our report of even date
For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

For and on behalf of Board of Directors of
Arkade Developers Limited

Arpit

Amit Jain
Managing Director
DIN : 00139764

Arpit Jain
Whole-time Director
DIN : 06899631

Shetye

Solani

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 03, 2023

ARKADE DEVELOPERS LIMITED MUMBAI

MITTAL & ASSOCIATES
CHARTERED ACCOUNTANTS

B-603, Raylon Arcade,
R K Mandir Road, Kondivita
Andheri (East), Mumbai - 400 059.
Email : mm@mittal-associates.com
Tel :. 9892076888 / 8689958800

INDEPENDENT AUDITOR'S REPORT

To the Members of Arkade Developers Limited

(Formerly known as Arkade Developers Private Limited)

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of **Arkade Developers Limited** (hereinafter referred to as the 'Holding Company"), its subsidiaries and associates (Holding Company and its subsidiary and Associates together referred to as "the Group"), which comprise the consolidated Balance Sheet as at March 31, 2023, the consolidated statement of Profit and Loss, the consolidated cash flows Statement for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies (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 Company 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 specified under Section 133 of the Act, of the consolidated state of affairs (consolidated financial position) of the Group as at 31 March 2022, its consolidated profit (consolidated financial performance) 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 Company 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 ICAI 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 made thereunder, and we have fulfilled our other ethical responsibilities in accordance with the provisions of the Company Act, 2013. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Other Matters

1. The comparative financial information of the Company for the year ended 31st March, 2022 and the transition date opening Balance Sheet as at April 01, 2021 included in these financial statements, are based on the previously issued audited financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Indian Accounting Standards (Ind AS), which have been audited by us.

2. Consolidated accounts for the previous year ended on 31st March, 2022, were audited by another firm of Chartered Accountants viz. M/S. Kevin Shah & Associates. They have expressed the unmodified opinion on the financial statements for the year ended on 31st March, 2022 vide their report dated 01 April, 2023.

3. We did not audit the financial statements of the subsidiary firms, whose financial statements reflect total assets of Rs. 15.30 lakhs as at March 31, 2023 and total revenues of Rs. Nil for the year ended on that date and the associates whose financial statements reflect share of profit of Rs. 417.43 lakhs for the year ended on that date, as considered in the consolidated financial statements. These financial statements are audited by other auditors and whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of the subsidiary, and our report in terms of sub-section (3) of Section 143 of the Act, insofar as it relates to the aforesaid subsidiary and associates, is based solely on the reports of auditors.

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

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the management discussion and analysis, Board's Report but does not include the Consolidated Financial Statements, Standalone Financial Statements and our auditor's report thereon.

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 during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude

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that there is a material misstatement of this other information we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

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 and presentation of these consolidated financial statements in term of the requirements of the Company Act, 2013 that give a true and fair view of the consolidated state of affairs (consolidated financial position), consolidated profit or loss (Consolidated financial performance) and its consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. The respective Board of Directors of the company included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring 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, which have been used for the purpose of preparation of the 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 company 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 company included in the Group are responsible for overseeing the 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

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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 Company Act, 2013, we are also responsible for expressing our opinion on whether the Group 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 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.

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• 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 or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by 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 of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors 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 period 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.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:

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(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 Balance Sheet, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant 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 the Accounting Standards specified under Section 133 of the Act.

(e) On the basis of the written representations received from the directors of the Holding Company as on 31st March, 2022 taken on record by the Board of Directors of the Holding Company none of the directors of the Group company is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of internal financial controls over financial reporting of the Group and the operating effectiveness of such controls, refer to our separate report in **"Annexure A".**

(g) With respect to the other matters 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, being the Private Limited Company, the provisions of section 197 of the Act are not applicable.

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Company (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group (refer note 34 of the consolidated financial statements)

ii. The Group did not have any material foreseeable losses on long-term contracts including derivative contracts.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, and its subsidiary and associates company incorporated in India.

iv. (a) respective Managements of the Company and its subsidiary and Associates which is company incorporated in India, whose financial statements have been audited under the Act, have represented to us that, to the best of their 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 Company or any of such subsidiary and associates to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company or any of such subsidiary and associates ("Ultimate Beneficiary") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiary

(b) The respective Managements of the Company and its subsidiary and associates which is company incorporated in India, whose financial statements have been audited under the Act, have represented to us that, to the best of their knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company or any of such subsidiary and associates from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company or any of such subsidiary and associates shall, 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 Beneficiary") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiary.

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances performed by us on the Company and its subsidiary and associates which is company incorporated in India whose financial statements have been audited under the Act, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

(d) Company has not declared dividend during the year hence reporting with respect to section 123 of the Company Act is not applicable.

2. With respect to the matters specified in paragraphs 3(xxi) and 4 of the Company (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, is not applicable to the Consolidated Financial Statements.

For Mittal & Associates
Chartered Accountants
Firm Reg. No. 106456W

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

Hemant

Hemant R Bohra
Partner
Mem. No.: 165667
UDIN:-23165667BGTJGP5606
Place : Mumbai
Date : July 03, 2023

Annexure "A" to the Independent Auditor's Report of even date on the Consolidated Financial Statements of Arkade Developers Limited (Formerly known as Arkade Developers Private Limited) for the year ended 31st March 2023.

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Company Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of Arkade Developers Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the Consolidated Financial Statements of the Group for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Group's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Group considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting 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 its business, including adherence to Group'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 Company Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Group's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Company Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India.

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 over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, 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 Group's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A Group's internal financial control over financial reporting 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 Group's internal financial control over financial reporting 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 Group's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

Opinion

In our opinion, the Group has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India.

For Mittal & Associates
Chartered Accountants
Firm Reg. No. 106456W

Hemant

Hemant R Bohra
Partner
Mem. No.: 165667
UDIN:- 23165667BGTIGP5606

Place : Mumbai
Date : July 03, 2023

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Consolidated Balance sheet as on March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	Note	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Assets				
Non-current assets				
(a) Property, plant and equipment	4	191.11	182.84	34.60
(b) Intangible assets	5.1	24.87	-	-
(c) Financial assets				
(i) Investments	6.1	1,697.26	1,637.54	1,599.01
(ii) Loans	7.1	-	-	-
(iii) Other financial assets	8.1	637.24	110.00	65.00
(d) Non-current tax assets (net)	9.1	107.96	145.94	166.16
(e) Deferred tax assets (net)	10.1	65.88	26.97	22.48
(f) Other non-current assets	11.1	8.25	-	-
Total non-current assets		**2,732.57**	**2,103.29**	**1,887.25**
Current assets				
(a) Inventories	12.1	50,052.66	29,900.76	20,408.85
(b) Financial assets				
(i) Investments	6.1	-	2,316.28	9,764.65
(ii) Trade receivables	13.1	370.49	525.97	1,261.27
(iii) Cash and cash equivalents	14.1	1,661.84	252.15	493.95
(iv) Bank balances other than (ii) above	15.1	95.23	700.29	665.80
(v) Loans	7.1	9.07	1.54	2.31
(vi) Other financial assets	8.1	267.74	18.76	25.68
(c) Other current assets	11.1	340.66	1,318.20	541.92
Total current assets		**52,797.69**	**35,033.95**	**33,164.41**
Total assets		**55,530.26**	**37,137.24**	**35,051.66**
Equity and liabilities				
Equity				
(a) Equity share capital	16.1	200.00	200.00	200.00
(b) Other equity	17.1	19,821.18	14,331.56	9,489.75
Total attributable to owners of the parent company		**20,021.19**	**14,531.57**	**9,689.75**
Total attributable to Non- Controlling Interest		5.24	(19.85)	94.12
Total Equity		**20,026.43**	**14,511.72**	**9,783.87**
Liabilities				
Non-current liabilities				
(a) Financial liabilities				
(i) Borrowings	18.1	7,875.45	119.86	-
(ii) Other financial liabilities	19.1	-	-	-
(b) Provisions	20.1	109.14	91.23	67.89
(c) Deferred Tax Laibilities (Net)	10.1	-	-	-
Total non-current liabilities		**7,984.59**	**211.09**	**67.89**
Current liabilities				
(a) Financial liabilities				
(i) Borrowings	18.1	7,024.08	6,321.42	1,369.36
(ii) Trade payables	21.1			
- Total outstanding dues to small and micro enterprises		796.63	325.43	609.11
- Total outstanding dues of creditors other than small and micro enterprises		1,555.26	1,047.74	1,620.14
(iii) Other financial liabilities	19.1	1,372.86	770.86	737.77
(b) Other current liabilities	22.1	16,479.87	13,081.04	20,314.08
(c) Provisions	20.1	290.53	867.95	549.43
(d) Current tax liabilities (net)	23.1	-	-	-
Total current liabilities		**27,519.23**	**22,414.43**	**25,199.89**
Total equity and liabilities		**55,530.26**	**37,137.24**	**35,051.66**

Significant Accounting Policies and Notes to Accounts 1-46

As per our report of even date
For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

For and on behalf of Board of Directors of Arkade Developers Limited

Amit Jain	**Arpit Jain**	**Samshet Shetye**	**Sheetal Solani**
Managing Director	**Whole-time Director**	**Chief Financial Officer**	**Company Secretary**
DIN : 00139764	**DIN : 06899631**		**M No. : A45964**

Place: Mumbai
Date : July 03, 2023

ARKADE DEVELOPERS LIMITED MUMBAI

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Consolidated Statement of Profit and Loss for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

	Particulars	Note	For the year ended March 31, 2023	For the year ended March 31, 2022
I	Revenue from operations	24.1	22,015.27	22,893.46
II	Other income	25.1	944.52	575.67
III	**Total income (I + II)**		**22,959.79**	**23,469.13**
IV	**Expenses**			
	(a) Cost of construction	26.1	33,442.84	25,487.92
	(b) Changes in inventories of finished goods and work in progress	27.1	(20,151.91)	(9,491.91)
	(c) Employee benefit expense	28.1	1,708.34	794.62
	(d) Finance costs	29.1	128.12	432.94
	(e) Depreciation and amortisation expense	30.1	27.12	7.13
	(f) Other expenses	31.1	986.91	658.25
	Total expenses (IV)		**16,141.41**	**17,888.94**
V	**Profit before tax and share of profit (loss) from associates (III - IV)**		**6,818.38**	**5,580.19**
	Share of profit / (loss) from associates		417.43	720.77
VI	**Profit before tax**		**7,235.82**	**6,300.96**
VII	**Tax expense**			
	(1) Current tax	32.1	1,790.64	1,414.58
	(2) Deferred tax expense/ (credit)	32.1	(38.90)	(4.49)
	Total tax expense (VI)		**1,751.74**	**1,410.09**
VIII	**Profit for the year (V -VI)**		**5,484.08**	**4,890.87**
	(i) Owners of the company		5,485.79	4,853.73
	(ii) Non controlling interest		(1.71)	37.14
IX	**Other comprehensive income**			
	(A) Items that will not be reclassified to profit or loss			
	(a) (Loss)/Gain on remeasurement of the defined benefit plan	36.1	(3.82)	11.91
	(b) Income tax on above	32.1		
	Total other comprehensive (loss)/income for the year		**(3.82)**	**11.91**
	(i) Owners of the company		(3.82)	11.91
	(ii) Non controlling interest		-	-
X	**Total comprehensive (loss)/income for the year (VII+VIII)**		**5,487.90**	**4,878.97**
	(i) Owners of the company		5,489.61	4,841.82
	(ii) Non controlling interest		(1.71)	37.14
XI	**Earnings per equity share (Face value of ₹ 10/- per share)**	33.1		
	(1) Basic (₹)		274.20	244.54
	(2) Diluted (₹)		274.20	244.54

Significant Accounting Policies and Notes to Accounts 1-46

As per our report of even date

For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

For and on behalf of Board of Directors of
Arkade Developers Limited

ARKADE DEVELOPERS LIMITED MUMBAI

Arpit

Amit Jain
Managing Director
DIN : 00139764

Arpit Jain
Whole-time Director
DIN : 06899631

Shetye

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Compliance Officer
M No. : A45964

Place: Mumbai
Date : July 03, 2023

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Consolidated Statement of Cash flow for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Cash flows from operating activities		
Profit before tax	7,235.82	6,300.96
Adjustments for:		
Finance costs	128.12	432.94
Interest income	(45.48)	(65.15)
Loss/(Gain) on disposal of property, plant and equipment (net)	-	0.34
Fair value (gain) on investments (net)	-	(11.64)
Loss / (gain) on sale of current investments (net)	(72.73)	(304.28)
Depreciation and amortisation expenses	27.12	7.13
Operating profit before working capital changes	**7,272.83**	**6,360.31**
Adjustments for:		
(Increase)/decrease in operating assets		
Trade receivables	155.48	735.30
Inventories	(20,151.90)	(9,491.91)
Other financial assets (Non-Current and Current)	(776.22)	(38.08)
Loans to staff	(7.53)	0.77
Other assets (Non-Current and Current)	969.29	(776.28)
Increase/(decrease) in operating liabilities		
Trade payables	978.74	(856.09)
Provisions (Non-Current and Current)	(559.51)	341.86
Other financial liabilities (Non-Current and Current)	602.00	33.09
Other current liabilities	3,398.83	(7,233.04)
Changes in Working Capital	**(15,390.82)**	**(17,284.38)**
Cash generated from operations	**(8,117.99)**	**(10,924.08)**
Income taxes paid (Net of Refund)	(1,752.65)	(1,394.21)
Net cash generated by operating activities	**(9,870.64)**	**(12,318.29)**
Cash flows from investing activities		
(Investment in) / Proceeds from Bank Deposits	605.07	(34.50)
(Investment) / withdrawal from investments in subsidiary & associates firms	(59.73)	(38.53)
(Investment in) / Proceeds from current investments	2,389.01	7,764.28
Purchase of property, plant and equipment and other intangible assets	(60.26)	(181.38)
Interest Income	45.48	65.15
Proceeds from disposal of property, plant and equipment and other intangible assets	-	25.50
Net cash used in investing activities	**2,919.58**	**7,600.53**
Cash flows from financing activities		
Proceeds from long term borrowings	7,783.31	119.86
Repayment of long term borrowings	(27.72)	-
Proceeds from short term borrowings (net)	702.66	4,952.06
Interest paid	(128.12)	(432.94)
Change in Non- Controlling Interest	26.80	(151.12)
Net cash (used in) / generated by financing activities	**8,356.93**	**4,487.87**
(Loss)/Gain on remeasurement of the defined benefit plan	**3.82**	**(11.91)**
Net increase/ (decrease) in cash and cash equivalents	1,409.69	(241.80)
Cash and cash equivalents at the beginning of the year	252.15	493.95
Cash and cash equivalents at the end of the year	**1,661.84**	**252.15**

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Consolidated Statement of Cash flow for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Reconciliation of cash and cash equivalents with the Balance Sheet:		
Cash and cash equivalents at end of the year (Refer Note 15)	1,661.84	252.15

Note:
The above cash flow statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS - 7) "Statement of Cash Flow".

Significant Accounting Policies and Notes to Accounts 1-46

For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

For and on behalf of the Board of Directors of
Arkade Developers Limited

Amit Jain
Managing Director
DIN : 00139764

Arpit Jain
Whole-time Director
DIN : 06899631

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Compliance Officer
M No. : A45964

Place: Mumbai
Date : June 03, 2023

ARKADE DEVELOPERS LIMITED (Formerly Known as Arkade Developers Private Limited)
Notes of the Consolidated Financial Statements for the year ended on 31st March, 2023
Significant Accounting Policies

1 Corporate information

Arkade Developers Limited is a Public Company domiciled in India and incorporated on 13th May, 1986 under the provisions of the Companies Act, 1956 having its registered office situated at Arkade House, Opp. Bhhomi Arkade, Ashok Nagar, Kandivali East, Mumbai, 400 101. The company is primarily engaged in real estate development. The operations of the Company span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of Commercial and residetial projects.

These Consolidated financial statements were approved for issue in accordance with a resolution of the directors on July 03, 2023.

2 Significant Accounting Policies

2.1.1 Basis of preparation

These financial statements have been prepared on a going concern basis following the accrual basis of accounting in accordance with the Generally accepted Accounting Principles (GAAP) in India (Indian Accounting standards referred to as "IndAS") as specified under the section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standard) Rules, 2015 and relevant amendments rules issued there after and and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III). These Consolidated financial statements are presented in INR and all values are rounded to the nearest Lakhs, except when otherwise indicated.

These financial statements are the Company's first Ind AS financial statements and are covered by Ind AS 101, First time adoption of Indian Accounting Standards (Ind AS 101). The transition to Ind AS has been carried out from the accounting principles generally accepted in India ("Indian GAAP") which is considered as the "Previous GAAP" for the purpose of Ind AS 101. Under previous GAAP financial statements were prepared in accordance with the Accounting Standards notified under section 133 of the Act read together with paragraph 7 of the Companies (Accounts) Rules, 2014 ("Indian GAAP") and other relevant provisions of the Act as applicable.

The financial statements have been prepared on a historical cost convention, except for the following assets and liabilities:

i. Certain financial assets and liabilities that is measured at fair value;
ii. Defined benefit plans-plan assets measured at fair value.
iii. Investments in equity instruments, other than investments in subsidiary & associates firm, measured at fair value thorugh profit & loss account (FVTPL)

2.1.2 Principles of Consolidation

Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group.

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ARKADE DEVELOPERS LIMITED MUMBAI

The Group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the restated consolidated statement of profit and loss, restated consolidated statement of changes in equity and restated consolidated statement of assets and liabilities respectively.

Associates

Associates are all entities over which the Group has significant influence but not control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Equity Method

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post acquisition profits or losses of the investee in profit and loss, and the Group's share of other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment.

When the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in these entities.

Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Group.

2.2 Current versus non-current classification

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:
- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:
- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

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ARKADE DEVELOPERS LIMITED MUMBAI

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Group's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Group extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the Group operates, or for the market in which the asset is used.

Impairment losses of continuing operations, including impairment on inventories, are recognized in the statement of profit and loss, except for properties previously revalued with the revaluation surplus taken to OCI. For such properties, the impairment is recognized in OCI up to the amount of any previous revaluation surplus.

For assets excluding goodwill and intangible assets having indefinite life, an assessment is made at each reporting date to determine whether there is an indication that previously recognized impairment losses no longer exist or have decreased. If such indication exists, the Group estimates the asset's or CGU's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the
assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit and loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

As per the assessment conducted by the Group there were no indications that the non-financial assets have suffered an impairment loss during the reporting periods.

2.6 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

2.6.1 **Financial assets**

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

2.6.2 **Classification of financial assets**

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

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• the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows: and
• the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):
• the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets: and
• the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in profit or loss for FVTOCI debt instruments. For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss.

All other financial assets are subsequently measured at fair value.

2.6.3 **Effective interest method**

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

2.6.4 **Financial assets at fair value through profit or loss (FVTPL)**

initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments, which are not held for trading.
Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases, The Group has not designated any debt instrument as at FVTPL.

2.6.5 **Investments in equity instruments at FVTOCI**

On initial recognition, the Group can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs.

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ARKADE DEVELOPERS LIMITED MUMBAI

Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:

- it has been acquired principally for the purpose of selling it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

Dividends on these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend win flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss is included in the 'Other income' line item.

The Group has not elected for the FVTOCI irrevocable option for this investment.

2.6.6 Impairment of financial assets

The Group assesses on a forward-looking basis the expected credit losses associated with its assets. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 18, the Group always measures the loss allowance at an amount equal to lifetime expected credit losses.

2.6.7 Derecognition of financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Group retains an option to repurchase part of a transferred asset), the Group allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

ARKADE DEVELOPERS LIMITED (Formerly Known as Arkade Developers Private Limited)
Notes of the Consolidated Financial Statements for the year ended on 31st March, 2023
Significant Accounting Policies

2.7 Financial liabilities and equity instruments

2.7.1 **Classification as debt or equity**

Debt and equity instruments issued by the Group are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

2.7.2 **Equity instruments**

deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

2.7.3 **Financial liabilities**

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

2.7.4 **Financial liabilities at FVTPL:**

Financial liabilities are classified as at FVTPL when the financial liability is either held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

•It has been incurred principally for the purpose of repurchasing it in the near term; or

• on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has recent actual pattern of short-term profit-taking; or

•it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading may be designated as at FVTPL upon initial recognition if:

• such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;

• the financial liability forms part of a Group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or

• it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'other gains and losses' line item in the Statement of Profit and Loss. The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

2.7.5 **Other financial liabilities:**

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the effective interest method.

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The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

2.7.6 **Derecognition of financial liabilities**

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability, Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

2.8 **Investment in Subsidiaries**

The investment in subsidiaries are carried at cost as per IND AS 27. The Group regardless of the nature of its involvement with an entity (the investee), determines whether it is a parent by assessing whether it controls the investee. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Thus, the Group controls an investee if and only if it has all the following:
•power over the investee;
•exposure, or rights, to variable returns from its involvement with the investee and
•the ability to use its power over the investee to affect the amount of the returns.

Investments are accounted in accordance with Ind AS 105 when they are classified as held for sale. On disposal of investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

2.9 Inventories

Inventories comprise of: (i) Construction materials and consumables (ii) Construction Work-In-Progress representing properties under construction/development (iii) Finished Inventories representing unsold units in completed projects

The construction materials and consumables are valued at lower of cost or net realisable value. The construction materials and consumables purchased for construction work issued to construction are treated as

The construction work in progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

Finished stock of completed projects and stock in trade of units is valued at lower of cost or net realisable value.

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2.10 Revenue recognition

Revenue from contacts with customer is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price which is the consideration, adjusted for discount and other credits, if any, as specified in the contract with customer. The Group presents revenue from contracts with customer net of indirect taxes in its statement of profit and loss. The Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Group has concluded that it is acting as a principal in all of its revenue arrangement.

Income from property development

The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated in determining the transaction price, the Group considers the effect of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

The Group satisfies a performance obligation and recognize the revenue over the time if the Group's performance does not create an asset with an alternative use to the Group and it has an enforceable right to receive payment for performance completed till the date on the basis of the agreement entered with customers, otherwise revenue is recognized point in time. The revenue is recognized at the point in time when the control of the asset is transferred to the customer and the performance obligation is satisfied i.e. on transfer of legal title of the residential unit and on completion of project and occupation certificate is received.

When it is not possible to reasonably measure the outcome of a performance obligation and the Group expect to recover the cost incurred in satisfying the performance obligation revenue is recognized only to the extent of the cost incurred until such time that it can reasonably measure the outcome of the performance obligation

The Group becomes entitled to invoice customers for construction of residential and commercial properties based on achieving a series of construction-linked milestones. When the Group satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Any amount previously recognized as a contract asset is reclassified to trade receivable at the point when the Group has the right to receive the consideration that is unconditional. If a customer pays consideration before the Group transfer goods or services to the customer, the contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue, when the Group performs under the contract.

2.11 **Income Tax**

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Group and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

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Deferred income tax is provided in full, using the liability method on temporary differences arising between the tax bases of assets and liabilities and their carrying amount in the financial statement. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are excepted to apply when the related deferred income tax assets is realized or the deferred income tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are off set where the Group has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

Current and deferred tax is recognised in the Statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Minimum alternate tax (MAT) paid in a year is charged to statement of profit and loss as current tax. The Group recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Group will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. In the year in which the Group recognizes MAT credit as an asset in accordance with the Guidance note on Accounting for Credit available in respect of Minimum Alternate Tax under the Income tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement" under the deferred tax assets. The Group reviews the "MAT Credit Entitlement" asset at each reporting date and writes down the asset to the extent the Group does not have convincing evidence that it will pay normal tax during the specified period.

2.12 Employee Benefits:

2.12.1 Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service upto the end of the reporting period and are measured at the amount expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

2.12.2 Post-employment

Defined contribution plan

The Group makes specified monthly contribution towards employee provident fund to Employees' Provident Fund. The Group's contributions to the fund are recognised in the Statement of Profit and Loss in the financial year to which the employee renders the service.

Defined benefit plan

The Group's gratuity scheme is a defined benefit plan. The present value of obligation under such defined benefit plan is determined based on actuarial valuation carried at the year-end using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation is measured at the present value of the estimated future cash flows. The discount rate used for determining the present value of the obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date.

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The Group recognizes the following changes in the net defined benefit obligation under Employee benefit expense in statement of profit or loss:

· Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements
· Net interest expense or income

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

2.13 Transition to Ind AS

The following is the summary of practical expedients elected on initial application:

• Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar en date

• Applied the exemption not to recognise right-of-use assets and liabilities for leases with less than 12 months of lease terr on the date of initial application, variable lease and low value asset.

•Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.

2.14 Segment reporting :

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Board of directors monitors the operating results of all product segments separately for the purpose of making decisions about resource allocation and performance assessment.

The operating segments have been identified on the basis of the nature of products/services. Further:

• Segment revenue includes sales and other income directly identifiable with / allocable to the segment including inter–segment revenue.

• Expenses that are directly identifiable with / allocable to segments are considered for determining the segment result. Expenses which relate to the Group as a whole and not allocable to segments are included under unallocable expenditure.

• Income which relates to the Group as a whole and not allocable to segments is included in unallocable income.

• Segment assets and liabilities include those directly identifiable with the respective segments. Unallocable assets and liabilities represent the assets and liabilities that relate to the Group as a whole and not allocable to any segment.

2.15 Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders 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 such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) if any that have changed the number of equity shares outstanding, without a corresponding change in resources.

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 effect of all potentially dilutive equity shares.

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2.16 **Borrowing costs**

Borrowing costs that are directly attributable to real estate project development activities are inventorised / capitalized as part of project cost.

Borrowing costs are inventorised / capitalised as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress. Borrowing costs are suspended from inventorisation / capitalisation when development work on the project is interrupted for extended periods and there is no imminent certainty of recommencement of work.

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

2.17 **Cash and cash equivalents**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposit held at call with financial institutions, other short–term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

2.18 **Foreign currency translation**

Functional and presentation currency

The Group's Financial Statements are presented in Indian rupee (₹) which is also the Group's functional currency. Foreign currency transaction are recorded on initial recognition in the functional currency, using the exchange rate prevailing at the date of transaction

Measurement of foreign currency item at the balance sheet date:

• Foreign currency monetary assets and liabilities denominated in foreign currency are translated at the exchange rate prevailing on the reporting date.

• Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions

Exchange differences:

Exchange differences arising on settlement or translation of monetary items are recognised as income or expense in the

2.19 Provisions, Contingent Liabilities

2.19.1 **Provisions:**

A provision is recognized when the Group has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

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When the Group expects some or all of a provision to be reimbursed, reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost in respective expense.

2.19.2 **Provision for Defects Liabilities and Repairs**

As per, Real Estate (Regulation and Development) Act, 2016 (RERA) vide section 14(3) a builder or developer will be liable to repair any defect, on the building sold, for a period of Five years. Further, as per the terms of contracts with customers, the Group is liable for any defects, repairs and other claims for crtain period after completion and handover of the possession of developed properties. Provision for defect liability and repairs is recognized when sales from contracts with customer is recognized. Certain percentage to the sales recognised is applied for the current accounting period to derive the provision for expense to be accrued. The recognition percentage is based on management estimates of the possible future incidence. The claims against defect liability and repairs from customers may not exactly match the historical percentage, so such estimates are reviewed annually for any material changes in assumptions and likelihood of occurrence and revised accordingly.

2.19.3 **Contingent Liabilities**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases, where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses its existence in the financial statements unless the probability of outflow of resources is remote.

2.20 Fair value measurement

The Group measures financial instruments, such as investments (other than equity investments in subsidiaries and joint ventures) and derivatives at fair value at each Balance Sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an ordinary transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non- financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1- Quoted(unadjusted) market prices in active markets for identical assets or liabilities
- Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

2.21 **Critical accounting estimates and assumptions**

The preparation of these Consolidated financial statements requires the management to make judgments, use estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the acGrouping disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgements, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

i. Taxes
Uncertainties exist with respect to the interpretation of tax regulations, changes in tax laws, and the amount and timing of future taxable income. Given the wide range of business relationships differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Group establishes provisions, based on reasonable estimates. The amount of such provisions is based on various factors, such as experience of previous tax assessments and differing interpretations of tax regulations by the taxable entity and the responsible tax authority.

ii. Employee benefit plans
The cost of defined benefit plans (i.e. Gratuity benefit) is determined using actuarial valuations. An actuarial valuation involves making various assumptions which may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. In determining the appropriate discount rate, management considers the interest rates of long term government bonds with extrapolated maturity corresponding to the expected duration of the defined benefit obligation. The mortality rate is based on publicly available mortality tables for India. Future salary increases and pension increases are based on expected future inflation rates for India.

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iii. Contingencies

Contingent liabilities may arise from the ordinary course of business in relation to claims against the Group, including legal, contractor and other claims. By their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgement and the use of estimates regarding the outcome of future events.

iv. Property Plant and Equipment

Property, Plant and Equipment represent significant portion of the asset base of the Group. The charge in respect of periodic depreciation is derived after determining an estimate of assets expected useful life and expected value at the end of its useful life. The useful life and residual value of Group's assets are determined by Management at the time asset is acquired and reviewed periodically including at the end of each year. The useful life is based on historical experience with similar assets, in anticipation of future events, which may have impact on their life such as change in technology.

v. Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset including intangible assets having indefinite useful life and goodwill may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's CGU'S fair value less cost of disposal and its value in use. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use , the estimated future cash flows are estimated based on past trend and discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, or other fair value indicators.

vi. Provisions for Defect liability and repairs

As per, Real Estate (Regulation and Development) Act, 2016 (RERA) vide section 14(3) a builder or developer will be liable to repair any defect, on the building sold, for a period of Five years. Further, as per the terms of contracts with customers, the Group is liable for any defects, repairs and other claims for crtain period after completion and handover of the possession of developed properties. Provision for defect liability and repairs is recognized when sales from contracts with customer is recognized. Certain percentage to the sales recognised is applied for the current accounting period to derive the provision for expense to be accrued. The recognition percentage is based on management estimates of the possible future incidence. The claims against defect liability and repairs from customers may not exactly match the historical percentage, so such estimates are reviewed annually for any material changes in assumptions and likelihood of occurrence and revised accordingly.

(vii) Provision for expected credit losses (ECL) of trade receivables and contract assets

The Group follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the Group does not track changes in credit risk but recognizes impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose the Group uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.

For recognition of impairment loss on other financial assets and risk exposures, the Group determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month expected credit loss(ECL) is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Group reverts to recognizing impairment loss allowance based on 12-month ECL.

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(v) Ind AS 116 – Annual Improvements to Ind AS (2021)
The amendments remove the illustration of the reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives were described in that illustration. The Group does not expect the amendment to have any significant impact in its Financial Statements.

2.23 **First-time adoption – mandatory exceptions, optional exemptions**
The Group has prepared the opening balance sheet as per Ind AS as of April 1, 2021 (the transition date) by,

- recognising all assets and liabilities whose recognition is required by Ind AS,
- not recognising items of assets or liabilities which are not permitted by Ind AS,
- by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and
- applying Ind AS in measurement of recognised assets and liabilities.

However, this principle is subject to the certain exception and certain optional exemptions availed by the Group as detailed below. Since, the financial statements are the first financial statements, the first time adoption – mandatory exceptions and optional exemptions have been explained in detail.

Derecognition of financial assets and financial liabilities:
The Group has applied the derecognition requirements of financial assets and financial liabilities prospectively for transactions occurring on or after April 1, 2021 (the transition date).

(i) Designation of previously recognised financial instruments
The Group has designated financial liabilities and financial assets at fair value through profit or loss on the basis of the facts and circumstances that exist at the date of transition to Ind AS.

(ii) Impairment of financial assets
The Group has applied the impairment requirements of Ind AS 109 retrospectively; however, as permitted by Ind AS 101, it has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date that financial instruments were initially recognised in order to compare it with the credit risk at the transition date. Further, the Group has not undertaken an exhaustive search for information when determining, at the date of transition to Ind ASs, whether there have been significant increases in credit risk since initial recognition, as permitted by Ind AS 101.

(iii) Deemed cost for investments in subsidiaries
The Group has elected to continue with the carrying value of all of its investments in subsidiaries recognised as of April 1, 2021 (transition date) measured as per the previous GAAP as its deemed cost as at the date of transition.

(iv) Deemed cost for property, plant and equipment, and intangible assets
The Group has elected to continue with the carrying value of all of its property, plant and equipment, and intangible assets recognised as of April 1, 2021 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

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4 Property, plant and equipment

Particulars	Office equipment	Computer	Vehicles	Total
I. Cost/Deemed Cost				
Balance as at April 1, 2021	**1.4821**	**5.3986**	**77.1609**	**84.0416**
Additions	2.0399	4.9240	174.4115	181.3754
Disposals	-	(1.0497)	(70.7825)	(71.8323)
Balance as at March 31, 2022	**3.5220**	**9.2729**	**180.7899**	**193.5847**
Additions	1.5180	14.0729	19.8000	35.3909
Disposals	-	-	-	-
Balance as at March 31, 2023	**5.0399**	**23.3458**	**200.5899**	**228.9756**
II. Accumulated depreciation				
Balance as at April 1, 2021	**0.5715**	**3.0473**	**45.8198**	**49.4386**
Depreciation expense for the year	0.4300	1.1486	5.7238	7.3024
Eliminated on disposal of assets	-	(1.0497)	(44.9450)	(45.9948)
Balance as at March 31, 2022	**1.0015**	**3.1461**	**6.5987**	**10.7462**
Depreciation expense for the year	0.8901	3.9958	22.2302	27.1161
Eliminated on disposal of assets	-	-	-	-
Balance as at March 31, 2023	**1.8915**	**7.1420**	**28.8288**	**37.8623**
III. Net block balance (I-II)				
As on March 31, 2023	**3.1484**	**16.2038**	**171.7611**	**191.1133**
As on March 31, 2022	**2.5205**	**6.1268**	**174.1912**	**182.8385**
As on April 1, 2021	**0.9106**	**2.3514**	**31.3410**	**34.6030**

(a) There are no impairment losses recognised during the year ended March 31, 2023, March 31, 2022 and March 31, 2021

(b) **Assets pledged as security**

a. Vehicles with a carrying amount of ₹ 171.76 Lakhs (as at March 31, 2022: ₹ 174.19 Lakhs and as at April 1, 2021: ₹ 31.24 Lakhs) included in the block of Vehicles have been pledged to secure borrowings of the Company (see note 18.1).

(c) The Group has not revalued its property, plant and equipment as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

(d) The Group does not hold any immovable property, other than properties where the Group is the lessee and the lease agreements are duly executed in favour of the lessee, whose title deeds are not held in the name of the Group.

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All amounts are ₹ in Lakhs unless otherwise stated

5.1 Intangible assets

Particulars	Computer Software	Total
I. Cost/Deemed cost		
Balance as at April 1, 2021	-	-
Additions	-	-
Disposals	-	-
Balance as at March 31, 2022	-	-
Additions	24.87	24.87
Disposals	-	-
Balance as at March 31, 2023	**24.87**	**24.87**
II. Accumulated amortisation		
Balance as at April 1, 2021	-	-
Amortisation expense for the year	-	-
Eliminated on disposal of assets	-	-
Balance as at March 31, 2022	-	-
Amortisation expense for the year	-	-
Eliminated on disposal of assets	-	-
Balance as at March 31, 2023	-	-
III. Net block balance (I-II)		
As on March 31, 2023	**24.87**	**24.87**
As on March 31, 2022	-	-
As on April 1, 2021	-	-

5.2 The Group has not revalued its intangible assets as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

5.3 The computer software under Intangible assets is having useful life of indefinite period and hence not amortised.

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Notes to the Consolidated Financial Statements as at March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

6.1 Investments

Particular	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	No. of Units	Amount	No. of Units	Amount	No. of Units	Amount
Non-current						
Unquoted Investments (all fully paid)						
Investments in Current Capital of Associates Firms						
Arkade Abode LLP		-		7.84		7.84
Chandak & Arkade Associates		-		0.78		0.78
Atul & Arkade Realty		1,697.26		1,628.91		1,590.38
Total		**1,697.26**		**1,637.54**		**1,599.01**
Quoted Investments (all fully paid)						
Investments in Mutual Funds						
HDFC Low Duration Fund - Regular Plan - Growth	-	-	24,58,837	1,151.10	93,61,024.71	4,213.41
HDFC Overnight Fund Collection	-	-	-	-	11,563.95	351.58
HDFC Ultra Short Term Fund	-	-	8,86,297	108.82	1,05,71,922.47	1,252.37
ICICI Prudential Overnight Fund Growth	-	-	-	-	8,17,082.38	904.66
ICICI Prudential Floating Interest Fund - Growth	-	-	-	-	9,04,900.00	2,934.77
IDFC Ultra Short Term Fund	-	-	-	-	8,75,790.56	104.38
ICICI Prudential Ultra Short Term Fund - Growth	-	-	47,11,680	1,056.37	16,138.92	3.48
Total		-		**2,316.28**		**9,764.65**
Total aggregate unquoted investments						
Aggregate amount of market value of quoted investments		-		**2,316.28**		**9,764.65**
Aggregate amount of cost of quoted investments		-		**2,304.64**		**9,608.21**
Aggregate amount of cost of unquoted investments		1,697.26		1,637.54		1,599.01
Aggregate amount of impairment value of investments		-				-

All amounts are ₹ in Lakhs unless otherwise stated

6.2 The Group has three associate firms and accordingly, the Company is compliant with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017).

6.3 **Details of Investment in Partnership Firms:**

(i) M/s Arkade Abode LLP

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	50.00	-	50.00	7.84	50.00	7.84
Sandeep U Jain	25.00	-	25.00	1.30	25.00	1.30
Arpit V Jain	25.00	-	25.00	1.11	25.00	1.11
Total Capital	**100.00**	**-**	**100.00**	**10.26**	**100.00**	**10.26**

(ii) M/s Chandak & Arkade Associates

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	50.00	-	50.00	0.78	50.00	0.78
Chandak Realtors Pvt Ltd	50.00	-	50.00	0.78	50.00	0.78
Total Capital	**100.00**	**-**	**100.00**	**1.57**	**100.00**	**1.57**

(iii) M/s Atul & Arkade Realty

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	40.00	1,697.26	40.00	1,628.91	40.00	1,590.38
Atul Projects India Ltd.	60.00	1,652.24	60.00	1,518.69	60.00	1,485.06
Total Capital	**100.00**	**3,349.50**	**100.00**	**3,147.60**	**100.00**	**3,075.44**

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(iv) M/s Bhoomi & Arkade Associates

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	34.00	(32.75)	34.00	(359.26)	34.00	(1,256.90)
Bhoomi Shashwat Estate Pvt. Ltd.	66.00	(79.07)	66.00	(988.79)	66.00	(2,571.10)
Total Capital	**100.00**	**(111.82)**	**100.00**	**(1,348.05)**	**100.00**	**(3,828.00)**

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7.1 Loans

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non-current - unsecured, considered good			
(a) Loans to employees	-	-	-
Total	**-**	**-**	**-**
Current - unsecured, considered good			
(a) Loans to employees	9.07	1.54	2.31
Total	**9.07**	**1.54**	**2.31**

8.1 Other financial assets

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non Current - unsecured, considered good			
(a) Deposits with bank			
- Margin money deposits with banks (held as lien by bank)	637.24	110.00	65.00
Total	**637.24**	**110.00**	**65.00**
Current - unsecured, considered good			
(a) EMD Deposits with societies	200.00	1.00	3.00
(b) Security deposits	2.99	2.99	6.28
(c) Other receivables	64.75	14.76	16.40
Total	**267.74**	**18.76**	**25.68**

9.1 Non-current tax assets (net)

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Advance tax (net of provisions)	107.96	145.94	166.16
Total	**107.96**	**145.94**	**166.16**

All amounts are ₹ in Lakhs unless otherwise stated

10.1 Deferred tax asset (net)

10.2 Deferred tax assets/(liabilities) in relation to the year ended March 31, 2023

Particulars	Opening Balance as on April 1, 2022	Recognised in Profit or loss (expense)/ credit	Recognised in Other comprehensive income	Recognised directly in Equity	Closing balance as on March 31, 2023
Property, plant and equipment	0.17	(2.65)	-	-	(2.49)
Intangible assets	-				-
Provisions	26.80	10.83	-	-	37.63
Disallowances under Income Tax	-	30.74	-	-	30.74
Total	**26.97**	**38.91**	-	-	**65.88**

10.3 Deferred tax assets/(liabilities) in relation to the year ended March 31, 2022

Particulars	Opening Balance as at April 01, 2021	Recognised in Profit or loss (expense)/ credit	Recognised in Other comprehensive income	Recognised directly in Equity	Closing balance as at March 31, 2022
Property, plant and equipment	2.91	(2.74)	-	-	0.17
Intangible assets	-				-
Provisions for Employee Benefits	19.57	7.23	-	-	26.80
Disallowances under Income Tax	-		-	-	-
Total	**22.48**	**4.49**	-	-	**26.97**

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11 Other assets

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non-current			
(a) Prepaid Expenses	8.25	-	-
Total	**8.25**	-	-
Current			
(a) Security deposits given against purchase of land	-	947.00	272.10
(b) Balance with Government Authorities	198.82	120.25	55.85
(c) Advance to Suppliers	90.27	67.15	38.08
(d) Prepaid Expenses	14.92	3.97	5.07
(e)Interest Accrued and due	24.93	16.95	11.68
(f) Other Receivables	11.72	162.87	159.14
Total	**340.66**	**1,318.20**	**541.92**

12 Inventories

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
At lower of cost or net realisable value			
(a) Work in Progress (Project)	48,977.86	29,900.76	20,072.50
(b) Finished Goods	1,074.80	-	336.34
Total	**50,052.66**	**29,900.76**	**20,408.85**

13 Trade receivables

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Trade receivables			
(a) Unsecured, considered good	370.49	525.97	1,261.27
(b) Unsecured, credit Impaired	-	-	-
	370.49	525.97	1,261.27
Less: Allowance for doubtful debts	-	-	-
Total	**370.49**	**525.97**	**1,261.27**

13 The average credit period on sales of goods is 15 days.

13 Considering the inherent nature of business of the Group, Customer credit risk is minimal. The Group generally does not part away with its assets unless trade receivables are fully realised. Wherever there is doubt on recovery, the Group makes adequate provision based on best estimation of recovery.

Based on prior experience and an assessment of the current economic environment, management believes there is no credit risk provision required, other than those made in the accounts, if any. Also the Group does not have any significant concentration of credit risk.

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ARKADE DEVELOPERS LIMITED MUMBAI

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13.4 Aging of receivables

As on March 31, 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	278.07	1.94	-	-	0.98	280.99
- credit impaired						-
Disputed						
- considered good	-	-	88.56	0.94	-	89.50
- credit impaired	-	-	-	-	-	-
						370.49
Less: Allowance for doubtful debts						-
Total						**370.49**

As on March 31, 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	262.86	16.81	99.93	7.10	49.77	436.47
- credit impaired						-
Disputed						
- considered good	3.88	84.68	0.94	-	-	89.50
- credit impaired						-
						525.97
Less: Allowance for doubtful debts						-
Total						**525.97**

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As on April 1, 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	1,075.19	27.45	107.92	19.91	29.86	1,260.33
- credit impaired						-
Disputed						
- considered good	-	0.94	-	-	-	0.94
- credit impaired						-
						1,261.27
Less: Allowance for doubtful debts						-
Total						**1,261.27**

All amounts are ₹ in Lakhs unless otherwise stated

14.1 Cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a) Cash on hand	1.07	12.49	13.23
(b) Balances with banks in current account	1,660.75	239.67	480.72
(c) Cheques in hand	-	-	-
Total	**1,661.84**	**252.15**	**493.95**

14.2 There is no repatriation restriction with regard to cash and cash equivalents at the end of reporting and prior periods.

15.1 Bank balances other than cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a) Term deposits with banks (with original maturity of more than three months but less than twelve months) (held as margin money with Banks for guarantees)	95.23	700.29	665.80
Total	**95.23**	**700.29**	**665.80**

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ARKADE DEVELOPERS LIMITED MUMBAI

All amounts are ₹ in Lakhs unless otherwise stated

16.1 Equity share capital

Particulars	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	No. of Shares	Amount	No. of Shares	Amount	No. of Shares	Amount
Authorised capital						
20,00,000 Equity Shares of ₹ 10/- each	20,00,000	200.00	20,00,000	200.00	20,00,000	200.00
	20,00,000	**200.00**	**20,00,000**	**200.00**	**20,00,000**	**200.00**
Issued, subscribed and fully paid up						
20,00,000 Equity Shares of ₹ 10/- each	20,00,000	200.00	20,00,000	200.00	20,00,000	200.00
	20,00,000	**200.00**	**20,00,000**	**200.00**	**20,00,000**	**200.00**

16.2 The Company has only one class of equity shares having face value as ₹ 10/- each. Every holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. Any dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General Meeting.

16.3 Reconciliation of the number of equity shares outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	No. of Shares	Amount	No. of Shares	Amount	No. of Shares	Amount
At the beginning of the relevant year	20,00,000	200.00	20,00,000	200.00	20,00,000	200.00
Add: Issued during the year	-	-	-	-	-	-
At the end of the year	**20,00,000**	**200.00**	**20,00,000**	**200.00**	**20,00,000**	**200.00**

16.4 Details of shares held by each shareholder holding more than 5% shares:

Name of shareholder	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Mr. Amit Mangilal Jain	19,99,710	99.99%	19,99,710	99.99%	19,56,350	97.82%

16.5 Details of Change in % holding of the Promoters

Promoter Name	As at March 31, 2023			As at March 31, 2022		
	Number of shares held	% of total shares	% Change during the year	Number of shares held	% of total shares	% Change during the year
Mr. Amit Mangilal Jain	19,99,710	99.99%	0.00%	19,99,710	99.99%	0.00%

Promoter Name	As at April 1, 2021		
	Number of shares held	% of total shares	% Change during the year
Mr. Amit Mangilal Jain	19,99,710	99.99%	0.00%

16.6 Aggregate number of bonus share issued and share issued for consideration other than cash during the period of 5 years immediately preceding the reporting date:

There were no buy back of shares or issue of shares pursuant to contract without payment being received in cash during the previous 5 years.

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17.1 Other equity

Paticulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Securities premium	1,879.16	1,879.16	1,879.16
Retained earnings	17,946.10	12,460.31	7,606.58
Remeasurement of defined benefit plan	(4.08)	(7.91)	4.00
Total	**19,821.18**	**14,331.56**	**9,489.75**

17.2 Securities premium

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022
Balance at beginning of the year	1,879.16	1,879.16
Securities premium arising on issue of equity shares	-	-
Share issue costs	-	-
Balance at end of the year	**1,879.16**	**1,879.16**

Amount received in excess of face value of the equity shares is recognised in Securities Premium. It will be used as per the provisions of Companies Act, 2013, to issue bonus shares, to provide for premium on redemption of shares, write-off equity related expenses like underwriting costs, etc.

17.3 Retained earnings

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022
Balance at beginning of the year	12,460.31	7,606.58
Profit/(Loss) for the year	5,485.79	4,853.73
Balance at end of the year	**17,946.10**	**12,460.31**

Retained earnings are the profits that the Company has earned till date less any transfers to General Reserve, dividends or other distributions to shareholders. Retained earnings is a free reserve available to the Company.

17.4 Remeasurement of defined benefit plan

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022
Balance at beginning of the year	(7.91)	4.00
Remeasurement of defined benefit obligation	3.82	(11.91)
Income tax on above	-	-
Balance at end of the year	**(4.08)**	**(7.91)**

Includes re-measurement (loss)/gain on defined benefit plans, net of taxes that will not be reclassified to statement of profit and loss.

18.1 Borrowings

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non Current			
Secured from banks:			
Vehicle Loan from Bank	92.13	119.86	-
Term Loan from Non-Bank Financial Companies	7,783.31	-	-
	7,875.45	**119.86**	-
Current			
Secured from banks:			
Current maturities of long term loans from banks	27.72	24.25	-
Unsecured - at amortised cost			
Loan from related parties (refer note 39)	6,946.35	6,297.18	1,359.96
Intercorporate Deposits	50.00	-	9.41
	7,024.08	**6,321.42**	**1,369.36**
Total	**14,899.53**	**6,441.28**	**1,369.36**

MITTAL & ASSOCIATES MUMBAI FIRM REGISTRATION NO. 106456W

ARKADE DEVELOPERS LIMITED MUMBAI

18.2 Summary of borrowing arrangements

The terms of repayment of term loans and other loans are stated below:

Particulars	Terms of repayment	Amount outstanding - 31.03.2023	Amount outstanding - 31.03.2022	Amount outstanding - 31.03.2021
Nature of Security for Non-current borrowings: **(a) Term Loan from HDFC Bank Limited** **Security** Mortgage of Company's share of Inventory, receivables and Insurance policies of Project namely "Arkade Crown" in Borivali West, Mumbai. Further, It is secured against Morgage of commercial premises of the Director, Mr. Amit Jain, sitated at 2nd Flor, Arkade House, Atmaram Merchant Marg, Kandivali, Mumbai.	The loan is repayable as 10% of the collections out of the said projects receivables by way of escrow sweep It carries interst rate @ HDFC-CF-PLR minus 280 basis point spread (effective rate of interest at the time of sanction is 11.25% p.a.).	1,450.00	-	-
(b) Term Loan from Bajaj Housing Finance Limited **Security** Secured against exclusive first charge by way of Mortgage of unsold Inventory, scheduled receivables and receivables from unsold units and Insurance policies of Project namely "Arkade Aspire" in Goregaon East,	The loan is repayable as 10% of the collections out of the said projects receivables by way of escrow sweep. It carries interst rate @ BHFL-I-FRR HFCINS minus 4.45 % spread. .(effective rate of interest at the time of sanction is 11.50% p.a.)	6,333.31	-	-
(c) Vehicle Loan from Bank of Baroda Limited **Security** Secured against mortgage of Vehicle.	The loan is repayable in 60 equal monthly installment of Rs. 2.93 lakhs. It carries an interest rate of 10.36% p.a.	119.86	144.10	-

18.3 Loan from Director, Mr. Amit Jain, amounting to Rs. 4103.12 lakhs (PY March 2022 Rs. 3054.26 lakhs, PY April 01, 2021 Rs. 176.36 lakhs) are unsecured and carries interest at rate of 8% p.a. The loans are repayable on demand.

Loan from Director, Mr. Arpit Jain amounting to Rs. 1406.58 lakhs (PY March 2022 Rs. 958.57 lakhs, PY April 01, 2021 Rs. 57.50 lakhs) are unsecured and carries interest at rate of 15% p.a. The loans are repayable on demand.

Loan from Director, Mr. Sandeep Jain amounting to Rs. 1436.65 lakhs (PY March 2022 Rs. 1125.66 lakhs, PY April 01, 2021 Rs. 86.50 lakhs) are unsecured and carries interest at rate of 8% to 15% p.a. The loans are repayable on demand.

Loan from Relative of Directors, Mrs. Kala Jain amounting to Rs. Nil (PY March 2022 Rs. 165.56 lakhs, PY April 01, 2021 Rs. 13.00 lakhs) are unsecured and carries interest rate of 15% p.a.. The loans are repayable on demand.

Loan from Relative of Directors, Mr. Mangilal Jain amounting to Rs. Nil (PY March 2022 Rs. 560.00 lakhs, PY April 01, 2021 Rs. 560.00 lakhs) are unsecured and interest free. The loans are repayable on demand.

Loan from Relative of Directors, Mrs. Sajjan Jain amounting to Rs. Nil (PY March 2022 Rs. 291.00 lakhs, PY April 01, 2021 Rs. 314.00 lakhs) are unsecured and interest free. The loans are repayable on demand.

Loan from Relative of Directors, Vikram Jain amounting to Rs. Nil (PY March 2022 Rs. Nil, PY April 01, 2021 Rs. 16.00 lakhs) are unsecured and interest free. The loans are repayable on demand.

Loan from Atul Projects (India) Private Limited amounting to Rs. 50.00 lakhs (PY March 2022 Rs. Nil, PY April 01, 2021 Rs. Nil) is unsecured and interest free. The loan is repayable on demand.

18.4 Reconciliation of liabilities arising from financing activities

The table below details changes in the Company's liabilities arising from financing activities, including both cash and non–cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Company's statement of cash flows as cash flows from financing activities.

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Term loans from banks / Non Banking financial companies			
Balance at beginning of year of relevant year	6,441.28	1,369.36	6,039.65
Financing cash flows			
- Proceeds from issue of long term / short term borrowings	11,700.55	5,427.06	1,462.38
- Repayment of long term / short term borrowings	3,844.78	573.60	6,186.26
Non-cash changes			
- Transaction cost of long term borrowings (net)	(132.83)	-	
- Interest accruals on account of amortisation	735.31	218.46	53.60
Balance at end of year	**14,899.53**	**6,441.28**	**1,369.36**

18.5 The Company has availed working capital term loans in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets for the specific projects. Quarterly returns / statements and other information filed with such Banks/ financial institutions are in agreement with the books of accounts.

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ARKADE DEVELOPERS LIMITED MUMBAI

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Consolidated Statement of Changes in Equity for the year ended March 31, 2023
All amounts are ₹ in Lakhs unless otherwise stated

(a) Equity share capital

For the year ended March 31, 2023				
Balance as at April 1, 2022	Changes in equity share capital due to prior period errors	Restated balance at April 1, 2022	Changes in equity share capital during the year	Balance as at March 31, 2023
200.00	-	200.00	-	200.00

For the year ended March 31, 2022				
Balance as at April 1, 2021	Changes in equity share capital due to prior period errors	Restated balance at April 1, 2021	Changes in equity share capital during the year	Balance as at March 31, 2022
200.00	-	200.00	-	200.00

(b) Other equity

Particulars	Reserves and Surplus			Total
	Securities premium	Retained earnings	Remeasurement of defined benefit plan	
Balance as at April 1, 2022	1,879.16	12,460.31	(7.91)	14,331.56
Changes in accounting policy	-	-	-	-
Restated balance as at April 1, 2022	1,879.16	12,460.31	(7.91)	14,331.56
Profit for the year	-	5,485.79	-	5,485.79
Remeasurement of defined benefit obligation, net of income tax	-	-	3.82	3.82
Total comprehensive (loss)/Gain for the year	-	5,485.79	3.82	5,489.61
Securities premium on shares issued (net of share issue costs)	-	-	-	-
Balance as at March 31, 2023	1,879.16	17,946.10	(4.09)	19,821.18

Particulars	Reserves and Surplus			Total
	Securities premium	Retained earnings	Remeasurement of defined benefit plan	
Balance as at April 1, 2021	1,879.16	7,606.58	4.00	9,489.74
Changes in accounting policy	-	-	-	-
Restated balance as at April 1, 2021	1,879.16	7,606.58	4.00	9,489.74
Profit for the year	-	4,853.73	-	4,853.73
Remeasurement of defined benefit obligation, net of income tax	-	-	(11.90)	(11.90)
Total comprehensive (loss)/Gain for the year	-	4,853.73	(11.90)	4,841.83
Securities premium on shares issued (net of share issue costs)	-	-	-	-
Balance as at March 31, 2022	1,879.16	12,460.31	(7.91)	14,331.57

Significant Accounting Policies and Notes to Accounts 1-46

As per our report of even date
For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

For and on behalf of the Board of Directors of
Arkade Developers Limited

Arpit

Amit Jain
Managing Director
DIN : 00139764

Arpit Jain
Whole-time Director
DIN : 06899631

Shetye

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Compliance Officer
M No. : A45964

ARKADE DEVELOPERS LIMITED MUMBAI

Place: Mumbai
Date : July 03, 2023

All amounts are ₹ in Lakhs unless otherwise stated

19.1 Other financial liabilities

Particulars	As at March 31, 2023	As at March 31, 2021	As at April 1, 2020
Non-current			
Financial liabilities at amortised cost:			
Security deposits received	-	-	-
Total	-	-	-
Current			
Financial liabilities at amortised cost:			
Security deposits received from customer	197.02	405.66	253.27
Interest accrued but not due	25.42	-	-
Society maintenance liabilities (net of expense incurred)	62.44	0.78	142.22
Employee Benefits payable	519.55	81.48	27.27
Accrued Expenses	13.29	2.88	18.72
Project Expenses Payable	545.75	243.94	243.99
Other payables	9.40	36.13	52.29
Total	**1,372.86**	**770.86**	**737.77**

19.2 Refer note 40 on financial instruments.

20.1 Provisions

Particulars	As at March 31, 2023	As at March 31, 2021	As at April 1, 2020
Non-current			
Provision for employee benefits			
- Gratuity	104.28	87.41	64.53
- Leave Encashment	4.86	3.82	3.36
Total	**109.14**	**91.23**	**67.89**
Current			
Provision for employee benefits			
- Gratuity	17.40	14.49	9.19
- Leave Encashment	0.99	0.74	0.65
Provision for defect liability & repairs	272.13	852.71	539.59
Total	**290.53**	**867.95**	**549.43**

21.1 Trade payables

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a) Total outstanding dues of small and micro enterprises	796.63	325.43	609.11
(b) Total outstanding dues of creditors other than small and micro enterprises	1,555.26	1,047.74	1,620.14
Total	**2,351.90**	**1,373.16**	**2,229.25**

21.2 The average credit period on purchases is 30 days.

21.3 For explanations on the Group's liquidity risk management processes Refer note 40.3 (iii)

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

All amounts are ₹ in Lakhs unless otherwise stated

21.4 Ageing of trade payables

As on March 31, 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	1,234.14	188.20	-	5.38	-	1,427.72
- Others	699.56	216.86	2.75	1.67	3.35	924.18
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	**1,933.70**	**405.05**	**2.75**	**7.05**	**3.35**	**2,351.90**

As on March 31, 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	196.83	110.91	17.68	-	-	325.43
- Others	349.50	211.96	60.13	423.62	2.53	1,047.74
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	546.33	322.87	77.81	423.62	2.53	1,373.16

As on April 1, 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	412.52	196.59	-	-	-	609.11
- Others	464.53	417.66	486.36	181.72	69.87	1,620.14
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	877.06	614.24	486.36	181.72	69.87	2,229.25

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS MUMBAI

All amounts are ₹ in Lakhs unless otherwise stated

21.5 Disclosures as required under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act):

The amounts due to Micro and Small Enterprises as defined in the 'The Micro, Small and Medium Enterprises Development Act, 2006' has been determined to the extent such parties have been identified on the basis of information available with the Group. This has been relied upon by the auditors.

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a) Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at period end	796.63	325.43	609.11
(b) Interest due to suppliers registered under the MSMED Act and remaining unpaid as at period end	-	-	-
Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the period	-	-	-
(c) Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the period	-	-	-
(d) Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act,beyond the appointed day during the period	-	-	-
(e) Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-	-
(g) Further interest remaining due and payable for earlier periods	-	-	-

22.1 Other current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Statutory remittances	987.60	274.04	434.35
Advance from Customers	15,459.53	12,447.73	18,641.17
Current Account balance with Partnership Firms & LLP's	32.75	359.26	1,238.56
Total	**16,479.87**	**13,081.04**	**20,314.08**

23.1 Current tax liabilities (net of advance tax)

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Income tax payable (net of advance tax)	-	-	-
Total	-		

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

24.1 Revenue from operations

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Sale of Properties	21,915.67	22,301.10
Other operating revenues		
Development and amenities charges from Sale of Flats	99.61	592.37
Total	**22,015.27**	**22,893.46**

24.2 The Group has provided for impairment losses, if any, based on expected credit loss policy on trade receivable recognised in statement of profit and loss for the year ended March 31, 2023 and March 31, 2022.

24.3 Contract balances

Refer details of trade receivables in note 13.1 & advance from customers in note 22.1

24.4 The Group receives payments from customers as per agreed contractual terms and payment schedules. Accounts receivable are recorded when the right to consideration becomes unconditional.

24.5 Reconciliation of revenue recognised in the statement of profit and loss with the contracted price:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Revenue from contracts with customers	21,915.67	22,301.10
Add: Credits / Returns	-	-
Contracted price with the customers	**21,915.67**	**22,301.10**

25.1 Other income

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Interest Income on fianancial assets measures at amortised cost		
- From bank deposits	36.74	37.92
- From delayed payments by customers	8.75	27.22
	45.48	**65.15**
Other gains and losses		
- Net gain arising on financial investments measure at FVTPL	-	11.64
- Gain on sale of current investments	72.73	304.28
	72.73	**315.91**
Other non-operating income		
- Cancellation Charges Received from Customers	4.94	5.93
- Commission Received	10.79	10.95
- Sundry Balance written back (net off balances written off Rs. 9.94 Lakhs)	802.90	112.69
- Miscellaneous income	7.68	65.04
	826.31	**194.61**
Total	**944.52**	**575.67**

26.1 Cost of Constructions

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Land & Land Related cost	14,439.11	13,278.49
Construction Cost	17,155.23	11,229.61
Allocated expenses to project:		
Finance cost (refer note 29.1)	662.39	-
Employee benefits expense (refer note 28.1)	50.00	-
Other expenses (refer note 31.1)	1,136.12	979.82
Total	**33,442.84**	**25,487.92**

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

All amounts are ₹ in Lakhs unless otherwise stated

27.1 Changes in inventories of finished goods and work in progress

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Inventories at the beginning of the year		
-Finished Units (Completed Projects)	-	336.34
-Work in Progress (Projects under construction / development)	29,900.75	20,072.50
Inventories at the end of the year		
-Finished Units (Completed Projects)	1,074.53	-
-Work in Progress (Projects under construction / development)	48,978.13	29,900.75
Net (increase)/decrease	**(20,151.91)**	**(9,491.91)**

28.1 Employee benefits expense

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Salaries, wages and bonus	687.90	434.51
Director's Remuneration & Bonus	1,017.02	332.35
Contribution to provident and other funds (Refer note 36.2)	4.64	1.51
ESIC Contribution	0.72	0.02
Gratuity (Refer note 38)	23.60	16.27
Leave Encashment	1.29	0.56
Staff Training & Recruitment Expense	15.48	2.00
Staff welfare expenses	7.69	7.40
	1,758.34	**794.62**
Employee benefits expense allocated to Cost of Constructions (refer note 26.1)	(50.00)	-
Total	**1,708.34**	**794.62**

29.1 Finance cost

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Interest cost - on financial liabilities at amortised cost		
- Borrowings from banks	11.66	1.98
- Borrowings from NBFC's	114.77	-
- Borrowings from Others	619.87	409.11
Transaction cost related to long term borrowings	2.37	-
Bank Charges and Stamp Duty Charges on long term borrowings	41.83	21.85
	790.50	**432.94**
Finance cost allocated to Cost of Constructions (refer note 26.1)	(662.39)	-
Total	**128.12**	**432.94**

30.1 Depreciation and amortisation expenses

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Depreciation of property, plant and equipment	27.12	7.13
Amortisation of intangible assets *	-	-
Total	**27.12**	**7.13**

*** The computer software under Intangible assets is having useful life of indefinite period and hence not amortised.**

MITTAL & ASSOCIATES
REGISTRATION NO. 106456W
MUMBAI

ARKADE DEVELOPERS LIMITED
MUMBAI

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
Notes to the Consolidated Financial Statements as at March 31. 2023
All amounts are ₹ in Lakhs unless otherwise stated

31.1 Other expenses

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Brokerage & Commission	460.38	405.06
Business Promotion & Advertising	782.14	79.13
Computer Expenses	1.83	1.60
Donation & CSR Expense	83.27	86.30
Electricity Charges	5.47	13.19
House Keeping Expenses	31.54	26.73
Insurance Expenses	8.59	6.96
Auditors Remuneration (As per Note 31.2)	4.00	0.35
Loss on Sale of Fixed Assets	-	0.34
Legal & Professional Fees	549.63	450.40
Motor Car Expenses	5.77	4.99
Printing & stationary	10.87	8.63
Repair & Maintenance Expenses - Others	9.76	2.70
Security Expenses	74.35	32.40
Stamp Duty Refund		27.00
GST/VAT Reversed / Paid	-	409.63
Software & IT related Expenses	19.71	16.75
Travelling & Conveyance Expenses	21.39	9.93
Miscellaneous Expenses	54.33	55.97
	2,123.03	**1,638.06**
Other expenses allocated to Cost of Constructions (refer note 26.1)	(1,136.12)	(979.82)
Total	**986.91**	**658.25**

31.2 Auditors remuneration and out-of-pocket expenses (net of GST):	For year ended March 31, 2023	For year ended March 31, 2022
(i) For audit	4.00	0.35
(ii) For taxation matters	-	-
(iii) For other services	-	-
(iv) For certification work	-	-
(v) Auditors out-of-pocket expenses	-	-
Total	4.00	0.35

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

All amounts are ₹ in Lakhs unless otherwise stated

31.3 Expenses on corporate social responsibility

No.	Particulars	For year ended March 31, 2023	For the year ended March 31, 2022
1	Gross amount required to be spent by the Company during the period/ year (under Section 135 of the Companies Act, 2013)	76.62	44.05
2	**Amount of expenditure incurred**		
	(i) Construction/acquisition of any asset	-	-
	(ii) On purposes other than (i) above	79.39	45.00
3	**Amount not spend during the year on:**		
	(i) Construction/acquisition of any asset	-	-
	(ii) On purposes other than (i) above	-	-
3	Shortfall at the end of the year	-	-
4	Total of previous years shortfall	-	-
5	Reason for shortfall - Adoption of long gestation program/project		
6	Amount yet to be spent/paid	-	-
7	Details of Related party transactions - Contributions to the trust in which directors are trustee	21.33	
8	Liability incurred by entering into contractual obligations	-	-
9	Nature of CSR activities:	a. Promoting health care including preventive health care and sanitation b. Protection of Art/ culture c. Ensuring environmental sustainability and maintaining quality of soil, air and water d. Eradicating hunger, poverty and malnitrition	a. Promoting health care including preventive health care and sanitation b. Protection of Art/ culture c. Ensuring environmental sustainability and maintaining quality of soil, air and water d. Eradicating hunger, poverty and malnitrition

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

All amounts are ₹ in Lakhs unless otherwise stated

32.1 Current Tax and Deferred Tax

32.2 Income Tax Expense recognised in statement of profit and loss

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Current Tax:		
Current income tax charge	1,790.64	1,414.58
Short provision of tax relating to earlier years	-	-
	1,790.64	**1,414.58**
Deferred Tax expense/ (credit)		
In respect of current period	(38.90)	(4.49)
	(38.90)	**(4.49)**
Total tax expense/(credit) recognised in statement of profit and loss	**1,751.74**	**1,410.09**

32.3 Income Tax recognised in other Comprehensive Income

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Deferred Tax (Liabilities)/Assets:		
Remeasurement of Defined Benefit Obligations	-	-
Total	-	-

32.4 Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Profit/(Loss) before tax	**7,235.82**	**6,300.96**
Less: Income taxed at different tax rate	(72.73)	(304.28)
Profit/(Loss) Before tax	**7,163.08**	**5,996.68**
Income Tax using the Company's domestic Tax rate #	1,802.81	1,509.25
Effect of expenses that are not deductible in determining taxable profit	37.64	(4.82)
Effect of income that is not taxable in determining taxable profit	(105.06)	(181.40)
Effect of income taxed at different rate	21.23	88.63
Effect of adoption of Ind AS	34.03	2.93
Income tax related earlier year	-	-
Income tax expense recognised in Statement of Profit or Loss	**1,790.64**	**1,414.58**

The tax rate used for the reconciliations above is the corporate tax rate of plus surcharge (as applicable) on corporate tax, education cess and secondary and higher education cess on corporate tax, payable by corporate entities in India on taxable profits under Income Tax Act, 1961.

In pursurance of Section 115BAA of the Income Tax Act, 1961 announced by the Government of India through Taxation Laws (Amendment) Ordinance, 2019, the Company has opted for irrevocable option of shifting to lower tax rate w.e.f FY 19-20.

32.5 The Group does not have any unrecorded income and assets related to previous years which are required to be recorded during the year.

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

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33.1 Earning per share

Particulars	For year ended March 31, 2022	For year ended March 31, 2021
(a) Profit/Loss for the year	5,485.79	4,853.73
(b) Weighted average number of Ordinary shares outstanding for the purpose of basic earnings per share (numbers)	20,00,000	20,00,000
(c) Effect of potential ordinary shares (numbers)	-	-
(d) Weighted average number of ordinary shares in computing diluted earnings per share [(b) + (c)] (numbers)	20,00,000	20,00,000
(e) Earnings per share on Profit for the year (Face Value ₹ 10/- per share)		
– Basic [(a)/(b)] (₹)	274.29	242.69
– Diluted [(a)/(d)] (₹)	274.29	242.69

34.1 Contingent liabilities and commitments (to the extent not provided for)

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Contingent liabilities :			
(i) Bank Guarantees	190.00	165.00	65.00
(ii) Demands/Claims by Government Authorities not acknowledged as debts and contested/to be contested by the Company:			
Service Tax - FY 2016-17	8.85	8.85	8.85
Goods & Service Tax - FY 2017-18 to FY 2022-23 *	2,975.42	2,723.52	1,916.20

34.2 * The figures for the financial year ended March 31, 2023, March 31, 2022 and March 31, 2021 includes the amount of contingent liabilities for the respective year, where show cause notice or claims have been received after the close of respective reporting period and till the date of approval of this fianncial statements by the Board of Directors.

34.3 The Group is subject to legal proceedings and claims, which have arisen in the ordinary course of business, the impact of which presently is not quantifiable. These cases are pending with various courts / authorities. After considering the circumstances and advice from the legal advisors, management believes that these cases will not adversely affect its financial statements. The above Contingent Liabilities exclude undeterminable outcome of these pending litigations.

34.4 Future cash flow in respect of the above, if any, is determinable only on receipt of judgements/decisions pending with the relevant authorities. Interest, penalty or compensation liability arising on outcome of the disputes has not been considered, since not determinable at present.

34.5 The Group did not have any long-term contracts including derivative contracts for which any provision was required for foreseeable losses.

35.1 Segment information

For management purposes, the Company is into one reportable segment i.e. Real Estate development.

The Managing Director is the Chief Operating Decision Maker of the Company who monitors the operating results of the Company for the purpose of making decisions about resource allocation and performance assessment. The Company's performance as single segment is evaluated and measured consistently with profit or loss in the standalone financial statements. Also, the Company's financing (including finance costs and finance income) and income taxes are managed on a Company basis

35.2 Geographical information

The Group operates in one geographical environment only i.e. in India.

The Group's revenue from continuing operations from external customers by location of operations and information about its non-current assets by location of assets are detailed below:

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

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Particulars	Revenue from External	
	For year ended March 31, 2023	For year ended March 31, 2022
Within India	22,015.27	22,893.46
Outside India	-	-
Total	**22,015.27**	**22,893.46**

Particulars	Non-current Assets		
	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Within India	224.23	182.84	34.60
Outside India	-	-	-
Total	**224.23**	**182.84**	**34.60**

35.3 Information about major customers

No single customer contributed 10% or more to the Group's revenue for the year ended March 31, 2023, March 31, 2022 and March 31, 2021.

35.4 The reporting segment includes a number of sales operations in various cities within India each of which is considered as a separate operating segment by the CODM. For financial statements presentation purposes, these individual operating segments have been aggregated into a single reportable operating segment taking into account the following factors:

- these operating segments have similar long-term gross profit margins;
- the nature of the products and production processes are similar; and
- the methods used to distribute the products to the customers are the same.

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36.1 Employee benefit plans

36.2 Defined contribution plans:

The Group participates in Provident fund as defined contribution plans on behalf of relevant personnel. Any expense recognised in relation to provident fund represents the value of contributions payable during the period by The Company at rates specified by the rules of provident fund. The only amounts included in the balance sheet are those relating to the prior months contributions that were not paid until after the end of the reporting period.

(a) Provident fund and pension

In accordance with the Employee's Provident Fund and Miscellaneous Provisions Act, 1952, eligible employees of the Company are entitled to receive benefits in respect of provident fund, a defined contribution plan, in which both employees and the Company make monthly contributions at a specified percentage of the covered employees' salary. The contributions, as specified under the law, are made to the provident fund administered and managed by Government of India (GOI). The Company has no further obligations under the fund managed by the GOI beyond its monthly contributions which are charged to the statement of Profit and Loss in the period they are incurred. The benefits are paid to employees on their retirement or resignation from the Company.

Contribution to defined contribution plans, recognised in the statement of profit and loss for the year under employee benefits expense, are as under:

Particulars	For the Year ended March 31, 2023	For the Year ended March 31, 2022
i) Employer's contribution to provident fund and pension	4.64	1.51
ii) Employer's contribution to state insurance corporation	0.72	0.02
Total	**5.36**	**1.54**

(b) Defined benefit plans:

Gratuity (Unfunded)

The Group has an obligation towards gratuity, a unfunded defined benefit retirement plan covering all employees. The plan provides for lump sum payment to vested employees at retirement or at death while in employment or on termination of the employment of an amount equivalent to 15 days salary, as applicable, payable for each completed year of service. Vesting occurs upon completion of five years of service. The Company accounts for the liability for gratuity benefits payable in the future based on an actuarial valuation.

The most recent actuarial valuation of the present value of the defined benefit obligation was carried out for the year ended March 31, 2023 by an independent actuary. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

(A) Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

(1) Actuarial Risk:

It is the risk that benefits will cost more than expected. This can arise due to one of the following reasons:

i) Adverse Salary Growth Experience

ii) Variability in mortality rates

iii) Variabilitv in withdrawal rates

(2) Investment Risk

For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter-valuation period.

(3) Liquidity Risk:

Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign/retire from the company there can be strain on the cashflows.

(4) Market Risk:

Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.

(5) Legislative Risk

Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Payment of Gratuity Act thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

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(B) Principal actuarial assumptions used:

The principal assumptions used for the purposes of the actuarial valuations were as follows.

	Gratuity (Unfunded)		
Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
1. Discount rate - Company	7.40%	6.85%	6.50%
2. Salary escalation - Company	10.00%	10.00%	10.00%
3. Rate of employee turnover - Company	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %
4. Mortality rate	Indian Assured Lives Mortality (2012-14) Ult.		

(C) Expenses recognised in profit and loss

Particulars	Gratuity (Unfunded)	
	For year ended March 31, 2023	For year ended March 31, 2022
Service cost:		
Current service cost	17.12	11.78
Net Interest cost	6.48	4.49
Components of defined benefit cost recognised in profit or los	**23.60**	**16.27**

The current service cost and the net interest expenses for the year are included in the 'Employee benefits expenses' line item in the Statement of profit and loss.

(D) Net interest cost recognised in profit or loss:

Particulars	Gratuity (Unfunded)	
	For year ended March 31, 2023	For year ended March 31, 2022
Interest cost	6.48	4.49
Interest income	-	-
Net interest cost recognised in profit or loss	**6.48**	**4.49**

(E) Expenses recognized in the Other Comprehensive Income (OCI)

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Actuarial (gains)/losses on obligation for the year		
- Due to changes in demographic assumptions	-	-
- Due to changes in financial assumptions	(3.85)	(2.08)
- Due to experience adjustment	0.03	13.99
Return on plan assets, excluding interest income	-	-
Net (income)/expense for the period recognized in OCI	**(3.82)**	**11.91**

(F) Amount recognised in the consolidated balance sheet

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Present value of defined benefit obligation as at the end of the year	121.68	101.90	73.73
Fair value of plan assets	-	-	-
	121.68	**101.90**	**73.73**

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(G) Net asset/(liability) recognised in the consolidated balance sheet

Recognised under:	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Long term provision	104.28	87.41	64.53
Short term provision	17.40	14.49	9.19
Total	121.68	101.90	73.73

(H) Movements in the present value of defined benefit obligation are as follows:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Opening defined benefit obligation	101.90	73.73
Current service cost	17.12	11.78
Interest cost	6.48	4.49
Actuarial losses / (Gain)	(3.82)	11.91
Benefits paid from the fund	-	-
Closing defined benefit obligation	121.68	101.90

(I) Maturity profile of defined benefit obligation:

Projected benefits payable in future years from the date of re	For year ended March 31, 2023	For year ended March 31, 2022
Year 1 cashflow	17.40	14.49
Year 2 cashflow	17.33	13.63
Year 3 cashflow	15.70	13.18
Year 4 cashflow	14.01	12.02
Year 5 cashflow	12.93	10.69
Year 6 to year 10 cashflow	50.80	37.69
Total expected payments	128.17	101.70

(J) Sensitivity analysis

The Sensitivity analysis below has been determined based on reasonably possible change of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. These sensitivities show the hypothetical impact of a change in each of the lied assumptions in isolation. While each of these sensitivities holds all other assumptions constant, in practice such assumptions rarely change in isolation and the asset value changes may offset the impact to some extent. For presenting the sensitivities, the present value of the Defined Benefit Obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the Defined Benefit Obligation presented above. There was no change in the methods and assumptions used in the preparation of the Sensitivity Analysis from previous year.

Projected benefits payable in future years from the date of re	For year ended March 31, 2023	For year ended March 31, 2022
Projected benefit obligation on current assumptions		
Rate of discounting		
Impact of +0.5% change	118.37	99.06
(% change)	(2.72%)	(2.79%)
Impact of -0.5% change	125.18	104.90
(% change)	2.87%	2.94%
Rate of salary increase		
Impact of +0.5% change	123.17	103.11
(% change)	1.22%	1.18%
Impact of -0.5% change	120.38	100.81
(% change)	(1.07%)	(1.07%)
Withdrawal Rate (W.R.)		
W.R. x 110%	122.78	102.64
(% change)	0.90%	0.72%
W.R. x 90%	120.36	101.00
(% change)	(1.09%)	(0.89%)

(K) Other disclosures

The weighted average duration of the obligations as at March 31, 2023 is 6.89 years (as at March 31, 2022: 6.92 years and April 1, 2021: 7.07 Years).

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(c) Leave Encashment plan

(A) Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below:

(1) Actuarial Risk:

It is the risk that benefits will cost more than expected. This can arise due to one of the following reasons:

i) Adverse Salary Growth Experience
ii) Variability in mortality rates
iii) Variability in withdrawal rates
iv) Variability in availment rates

(2) Investment Risk

For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter- valuation period.

(3) Liquidity Risk:

Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign/retire from the Entity there can be strain on the
cash flows.

(4) Market Risk:

Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

(5) Legislative Risk

Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Shop and Establishment Act, thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

(B) Principal actuarial assumptions used:

The principal assumptions used for the purposes of the actuarial valuations were as follows.

Particulars	Gratuity (Unfunded)		
	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
1. Discount rate - Company	7.40%	6.85%	6.50%
2. Salary escalation - Company	10.00%	10.00%	10.00%
3. Rate of employee turnover - Company	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %
4. Mortality rate	Indian Assured Lives Mortality (2012-14) Ult.		

(C) Expenses recognised in profit and loss

Particulars	Gratuity (Unfunded)	
	For year ended March 31, 2023	For year ended March 31, 2022
Service cost:		
Current service cost	1.66	1.17
Net Interest cost	0.29	0.24
	(0.66)	(0.86)
Net value of remeasurements on the obligation and plan assets		
Components of defined benefit cost recognised in profit or los	**1.29**	**0.56**

The current service cost and the net interest expenses for the year are included in the 'Employee benefits expenses' line item in the Statement of profit and loss.

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(D) Net interest cost recognised in profit or loss:

Particulars	Gratuity (Unfunded)	
	For year ended March 31, 2023	For year ended March 31, 2022
Interest cost	0.29	0.24
Interest income	-	-
Net interest cost recognised in profit or loss	**0.29**	**0.24**

(E) Remeasurements on the Obligation and Plan Assets

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Actuarial (gains)/losses on obligation for the year		
- Due to changes in demographic assumptions	-	-
- Due to changes in financial assumptions	(0.16)	(0.08)
- Due to experience adjustment	(0.50)	(0.77)
Return on plan assets, excluding interest income	-	-
Net (Gain)/Loss for the period recognized in OCI	**(0.66)**	**(0.86)**

(F) Amount recognised in the consolidated balance sheet

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Present value of defined benefit obligation as at the end of the year	5.86	4.56	4.01
Fair value of plan assets	-	-	-
	5.86	**4.56**	**4.01**

(G) Net asset/(liability) recognised in the consolidated balance sheet

Recognised under:	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Long term provision	4.86	3.82	3.36
Short term provision	0.99	0.74	0.65
Total	**5.86**	**4.56**	**4.01**

(H) Movements in the present value of defined benefit obligation are as follows:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022
Opening defined benefit obligation	4.56	4.01
Transfer in/(out) obligation	-	-
Current service cost	1.66	1.17
Interest cost	0.29	0.24
Actuarial losses	(0.66)	(0.86)
Benefits paid from the fund	-	-
Closing defined benefit obligation	**5.86**	**4.56**

(I) Maturity profile of defined benefit obligation:

Projected benefits payable in future years from the date of re	For year ended March 31, 2023	For year ended March 31, 2022
Year 1 cashflow	0.99	0.74
Year 2 cashflow	0.89	0.66
Year 3 cashflow	0.80	0.60
Year 4 cashflow	0.72	0.54
Year 5 cashflow	0.66	0.49
Year 6 to year 10 cashflow	2.62	1.96
Total expected payments	**6.68**	**5.00**

(J) Sensitivity analysis

The Sensitivity analysis below has been determined based on reasonably possible change of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. These sensitivities show the hypothetical impact of a change in each of the lied assumptions in isolation. While each of these sensitivities holds all other assumptions constant, in practice such assumptions rarely change in isolation and the asset value changes may offset the impact to some extent. For presenting the sensitivities, the present value of the Defined Benefit Obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the Defined Benefit Obligation presented above. There was no change in the methods and assumptions used in the preparation of the Sensitivity Analysis from previous year.

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Projected benefits payable in future years from the date of rep	For year ended March 31, 2023	For year ended March 31, 2022
Projected benefit obligation on current assumptions		
Rate of discounting		
Impact of +0.5% change	5.72	4.45
(% change)	(2.36%)	(2.47%)
Impact of -0.5% change	6.00	4.68
(% change)	2.48%	2.59%
Rate of salary increase		
Impact of +0.5% change	6.00	4.68
(% change)	2.41%	2.50%
Impact of -0.5% change	5.72	4.45
(% change)	(2.32%)	(2.41%)
Withdrawal Rate (W.R.) varied by 10%		
W.R. x 110%	5.45	4.23
(% change)	(6.99%)	(7.22%)
W.R. x 90%	6.32	4.93
(% change)	7.87%	8.13%

(K) Other disclosures

The weighted average duration of the obligations as at March 31, 2023 is 5.43 years (as at March 31, 2022: 5.49 years and April 1, 2021: 5.45 Years).

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39 Related party disclosures

39.1 Details of related parties

Description of relationship	Name of the related party
Key management personnel	
- Director (Managing Director w.e.f. 01.06.2023)	Amit Mangilal Jain
- Director (Whole Time Director w.e.f. 01.06.2023)	Arpit Jain
- Director (Whole Time Director w.e.f. 01.06.2023)	Sandeep Jain
- Chief Financial Officer (w.e.f. 01.06.2023)	Samshet Balkrishna Shetye
- Company Secretary (w.e.f. 22.05.2023)	Sheetal Haresh Solani
Relatives of key management personnel (where transactions have taken place)	Kritika Jain Simran Jain Ketu Jain Sajjan Jain Vikram Jain Kala Jain Mangilal Jain Sneha Jain
Enterprises over which key management personnel is able to exercise significant influence (where transactions have taken place)	The Sajjan Jain Support Trust
Associates Firms / LLP	Bhoomi & Arkade Associates Atul & Arkade Realty Arkade Abode LLP Chandak & Arkade Associates

39.2 Transactions during the year with related parties

S. No.	Particulars	For year ended March 31, 2023	For year ended March 31, 2022
A	**Key management personnel**		
I	**Amit Mangilal Jain**		
	Managerial Remuneration	130.00	90.00
	Loan Taken	2,184.55	3,188.50
	Repayment of Loan Taken	1,371.05	362.67
	Interest Expenses	235.36	57.86
II	**Arpit Jain**		
	Managerial Remuneration	448.33	121.24
	Loan Taken	341.00	855.00
	Repayment of Loan Taken	70.78	-
	Interest Expenses	177.79	51.19
III	**Sandeep Jain**		
	Managerial Remuneration	438.69	121.11
	Loan Taken	200.00	967.02
	Repayment of Loan Taken	71.22	-
	Interest Expenses	182.21	80.17
B	**Relatives of Key Management Personnel**		
I	**Ketu Jain**		
	Managerial Salaries	16.25	5.00
	Sale of flat	1,166.25	-
II	**Kala Jain**		
	Loan Taken	-	263.00
	Repayment of Loan Taken	141.00	135.00
	Interest Expenses	0.23	27.28

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III	**Sajjan Jain**		
	Repayment of Loan Taken	291.00	23.00
	Sale of flat	575.00	-
IV	**Mangilal Jain**		
	Repayment of Loan Taken	560.00	-
V	**Vikram Jain**		
	Repayment of Loan Taken	-	16.00
VI	**Kritika Jain**		
	Professional Fees Paid	-	3.00
VII	**Simran Jain**		
	Commission / Brokerage Paid	-	19.58
VIII	**Sneha Jain**		
	Commission / Brokerage Paid	-	19.34
C	**Enterprises over which key management personnel is able to exercise significant influence***		
I	**The Sajjan Jain Support Trust**		
	Donations Paid	21.33	-
D	**Associates Firms / LLP**		
I	**Bhoomi & Arkade Associates**		
	Share of profit / (loss)	468.64	730.91
	Capital Introduce	1.91	199.89
	Capital Withdrawals	144.04	37.50
	Repayment of Loan Taken	142.13	0.61
	Interest Expenses	-	6.15
II	**Arkade Abode LLP**		
	Share of profit / (loss)	(3.79)	(0.00)
	Capital Introduce		0.01
	Capital Withdrawals	4.05	0.01
III	**Atul & Arkade Realty**		
	Share of profit / (loss)	(0.19)	(0.23)
	Capital Introduce	68.55	38.76
	Capital Withdrawals	-	-
IV	**Chandak & Arkade Associates**		
	Write off of Balances	0.78	-

The transactions with related parties are made in the normal course of business and on terms equivalent to those that prevail in arm's length transactions. All the related party transactions are reviewed and approved by board of directors.

39.3 Amounts outstanding with related parties

S. No.	Particulars	As at March 31, 2023	As at March 31, 2022
A	**Key management personnel**		
I	**Amit Mangilal Jain**		
	Loan Payable	4,103.12	3,054.26
	Managerial Remuneration Payable	10.06	5.38

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II	**Arpit Jain**		
	Loan Payable	1,406.58	958.57
	Managerial Remuneration Payable	212.31	15.87
III	**Sandeep Jain**		
	Loan Payable	1,436.66	1,125.67
	Managerial Remuneration Payable	216.16	18.85
IV	**Kala Jain**		
	Loan Payable	-	165.56
	Interest Payable	24.76	-
IV	**Mangilal Jain**		
	Loan Payable	-	560.00
IV	**Sajjan Jain**		
	Loan Payable	-	291.00
B	**Associates Firms**		
I	**Bhoomi & Arkade Associates**		
	Capital balance with firms	(32.75)	(359.26)
	Loan Payable	-	142.13
II	**Atul & Arkade Realty**		
	Capital balance with firms	1,697.26	1,628.91
III	**Arkade Abode LLP**		
	Capital balance with firms	-	7.84
IV	**Chandak & Arkade Associates**		
	Capital balance with firms	-	0.78

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40 Financial instruments and risk management

40.1 Capital risk management

The Group's objective, when managing capital is to ensure the going concern operation and to maintain an efficient capital structure to reduce the cost of capital, support the corporate strategy and meet shareholder's expectations. The policy of the Group is to borrow funds through banks or raise through equity which is supported by committed borrowing facilities to meet anticipated funding requirements. The Company manages its capital structure and makes adjustments in the light of changes in economic conditions and the requirement of financial markets. The capital structure is governed by policies approved by the Board of Directors, and is monitored by various metrics. The following table summarises the capital of the Company :

	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Short term debts*(including current maturities of long term	7,024.08	6,321.42	1,369.36
Long term debts	7,875.45	119.86	-
Total Debts	**14,899.53**	**6,441.28**	**1,369.36**
Less: Cash and cash equivalents	(1,661.84)	(252.15)	(493.95)
Net debt	**13,237.69**	**6,189.13**	**875.41**
Total Equity	**20,021.19**	**14,531.57**	**9,689.75**
Net debt to equity ratio	**0.66**	**0.43**	**0.09**

In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings.

The Company has not defaulted on any loans payable, and there has been no breach of any loan covenants.

No changes were made in the objectives, policies or processes for managing capital during the year ended March 31, 2023, March 31, 2022 and March 31, 2021.

40.2 Categories of financial instruments

The following table provides categorisation of all financial instruments

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Financial assets			
Measured at amortised cost			
(a) Loans (including inter corporate deposit)	9.07	1.54	2.31
(b) Security deposits	202.99	3.99	9.28
(c) Deposits with bank (Fixed Deposits)	637.24	110.00	65.00
(d) Cash and cash equivalent	1,661.84	252.15	493.95
(e) Bank balance other than (d) above	95.23	700.29	665.80
(f) Trade receivables	370.49	525.97	1,261.27
(g) Other financial assets	64.75	14.76	16.40
Total financial assets	**3,041.60**	**1,608.71**	**2,514.00**
Financial liabilities			
Measured at amortised cost			
(a) Borrowings	14,899.53	6,441.28	1,369.36
(b) Trade payables	2,351.90	1,373.16	2,229.25
(d) Other financial liabilities	1,372.86	770.86	737.77
Total financial liabilities	**18,624.28**	**8,585.30**	**4,336.38**

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40.3 Financial risk management objectives

The Group's principal financial liabilities comprise loans and borrowings and trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Group's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group periodically reviews the risk management policy so that the management manages the risk through properly defined mechanism. The focus is to foresee the unpredictability and minimise potential adverse effects on the Group's financial performance. The Group's overall risk management procedures to minimise the potential adverse effects of financial market on the Group's performance are as follows:

(i). Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk.

(a) Interest rate risk:

The Group is exposed to cash flow interest rate risk from long-term borrowings at variable rate. Currently the Group has external borrowings and borowwings from promoter & promoter groups which are fixed and floating rate borrowings. The Group achieves the optimum interest rate profile by refinancing when the interest rates go down. However this does not protect Group entirely from the risk of paying rates in excess of current market rates nor eliminates fully cash flow risk associated with variability in interest payments, it considers that it achieves an appropriate balance of exposure to these risks.

(b) Foreign currency risk:

Foreign Currency Risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. Exposures can arise on account of the various assets and liabilities which are denominated in currencies other than Indian Rupee.

Particulars of unhedged foreign currency exposures as at the reporting date:

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(a). Financial liabilities:			
In USD	-	-	-
Equivalent in ₹ lakhs	-	-	-
(b). Financial assets:			
In USD	-	-	-
In EURO	-	-	-
Equivalent in ₹ lakhs	-	-	-

All amounts are ₹ in Lakhs unless otherwise stated

(ii). Credit risk management

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Group's customer base, including the default risk of the industry and country, in which customers operate, has less influence on the credit risk.

The Group has entered into contracts for the sale of residential and commercial units on an installment basis. The installments are specified in the contracts. The Group is exposed to credit risk in respect of installments due. However, the possession of residential and commercial units is handed over to the buyer only after all the installments are recovered. In addition, installment dues are monitored on an ongoing basis with the result that the Group's exposure to credit risk is not significant. The Group evaluates the concentration of risk with respect to trade receivables as low, as none of its customers constitutes significant portions of trade receivables as at the year end.

Credit risk from balances with banks and financial institutions is managed by Group's treasury in accordance with the Group's policy. The Group limits its exposure to credit risk by only placing balances with local banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

(iii). Liquidity risk management

Liquidity risk is the risk that the Company will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. The Group has an established liquidity risk management framework for managing its short term, medium term and long term funding and liquidity management requirements. The Group's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Group manages the liquidity risk by maintaining adequate funds in cash and cash equivalents.

Surplus funds not immediately required are invested in certain financial assets which provide flexibility to liquidate at short notice and are included in cash equivalents.

Liquidity risk table

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments.

Particulars	Upto 1 year	1-5 years	Total
March 31, 2023			
Borrowings	7,024.08	7,875.45	**14,899.53**
Trade payables	2,351.90	-	**2,351.90**
Other financial liabilities	1,372.86	-	**1,372.86**
Total	**10,748.83**	**7,875.45**	**18,624.28**
March 31, 2022			
Borrowings	6,321.42	119.86	**6,441.28**
Trade Payables	1,373.16	-	**1,373.16**
Other Financial Liabilities	770.86	-	**770.86**
Total	**8,465.44**	**119.86**	**8,585.30**
April 1, 2021			
Borrowings	1,369.36	-	**1,369.36**
Trade Payables	2,229.25	-	**2,229.25**
Other Financial Liabilities	737.77	-	**737.77**
Total	**4,336.38**	-	**4,336.38**

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41 Fair value measurements

This note provides information about how the Group determines fair values of various financial assets and financial liabilities.

41.1 Fair value of the Company's financial assets and financial liabilities that are measured at fair value on a recurring basis

The Company has not measure any financial assets and financial liabilities that are measured at fair value on a recurring basis.

41.2 Fair value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required)

The directors of the Company consider that the carrying amounts of financial assets and financial liabilities recognised in these financial statements approximate their fair values.

42 Disclosure as per Section 186 of the Companies Act, 2013

The details of loans, guarantees and investments under Section 186 of the Companies Act, 2013 read with the Companies (Meetings of Board and its

(i) Details of Investments made by the Company are given in Note 6.1 in the financial statement.

(ii) The Group has not granted any loans to any parties during the period.

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42 Other Notes

42.1 The Group does not own benami properties. Further, there are no proceedings which have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

42.2 The Group has not traded or invested in Crypto currency or Virtual Currency during each reporting period. During each reporting period, the Group has not traded or invested in Crypto currency or Virtual Currency.

42.3 There were no Scheme of Arrangements entered by the Group during each reporting period, which required approval from the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

42.4 Relationship with struck-off companies

The Group did not have any transactions with Companies struck off.

42.5 The Group has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

42.6 The Group has not made any delay in Registration of Charges under the Companies Act, 2013.

42.7 **Code of Social Security, 2020**

The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified. the Company will assess the impact of the Code when it comes into effect and will record any related impact in the period when the Code becomes effective.

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

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43 Ratio Analysis and its elements

Where any one or both the components of ratios are extracted from statement of profit and loss, the ratios are provided for the year ended March 31, 2022 and March 31, 2021. However, where both the components of ratio are extracted from the Balance sheet, the ratios are provided for all the three periods (i.e., as at March 31, 2022, as at March 31, 2021 and April 1, 2020).

a) Current Ratio = Current assets divided by Current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Current assets	52,797.69	35,033.95	33,164.41
Current liabilities	27,519.23	22,414.43	25,199.89
Ratio (In times)	**1.92**	**1.56**	**1.32**
% Change from previous year	**23.08%**	**18.18%**	-

b) Return on Equity Ratio = Net profit after tax divided by average equity

Particulars	As at March 31, 2023	As at March 31, 2022
Net profit after tax	5,484.08	4,890.87
Total equity*	17,276.38	12,110.66
Ratio	**0.32**	**0.40**
% Change from previous year	**-21.40%**	

*Average equity represents the average of opening and closing total equity.

c) Inventory Turnover Ratio = Cost of materials consumed divided by average

Particulars	As at March 31, 2023	As at March 31, 2022
Cost of materials consumed	13,290.93	15,996.01
Average Inventory	39,976.71	25,154.81
Ratio (In times)	**0.33**	**0.64**
% Change from previous year	**-47.72%**	

Reason for change more than 25%:

Due to increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company.

d) Trade Receivables turnover ratio = Credit Sales divided by average trade

Particulars	As at March 31, 2023	As at March 31, 2022
Sales	21,915.67	22,301.10
Average Trade Receivables #	448.23	893.62
Ratio (In times)	**48.89**	**24.96**
% Change from previous year	**95.92%**	

Trade receivables is included gross of ECL and net of customer advances. Average Trade receivables represents the average of opening and closing trade receivables.

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e) **Trade payables turnover ratio = Credit purchases divided by average trade payables**

Particulars	As at March 31, 2023	As at March 31, 2022
Contract Cost	33,442.84	25,487.92
Closing Trade Payables	931.26	900.60
Ratio (In times)	**35.91**	**28.30**
% Change from previous year	**21.19%**	

f) **Net Capital Turnover Ratio = Sales divided by Net Working capital**

Particulars	As at March 31, 2023	As at March 31, 2022
Sales (A)	22,015.27	22,893.46
Current Assets (B)	52,797.69	35,033.95
Current Liabilities (C)	27,519.23	22,414.43
Net Working Capital (D = B - C)	25,278.46	12,619.52
Ratio (In times) (E = A / D)	**0.87**	**1.81**
% Change from previous year	**-51.99%**	

Reason for change more than 25%:

Due to increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company has lead to icreased investments in working capital of the Company.

g) **Net profit ratio = Net profit before tax divided by Sales**

Particulars	As at March 31, 2023	As at March 31, 2022
Net profit before tax	6,818.38	5,580.19
Sales	22,015.27	22,893.46
Ratio	**31%**	**24%**
% Change from previous year	**27.06%**	

h) **Return on Capital employed (pre -tax) = Earnings before interest and taxes (EBIT) divided by average Capital Employed**

Particulars	As at March 31, 2023	As at March 31, 2022
Profit before tax (A)	6,818.38	5,580.19
EBIT (B) = (A)	**6,818.38**	**5,580.19**
Total Assets (C)	55,530.26	37,137.24
Current Liabilities (D)	27,519.23	22,414.43
Capital Employed (E)=(C)-(D)	**28,011.03**	**14,722.81**
Ratio (In %)	**24%**	**38%**
% Change from previous year	**-35.78%**	

Reason for change more than 25%:

Due to increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company has lead to icreased investments in working capital of the Company.

i) **Debt Equity ratio = Total debts divided by Total Equity**

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Total Debts	14,899.53	6,441.28	1,369.36
Shareholder's funds	20,021.19	14,531.57	9,689.75
Ratio (In Times)	**0.74**	**0.44**	**0.14**
% Change from previous year	**67.89%**	**213.66%**	

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Reason for change more than 25%:

Increase in FY 21-22 is mainly on account of increase in unsecured borrowings & Increase in FY 22-23 is on account of raising fresh Term Loans for Projects & unsecured borrowings.

j) **Debt service coverage ratio= Earnings available for debt services dividend by total interest and principal repayments.**

Particulars	As at March 31, 2023	As at March 31, 2022
Profit after tax (A)	5,484.08	4,890.87
Add: Non cash operating expenses and finance cost		
-Depreciation and amortisation (B)	27.12	7.13
-Finance cost (C)	128.12	432.94
Total Non-cash operating expenses and finance cost (Pre-ta	**155.23**	**440.07**
Total Non-cash operating expenses and finance cost (Post-tax) (E = D (1-Tax rate))	116.16	329.31
Earnings available for debt services (F = A+E)	**5,600.24**	**5,220.18**
Debt service		
Interest (G)	746.31	411.09
Lease payments (H)	-	-
Principal repayments (I)	(3,844.78)	(573.60)
Total Interest and principal repayments (J = G + H + I)	**(3,098.47)**	**-162.51**
Ratio (In times) (J = F/ I)	**1.81**	**32.12**
% Change from previous year	**-94.37%**	

Reason for change more than 25%:

Due to increase in repayment of principle amount of unsecured borrowings (which are repayable on demands)

k) **Return on Investments**

This ratio has not been calculated since the Company does not have any investments as on 31st March, 2023 except investments in Associates Firms

44 Other Events

44.1 Initial Public Offer - Draft Red Herring Prospectus

The Company has formed the IPO Committee vide resolution passed in the meeting of Board of Directors of the Company held on December 05, 2022 for initiating the process of preparing and filing of the Draft Red Herring Prospectuts in terms of SEBI (Issue of Capital & Disclosures Requirements) Regulations.

44.2 Events after balance sheet date

Significant non - adjusting event occurred between the balance sheet date and date of the approval of these financial statements by the Board of Directors of the Company requiring disclosure :

(a) **Conversion into Public Limited Company**

The Company has been converted from Private Limited Company to Public Limited Company vide resolution passed in the Extra Ordinary General Meeting of the Company held on June 05, 2023.

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45 First-time adoption of Ind-AS

45.1 Reconciliation of total equity as at March 31, 2022 and April 1, 2021

Particulars		As at March 31, 2022	As at April 1, 2021
Total equity (shareholder's funds) under previous GAAP		14,528.44	9,637.05
Ind AS Adjustments:			
Gratuity Impact as per valuation		(14.84)	(16.83)
Leave encashment Impact as per valuation		(4.56)	(4.01)
Gain / (loss) on fair valuation of investments in equity instruments measured through FVTPL		11.64	55.40
Transaction Cost related to term loans		-	-
Remeasurement of defined benefit plans (net of Deferred tax) through OCI		(15.91)	(4.00)
Deferred Tax Impact		26.79	22.14
Total adjustment to equity		3.12	52.70
Total equity under Ind AS		14,531.57	9,689.75

45.2 Reconciliation of Total Comprehensive Income for the year ended March 31, 2022

Particulars		For Year ended March 31, 2022
Profit after tax as per previous GAAP		4,928.53
Ind AS Adjustments:		
Gratuity Impact as per valuation		2.01
Leave encashment Impact as per valuation		(0.56)
Gain / (loss) on fair valuation of investments in equity instruments measured through FVTPL		(43.76)
Transaction Cost related to term loans		-
Deferred tax impact		4.65
Total adjustment to profit or loss		(37.66)
Profit after tax under Ind AS		4,890.87
Other Comprehensive Income		
Remeasurement of defined benefit plans (net of Deferred tax)		(11.91)
Total comprehensive income under Ind AS		4,878.97

Note: Under previous GAAP, total comprehensive income was not reported. Therefore, the above reconciliation starts with profit under the previous GAAP.

45.3 Impact of Ind AS adoption on the statements of cash flows for the year ended March 31, 2022

There were no significant reconciliation items between cash flows prepared under Indian GAAP and those prepared under Ind AS.

45.4 Notes to first-time adoption:

a Borrowings

Under previous GAAP, transaction costs incurred in connection with borrowings are charged upfront to Statement of Profit and Loss for the period/year. Under Ind AS, transaction costs are included in the initial recognition amount of financial liability and charged to Statement of Profit and Loss using effective interest method.

b. Actuarial gains and losses

The impact is on account of measurement of employee benefits obligations as per Ind AS 19. Under previous GAAP, actuarial gains and losses were recognised in profit and loss. Under Ind AS, the actuarial gains and losses forming part of remeasurement of the net defined benefit liability / asset, are recognised in the Other Comprehensive Income (OCI) under Ind AS instead of profit or loss. The actuarial gains for the year ended March 31, 2023 were ₹ 3.82 Lakshs. This change does not effect total equity, but there is a decrease in profit before tax to that extent.

c. Deferred Tax

The previous GAAP requires deferred tax accounting using the income statement approach, which focuses on differences between taxable profits and accounting profits for the period. Ind AS 12 requires entities to account for deferred taxes using balance sheet approach which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. Various transitional adjustments has resulted in recognition of temporary differences.

d. Expected Credit Allowance on Trade Receivables

Under Ind AS, impairment allowance has been determined based on forward-looking expected credit loss (ECL) model which has led to an increase in the amount of provision as on the date of transition. The Company chose to calculate impairment allowance under simplified approach for trade receivables where the Company does not separately track changes in credit risk.

45.5 Companies / Firms consolidated as subsidiaries / Associates in accordance with Accounting Standard 21 - Consolidated Financial Statements :

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45.6 Disclosure of additional information as required by the Schedule III:

(a) As at and for the year ended March 31, 2023

Name of the entity in the Group	Net Assets, i.e., total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated Net Assets	Amount	As % of Consolidated profit or loss	Amount	As % of Consolidated other comprehensive income	Amount	As % of consolidated total comprehensive income	Amount
Parent Company								
Arkade Developers Limited	99.95%	20,015.99	100.12%	5,490.46	100.00%	3.82	100.12%	5,494.29
Subsidiaries								
Indian								
Arkade Realty	0.01%	1.70	(0.11%)	(5.91)	0.00%	-	(0.11%)	(5.91)
Arkade Paradigm	0.02%	3.50	0.02%	1.24	0.00%	-	0.02%	1.24
Non-controlling Interest	0.03%	5.24	-0.03%	(1.71)	0.00%	-	-0.03%	(1.71)
Total	**100.00%**	**20,026.43**	**100.00%**	**5,484.08**	**100.00%**	**3.82**	**100.00%**	**5,487.90**

(b) As at and for the year ended March 31, 2022

Name of the entity in the Group	Net Assets, i.e., total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of Consolidated Net Assets	Amount	As % of Consolidated profit or loss	Amount	As % of Consolidated other comprehensive	Amount	As % of consolidated total comprehensive	Amount
Parent Company								
Arkade Developers Limited	100.27%	14,551.42	95.74%	4,682.72	100.00%	(11.91)	95.73%	4,670.81

Subsidiaries								
Indian								
Arkade Realty	-0.09%	(13.29)	3.50%	171.01	0.00%	-	3.51%	171.01
Arkade Paradigm	-0.05%	(6.56)	0.00%	(0.00)	0.00%	-	0.00%	(0.00)
Non-controlling Interest	(0.14%)	(19.85)	0.76%	37.14	0.00%	-	0.76%	37.14
Total	100.00%	14,511.72	100.00%	4,890.87	100.00%	(11.91)	100.00%	4,878.97

46 Previous year's figures have been regrouped / reclassed wherever necessary to correspond with the current year's classification / disclosure.

As per our report of even date

For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 03, 2023

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W CA MUMBAI

For and on behalf of Board of Directors of
Arkade Developers Limited

Amit Jain
Managing Director
DIN : 00139764

Arpit

Arpit Jain
Whole-time Director
DIN : 06899631

Shetye

Samshet Shetye
Chief Financial Officer

Solanki

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 03, 2023

ARKADE DEVELOPERS LIMITED MUMBAI

MITTAL & ASSOCIATES
CHARTERED ACCOUNTANTS

B-603, Raylon Arcade,
R K Mandir Road, Kondivita
Andheri (East), Mumbai - 400 059.
Email : mm@mittal-associates.com
Tel :. 9892076888 / 8689958800

Independent Examination report on the Restated Ind AS Consolidated Financial Information of Arkade Developers Limited (formerly Arkade Developers Private Limited)

The Board of Directors
Arkade Developers Limited (formerly Arkade Developers Private Limited)
Arkade House, Near Children's Academy, A S Marg,
Ashok Nagar, Kandivali (East), Mumbai, Maharashtra 400101

Independent Auditor's Examination Report on Restated Consolidated Financial Information in connection with the proposed Initial Public Offering of Arkade Developers Limited (formerly Arkade Developers Private Limited)

Dear Sirs,

1. This report is issued in accordance with the terms of our engagement dated June 21, 2023.

2. We have examined the attached Restated Consolidated Financial Information, expressed in Indian Rupees in million of Arkade Developers Limited (formerly Arkade Developers Private Limited) (hereinafter referred to as the "Company" or the "Issuer" or the 'ADL') and its subsidiaries (the Company and its subsidiaries together referred toas the "Group"), and associates comprising:

   (a) the "Restated Consolidated Statement of Assets and Liabilities" as at March 31, 2023, March 31, 2022 and March 31, 2021 (enclosed as Annexure I);

   (b) the "Restated Consolidated Statement of Profit and Loss" for the year ended March 31, 2023, March 31, 2022 and March 31, 2021 (enclosed as Annexure II);

   (c) the "Restated Consolidated Statement of Changes in Equity" for the year ended March 31, 2023, March 31, 2022 and March 31, 2021 (enclosed as Annexure III);

   (d) the "Restated Consolidated Statement of Cash Flows" for the year ended March 31, 2023, March 31, 2022 and March 31, 2021 (enclosed as Annexure IV);

   (e) the "Basis of Preparation, Significant Accounting Policies" for the year ended March 31, 2023, March 31, 2022 and March 31, 2021 (enclosed as Annexure V);

   (f) the "Notes to Restated Consolidated Financial Information" for the year ended March 31, 2023, March 31, 2022 and March 31, 2021 (enclosed as Annexure VI); and

   (g) the "Statement of Adjustments to Audited Consolidated Financial Statements" as at and for the year ended March 31, 2023, March 31, 2022 and March 31, 2021 (enclosed as Annexure VII);

   (hereinafter together referred to as the "Restated Consolidated Financial Information"), prepared by the Management of the Company in connection with the proposed Initial Public Offering of Equity Shares of the Company (the "IPO" or "Issue") in accordance with the requirements of:

   i. Section 26 of the Companies Act, 2013 (the "Act") as amended from time to time;

   ii. Paragraph (A) of Clause 11 (I) of Part A of Schedule VI of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended to date (the "SEBI ICDR

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Regulations") issued by the Securities and Exchange Board of India (the "SEBI"); and

iii. the Guidance Note on Reports in Company Prospectuses (Revised 2019) issued by the Institute of Chartered Accountants of India ("ICAI"), as amended from time to time (the "Guidance Note").

The said Restated Consolidated Financial Information has been approved by the Board of Directors of the Company at their meeting held on July 21, 2023 for the purpose of inclusion in the Draft Red Herring Prospectus ("DRHP") and initialed by us for identification purposes only.

Management's Responsibility for the Restated Consolidated Financial Information

3. The preparation of the Restated Consolidated Financial Information, for the purpose of inclusion in the DRHP to be filed with Securities and Exchange Board of India (SEBI), BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE") in connection with the proposed Initial Public Offering of the equity shares of the Company, isthe responsibility of the Management of the Company. The Restated Consolidated Financial Information have been prepared by the Management of the Company in accordance with the basis of preparation stated in Note 2.1 to the Restated Consolidated Financial Information in Annexure V. The Management's responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and presentation of the Restated Consolidated Financial Information. The Management is also responsible for identifying and ensuring that the Group, its jointly controlled operations, joint ventures and associates, comply with the Act, SEBI ICDR Regulations and the Guidance Note.

Auditor's Responsibilities

4. Our work has been carried out considering the concepts of test checks and materiality to obtain reasonable assurance based on verification of evidence supporting the Restated Consolidated Financial Information in accordance with the Guidance Note on Reports in Company Prospectuses (Revised 2019) and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India and pursuant to the requirements of Section 26 of the Act, and the SEBI ICDR Regulations. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Act, the SEBI ICDR Regulations and the Guidance Note in connection with the Issue.

5. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Instituteof Chartered Accountants of India.

6. The Restated Consolidated Financial Information, expressed in Indian Rupees in million, has been prepared by the Company's Management from:

   (a) the audited consolidated financial statements of the Group and associates as at and for the years ended on March 31, 2022 and March 31, 2021 prepared in accordance with Accounting Standard (referred to as "AS") as prescribed under Section 133 of the Act, read with Companies (Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India, which have been approved by the Board of Directors at their meeting held on April 01, 2023

   (b) the Special purpose audited consolidated converged financial statements (based on the previously issued audited financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Indian Accounting Standards – Ind AS) of the Group and associates as at and for the years ended on March 31, 2022 and March 31, 2021 prepared in accordance with Indian Accounting Standard (referred to as "Ind AS") as prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules 2015, as amended, and other accounting principles generally

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI CA accepted in India, which have been approved by the Board of Directors at their meeting held on July 03, 2023.

(c) the audited consolidated financial statements of the Group and associates as at and for the years ended on March 31, 2023 prepared in accordance with Indian Accounting Standard (referred to as "Ind AS") as prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India, which have been approved by the Board of Directors at their meeting held on July 03, 2023.

7. For the purpose of our examination, we have relied on

(a) Auditor's reports issued by other auditors on consolidated financial statements of the Group and associates as at and for the years ended on March 31, 2022 and March 31, 2021 prepared in accordance with Accounting Standard (referred to as "AS") as prescribed under Section 133 of the Act, read with Companies (Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India, dated April 01, 2023.

(b) Auditor's report issued by other auditors on the Special Purpose Ind AS Financial Statements of the subsidiaries and associates as at and for the year ended March 31, 2023, March 31, 2022 and March 31, 2021.

(c) Special purpose audit report issued by us on the Special Purpose Ind AS Consolidated Financial Statements of the Group and its associate as at and for the year ended March 31, 2022, March 31, 2021, dated July 03, 2023, as referred in Para 6 (c) above;

(d) Audit report issued by us on the Ind AS Consolidated Financial Statements of the Group and its associates as at and for the year ended March 31, 2023, dated July 03, 2023, as referred in Para 6 (d) above.

8. We have not audited any financial statements of the Group and associates as of any date or for any period subsequent to March 31, 2023. Accordingly, we do not express any opinion on the financial position, results or cash flows of the Group and associates as of any date or for any period subsequent to March 31, 2023.

Opinion

9. Based on our examination and according to the information and explanations given to us, we report that the Restated Consolidated Financial Information:

a. have been prepared in accordance with the Act, the SEBI ICDR Regulations and the Guidance Note;

b. have been prepared after incorporating adjustments in respect of changes in the accounting policies, material errors, and regrouping/reclassifications, retrospectively (as disclosed in Annexure VII to Restated Consolidated Financial Information) to reflect the same accounting treatment as per the accounting policies as at and for the year ended March, 2023; and

c. there are no qualifications in the auditors' reports which require any adjustments.

10. The Restated Consolidated Financial Information does not reflect the effects of events that occurred subsequent to the respective date of reports on the audited consolidated financial statements of the Group and its jointly controlled operations, joint ventures and associates mentioned in paragraph 8 above.

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Particulars	As at and for theyear ended March 31, 2023	As at and for theyear ended March 31, 2022	As at and for theyear ended March 31, 2021
Total Assets (INR Million)	1.53	52.37	91.57
Net Assets (INR Million)	0.52	(1.99)	9.84
Total Revenue (INR Million)	Nil	25.87	563.51
Total Comprehensive Income (INR Million)	(0.17)	3.28	9.84
Net cash inflows/ (outflows) (INR Million)	(0.55)	(0.18)	(47.23)
Number of Associates and Joint Ventures (numbers)	3	3	3
Share of profit/ (loss) in associates (net) (INR Million)	41.74	72.08	(6.10)

Our opinion on the consolidated financial statements is not modified in respect of the above matters.

b) We did not examine the restated financial information of subsidiaries and associates whose share of total assets, net assets, total revenue, total comprehensive income (comprising of profit/ (loss) and other comprehensive income), net cash inflows / (outflows) and share of profit/ (loss) in its associates included in the Restated Consolidated financial information, for the relevant years/period is tabulated in Table B below, which are audited by other auditors and whose reports have been furnished to us by the Company's management and our opinion on the Restated consolidated financial information, in so far as it relates to the amounts and disclosures included in respect of these components, is based solely on the reports of other auditors and information provided by the management

Table B

Particulars	As at and for the year ended March 31, 2023	As at and for the year ended March 31, 2022	As at and for the year ended March 31, 2021
Number of Subsidiaries (numbers)	2	2	2
Total Assets (INR Million)	1.53	57.09	91.57
Net Assets (INR Million)	0.52	2.74	9.84
Total Revenue (INR Million)	Nil	25.87	563.51
Total Comprehensive Income (INR Million)	(4.89)	8.00	(0.88)
Net cash inflows/ (outflows) (INR Million)	(0.55)	(0.18)	(50.32)
Number of Associates and Joint Venture (numbers)	3	3	3
Share of profit/ (loss) in associates	41.74	72.79	(6.10)

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11. This report should not in any way be construed as a re-issuance or re-dating of any of the previous audit report issued by us or other auditors on the consolidated financial statements of the Group, or any components included in those financial statements as may be applicable for the reporting periods.

12. We have no responsibility to update our report for events and circumstances occurring after the date of the report.

Other Matters

13. a) As indicated in the auditor's reports referred in paragraph 7 above:

1. The comparative financial information of the Company for the year ended 31st March, 2022 and the transition date opening Balance Sheet as at April 01, 2021 included in the financial statements for the year ended on March 31, 2023, are based on the previously issued audited financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006, as adjusted for the differences in the accounting principles adopted by the Company on transition to the Indian Accounting Standards (Ind AS), which have been audited by us.

2. Consolidated accounts for the previous years ended on March 31, 2022 and March 31, 2021 under Companies (Accounting Standard) Rules, 2006, were audited by another firm of Chartered Accountants viz. M/S. Kavin Shah & Associates. They have expressed the unmodified opinion on the financial statements for the year ended on 31st March, 2022 and March 31, 2021 vide their respective years report dated 01 April, 2023.

3. We did not audit the financial statements of subsidiaries and associates whose share of total assets, net assets, total revenue, total comprehensive income (comprising of profit/ (loss) and other comprehensive income), net cash inflows / (outflows) and share of profit/ (loss) in its associates included in the consolidated financial statements, for the relevant years/period is tabulated in Table A below, which are audited by other auditors and whose reports have been furnished to us by the Company's management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these components, is based solely on the reports of other auditors:

Table A

Particulars	As at and for theyear ended March 31, 2023	As at and for the year ended March 31, 2022	As at and for theyear ended March 31, 2021
Number of Subsidiaries (numbers)	2	2	2

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

The other auditors of the subsidiaries and associates, have confirmed that the restated standalone / consolidated financial information of the components:

i. have been prepared after incorporating adjustments for the changes in accounting policies, material errors and regrouping/reclassifications to reflect the same accounting treatment as per the accounting policies of the Arkade Developers Limited as at March 31, 2023;

ii. there are no qualifications in the auditors' report which require any adjustments; and

iii. have been prepared in accordance with the Act, ICDR Regulations and the Guidance Note.

Restriction on Use

14. This report is addressed to and is provided to enable the Board of Directors of the Company to include this report in the Draft Red Herring Prospectus, prepared in connection with the proposed Initial Public Offering of Equity Shares of the Company, to be filed by the Company with the Securities and Exchange Board of India, BSE Limited and National Stock Exchange of India Limited in connection with the proposed Initial Public Offering of the equity shares of the Company. Our report should not be used, referred to, or distributed for any other purpose except with our prior consent in writing. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For Mittal & Associates
Chartered Accountants
Firm Reg. No. 106456W

Hemant

MITTAL & ASSOCIATES MUMBAI FIRM REGISTRATION NO. 106456W CA

Hemant R Bohra
Partner
Mem. No.: 165667
UDIN:- 23165667BGTIGQ9354

Place : Mumbai
Date : July 21, 2023

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
ANNEXURE I
Restated Consolidated Statement of Assets & Liabilities
All amounts are ₹ in Millions unless otherwise stated

Particulars	Note	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Assets				
Non-current assets				
(a) Property, plant and equipment	4	19.11	18.28	3.46
(b) Intangible assets	5	2.49	-	-
(c) Financial assets				
(i) Investments	6.1	169.73	163.75	159.90
(ii) Loans	7.1	-	-	-
(iii) Other financial assets	8.1	63.72	11.00	6.50
(d) Non-current tax assets (net)	9.1	10.80	0.54	8.83
(e) Deferred tax assets (net)	10.1	6.59	2.70	2.26
(f) Other non-current assets	11.1	0.83	-	-
Total non-current assets		**273.26**	**196.28**	**180.95**
Current assets				
(a) Inventories	12.1	5,005.26	2,990.08	2,040.89
(b) Financial assets				
(i) Investments	6.1	-	231.63	976.46
(ii) Trade receivables	13.1	37.05	52.60	126.13
(iii) Cash and cash equivalents	14.1	166.20	25.21	49.39
(iv) Bank balances other than (ii) above	15.1	9.52	70.03	66.58
(v) Loans	7.1	0.91	0.15	0.23
(vi) Other financial assets	8.1	26.77	1.88	2.56
(c) Other current assets	11.1	34.07	131.82	54.19
Total current assets		**5,279.78**	**3,503.39**	**3,316.43**
Total assets		**5,553.04**	**3,699.67**	**3,497.38**
Equity and liabilities				
Equity				
(a) Equity share capital	16.1	20.00	20.00	20.00
(b) Other equity	17.1	1,982.11	1,474.95	971.41
Total attributable to owners of the parent company		**2,002.11**	**1,494.95**	**991.41**
Total attributable to Non- Controlling Interest		0.52	(1.98)	9.41
Total Equity		**2,002.63**	**1,492.97**	**1,000.82**
Liabilities				
Non-current liabilities				
(a) Financial liabilities				
(i) Borrowings	18.1	787.54	11.99	-
(ii) Other financial liabilities	19.1	-	-	-
(b) Provisions	20.1	10.91	9.12	6.79
(c) Deferred Tax Laibilities (Net)	10.1	-	-	-
Total non-current liabilities		**798.45**	**21.11**	**6.79**
Current liabilities				
(a) Financial liabilities				
(i) Borrowings	18.1	702.41	632.14	136.94
(ii) Trade payables	21.1			
- Total outstanding dues to small and micro enterprises		79.66	32.54	60.91
- Total outstanding dues of creditors other than small and micro enterprises		155.53	104.77	162.01
(iii) Other financial liabilities	19.1	137.29	77.08	73.78
(b) Other current liabilities	22.1	1,648.01	1,308.11	2,032.11
(c) Provisions	20.1	29.05	30.95	24.01
(d) Current tax liabilities (net)	23.1	-	-	-
Total current liabilities		**2,751.95**	**2,185.60**	**2,489.76**
Total equity and liabilities		**5,553.04**	**3,699.67**	**3,497.38**

The above statement should be read with the Notes to the Restated Consolidated Financial Information- Significant Accounting Policies appearing in Annexure V, Notes to the Restated Standalone Financial information - Other Information appearing in Annexure VI; and Restatement Adjustments to Restated Standalone Financial information appearing in Annexure VII.

As per our report of even date
For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 21, 2023

For and on behalf of Board of Directors of Arkade Developers Limited

Amit Jain	Arpit Jain	Samshet Shetye	Sheetal Solani
Managing Director	Whole-time Director	Chief Financial Officer	Company Secretary
DIN : 00139764	DIN : 06899631		M No. : A45964

Place: Mumbai
Date : July 21, 2023

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
ANNEXURE II
Restated Consolidated Statement of Profit and Loss
All amounts are ₹ in Millions unless otherwise stated

Particulars		Note	For the year ended March 31, 2023	For the year ended March 31, 2022	For the year ended March 31, 2021
I	Revenue from operations	24.1	2,201.52	2,289.34	1,082.70
II	Other income	25.1	38.61	82.48	49.15
III	**Total income (I + II)**		**2,240.13**	**2,371.82**	**1,131.85**
IV	**Expenses**				
	(a) Cost of construction	26.1	3,344.28	2,548.79	585.16
	(b) Changes in inventories of finished goods and work in progress	27.1	(2,015.19)	(949.19)	79.04
	(c) Employee benefit expense	28.1	170.83	79.46	61.30
	(d) Finance costs	29.1	12.81	43.29	12.98
	(e) Depreciation and amortisation expense	30.1	2.71	0.71	1.09
	(f) Other expenses	31.1	98.69	65.83	95.25
	Total expenses (IV)		**1,614.14**	**1,788.89**	**834.81**
V	**Profit before tax and share of profit (loss) from associates (III - IV)**		**625.99**	**582.93**	**297.04**
	Share of profit / (loss) from associates		41.74	72.79	(6.10)
VI	**Profit before tax**		**667.73**	**655.72**	**290.95**
VII	**Tax expense**				
	(1) Current tax	32.1	165.01	147.73	76.89
	(2) Deferred tax expense/ (credit)	32.1	(3.89)	(0.45)	(3.13)
	Total tax expense (VI)		**161.12**	**147.28**	**73.76**
VIII	**Profit for the year (V -VI)**		**506.61**	**508.44**	**217.18**
	(i) Owners of the company		506.78	504.73	211.90
	(ii) Non controlling interest		(0.17)	3.71	5.28
IX	**Other comprehensive income**				
	(A) Items that will not be reclassified to profit or loss				
	(a) (Loss)/Gain on remeasurement of the defined benefit plan	36.1	(0.38)	1.19	0.40
	(b) Income tax on above	32.1			
	Total other comprehensive (loss)/income for the year		**(0.38)**	**1.19**	**0.40**
	(i) Owners of the company		(0.38)	1.19	0.40
	(ii) Non controlling interest		-	-	
X	**Total comprehensive (loss)/income for the year (VII+VIII)**		**506.99**	**507.25**	**216.78**
	(i) Owners of the company		507.16	503.54	211.50
	(ii) Non controlling interest		(0.17)	3.71	5.28
XI	**Earnings per equity share (Face value of ₹ 10/- per share)**	33.1			
	(1) Basic (₹)		3.33	3.32	1.39
	(2) Diluted (₹)		3.33	3.32	1.39

The above statement should be read with the Notes to the Restated Consolidated Financial Information- Significant Accounting Policies appearing in Annexure V, Notes to the Restated Standalone Financial information - Other Information appearing in Annexure VI; and Restatement Adjustments to Restated Standalone Financial information appearing in Annexure VII.

As per our report of even date
For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 21, 2023

For and on behalf of Board of Directors of
Arkade Developers Limited

Amit Jain
Managing Director
DIN : 00139764

Arpit

Arpit Jain
Whole-time Director
DIN : 06899631

Shetye

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 21, 2023

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
ANNEXURE III
Restated Consolidated Statement of Changes in Equity
All amounts are ₹ in Millions unless otherwise stated

(a) Equity share capital

For the year ended March 31, 2023

Balance as at April 1, 2022	Changes in equity share capital due to prior period errors	Restated balance at April 1, 2022	Changes in equity share capital during the year	Balance as at March 31, 2023
20.00	-	20.00	-	20.00

For the year ended March 31, 2022

Balance as at April 1, 2021	Changes in equity share capital due to prior period errors	Restated balance at April 1, 2021	Changes in equity share capital during the year	Balance as at March 31, 2022
20.00	-	20.00	-	20.00

For the year ended March 31, 2021

Balance as at April 1, 2020	Changes in equity share capital due to prior period errors	Restated balance at April 1, 2020	Changes in equity share capital during the year	Balance as at March 31, 2021
20.00	-	20.00	-	20.00

(b) Other equity

Particulars	Reserves and Surplus			Total
	Securities premium	Retained earnings	Remeasurement of defined benefit plan	
Balance as at April 1, 2022	**187.92**	**1,287.82**	**(0.79)**	**1,474.95**
Changes in accounting policy	-	-	-	-
Restated balance as at April 1, 2022	**187.92**	**1,287.82**	**(0.79)**	**1,474.95**
Profit for the year	-	506.78	-	506.78
Remeasurement of defined benefit obligation, net of income tax	-	-	0.38	0.38
Total comprehensive (loss)/Gain for the year	**-**	**506.78**	**0.38**	**507.16**
Securities premium on shares issued (net of share issue costs)	-	-	-	-
Balance as at March 31, 2023	**187.92**	**1,794.60**	**(0.41)**	**1,982.11**

Particulars	Reserves and Surplus			Total
	Securities premium	Retained earnings	Remeasurement of defined benefit plan	
Balance as at April 1, 2021	**187.92**	**783.09**	**0.40**	**971.41**
Changes in accounting policy	-	-	-	-
Restated balance as at April 1, 2021	**187.92**	**783.09**	**0.40**	**971.41**
Profit for the year	-	504.73	-	504.73
Remeasurement of defined benefit obligation, net of income tax	-	-	(1.19)	(1.19)
Total comprehensive (loss)/Gain for the year	**-**	**504.73**	**(1.19)**	**503.54**
Securities premium on shares issued (net of share issue costs)	-	-	-	-
Balance as at March 31, 2022	**187.92**	**1,287.82**	**(0.79)**	**1,474.95**

ARKADE DEVELOPERS LIMITED
MUMBAI

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
ANNEXURE III
Restated Consolidated Statement of Changes in Equity
All amounts are ₹ in Millions unless otherwise stated

Particulars	Reserves and Surplus			Total
	Securities premium	Retained earnings	Remeasurement of defined benefit plan	
Balance as at April 1, 2020	187.92	571.19	-	759.10
Changes in accounting policy	-	-	-	-
Restated balance as at April 1, 2020	187.92	571.19	-	759.10
Profit for the year	-	211.90	-	211.90
Remeasurement of defined benefit obligation, net of income tax	-	-	0.40	0.40
Total comprehensive (loss)/Gain for the year	-	211.90	0.40	212.30
Securities premium on shares issued (net of share issue costs)	-	-	-	-
Balance as at March 31, 2021	187.92	783.09	0.40	971.41

The above statement should be read with the Notes to the Restated Consolidated Financial Information- Significant Accounting Policies appearing in Annexure V, Notes to the Restated Standalone Financial information - Other Information appearing in Annexure VI; and Restatement Adjustments to Restated Standalone Financial information appearing in Annexure VII.

As per our report of even date
For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 21, 2023

For and on behalf of the Board of Directors of
Arkade Developers Limited

Amit Jain
Managing Director
DIN : 00139764

Arpit

Arpit Jain
Whole-time Director
DIN : 06899631

Shetye

Samshet Shetye
Chief Financial Officer

Solani

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 21, 2023

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
ANNEXURE IV
Restated Consolidated Statement of Cash flow
All amounts are ₹ in Millions unless otherwise stated

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Cash flows from operating activities			
Profit before tax	667.73	655.72	290.95
Adjustments for:			
Finance costs	12.81	43.29	12.98
Interest income	(4.55)	(6.51)	(8.00)
Loss/(Gain) on disposal of property, plant and equipment (net)	-	0.03	-
Fair value (gain) on investments (net)	-	(1.16)	(5.11)
Loss / (gain) on sale of current investments (net)	(7.27)	(30.43)	(1.05)
Depreciation and amortisation expenses	2.71	0.71	1.09
Operating profit before working capital changes	**671.43**	**661.65**	**290.86**
Adjustments for:			
(Increase)/decrease in operating assets			
Trade receivables	15.55	73.53	205.88
Inventories	(2,015.18)	(949.19)	79.11
Other financial assets (Non-Current and Current)	(77.62)	(3.82)	(3.30)
Loans to staff	(0.75)	0.08	(0.25)
Other assets (Non-Current and Current)	96.93	(77.63)	(16.56)
Increase/(decrease) in operating liabilities			
Trade payables	97.87	(85.61)	(77.33)
Provisions (Non-Current and Current)	(0.10)	9.27	8.80
Other financial liabilities (Non-Current and Current)	60.21	3.30	-
Other current liabilities	339.89	(724.00)	1,022.00
Changes in Working Capital	**(1,483.21)**	**(1,754.06)**	**1,218.34**
Cash generated from operations	**(811.78)**	**(1,092.41)**	**1,509.21**
Income taxes paid (Net of Refund)	(175.27)	(139.42)	(58.91)
Net cash generated by operating activities	**(987.04)**	**(1,231.83)**	**1,450.30**
Cash flows from investing activities			
(Investment in) / Proceeds from Bank Deposits	60.51	(3.45)	-
(Investment) / withdrawal from investments in subsidiary & associates firms	(5.97)	(3.85)	(30.23)
(Investment in) / Proceeds from current investments	238.90	776.43	(954.67)
Purchase of property, plant and equipment and other intangible assets	(6.03)	(18.14)	(0.19)
Interest Income	4.55	6.51	8.00
Proceeds from disposal of property, plant and equipment and other intangible assets	-	2.55	-
Net cash used in investing activities	**291.96**	**760.05**	**(977.09)**
Cash flows from financing activities			
Proceeds from long term borrowings	778.33	11.99	
Repayment of long term borrowings	(2.77)	-	
Proceeds from short term borrowings (net)	70.27	495.21	(481.08)
Interest paid	(12.81)	(43.29)	(12.98)
Net cash (used in) / generated by financing activities	**833.01**	**463.90**	**(494.06)**
Add / Less : (Loss)/Gain on remeasurement of the defined benefit plan	0.38	(1.19)	(0.40)
Change in Non-Controlling Interest	2.68	(15.11)	(8.37)
Net increase/ (decrease) in cash and cash equivalents	**140.99**	**(24.18)**	**(29.62)**
Cash and cash equivalents at the beginning of the year	25.21	49.39	79.02
Cash and cash equivalents at the end of the year	**166.20**	**25.21**	**49.39**

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
ANNEXURE IV
Restated Consolidated Statement of Cash flow
All amounts are ₹ in Millions unless otherwise stated

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Reconciliation of cash and cash equivalents with the Balance Sheet:			
Cash and cash equivalents at end of the year (Refer Note 15)	166.20	25.21	49.39

Note:
The above cash flow statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS - 7) "Statement of Cash Flow".

The above statement should be read with the Notes to the Restated Consolidated Financial Information- Significant Accounting Policies appearing in Annexure V, Notes to the Restated Standalone Financial information - Other Information appearing in Annexure VI; and Restatement Adjustments to Restated Standalone Financial information appearing in Annexure VII.

For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 21, 2023

For and on behalf of the Board of Directors of
Arkade Developers Limited

Amit Jain
Managing Director
DIN : 00139764

Arpit Jain
Whole-time Director
DIN : 06899631

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 21, 2023

ARKADE DEVELOPERS LIMITED (Formerly known as Arkade Developers Private Limited)

Significant Accounting Policies forming part of the Restated Consolidated Financial Information

1 Corporate information

Arkade Developers Limited is a Public Company domiciled in India and incorporated on 13th May, 1986 under the provisions of the Companies Act, 1956 having its registered office situated at Arkade House, Opp. Bhhomi Arkade, Ashok Nagar, Kandivali East, Mumbai, 400 101. The Group is primarily engaged in real estate development. The operations of the Group span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of Commercial and residetial projects.

This note provides a list of the significant accounting policies adopted in the preparation of the restated consolidated financial information. These policies have been consistently applied to all the periods presented, unless otherwise stated. These restated consolidated financial information are for the Company consisting of Arkade Developers Limited and its subsidiaries & associates (collectively referred to as "Group"). These Restated Consolidated financial information were approved for issue in accordance with a resolution of the directors on July 21, 2023.

2 Significant Accounting Policies

2.1.1 Basis of preparation

Compliance with Ind AS

The restated consolidated financial information of the Company comprises of the Restated Consolidated Statement of Assets and Liabilities as at March 31, 2023, March 31, 2022 and March 31, 2021, the Restated Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Restated Consolidated Statement of Changes in Equity, the Restated Consolidated Statement of Cash flows for the year ended March 31, 2023, years ended March 31, 2022 and March 31, 2021 and Notes to the Restated Consolidated Financial Information and Statement of Adjustments to Audited Consolidated Financial Statements (collectively, the 'Restated Consolidated Financial Information').

These Restated Consolidated Financial Information have been prepared by the Management of the Group for the purpose of inclusion in the Draft Red Herring Prospectus ('DRHP') to be filed by the Group with the Securities and Exchange Board of India ("SEBI"), National Stock Exchange of India Limited and BSE Limited in connection with proposed Initial Public Offering ("IPO") of its equity shares.

The Restated Consolidated Financial Information, which have been approved by the Board of Directors of the Group, have been prepared in accordance with the requirements of:

(i) Section 26 of the Companies Act, 2013 ("the Act") as amended from time to time;

(ii) Paragraph A of Clause 11 (I) of Part A of Schedule VI of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended to date (the "SEBI ICDR Regulations") issued by the Securities and Exchange Board of India (the "SEBI"); and

(iii) Guidance Note on Reports in Group Prospectuses (Revised 2019) issued by the Institute of Chartered Accountants of India ("ICAI") as amended from time to time (the "Guidance Note").

The Restated Consolidated Financial Information have been prepared by the Management from the audited consolidated financial statements as at and for the years ended March 31, 2023, March 31, 2022 and March 31, 2021 which is prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Act [Companies (Indian Accounting Standards) Rules, 2015] and other relevant provisions of the Act,

These Restated Consolidated Financial Information do not reflect the effects of events that occurred subsequent to the respective dates of auditor's reports on the audited consolidated financial statements mentioned above.

The Restated Consolidated Financial Information:
(a) have been prepared after incorporating adjustments for the changes in accounting policies, material errors, if any, and regrouping/reclassifications retrospectively in the period/years ended March 31, 2023, March 31, 2022 and March 31, 2021 to reflect the same accounting treatment as per the accounting policies and grouping/classifications followed as at and for the year ended March 31, 2023.
(b) do not require any adjustment for qualification as there are no qualifications in the underlying audit reports.

These Restated financial Information have been prepared on a going concern basis following the accrual basis of accounting in accordance with the Generally accepted Accounting Principles (GAAP) in India (Indian Accounting standards referred to as "IndAS") as specified under the section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standard) Rules, 2015 and relevant amendments rules issued there after and and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III). These standalone financial statements are presented in INR and all values are rounded to the nearest **Millions** except when otherwise indicated.

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

The financial statements have been prepared on a historical cost convention, except for the following assets and liabilities:

i. Certain financial assets and liabilities that is measured at fair value;
ii. Defined benefit plans-plan assets measured at fair value.
iii. Investments in equity instruments, other than investments in subsidiary & associates firm, measured at fair value thorugh profit & loss account (FVTPL)

2.1.2 Principles of Consolidation

Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the Group.

The Group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. InterGroup transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the restated consolidated statement of profit and loss, restated consolidated statement of changes in equity and restated consolidated statement of assets and liabilities respectively.

Associates

Associates are all entities over which the Group has significant influence but not control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Equity Method

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Company's share of the post acquisition profits or losses of the investee in profit and loss, and the Company's share of other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment.

When the Company's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Company does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Company's interest in these entities.

Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary to ensure consistency with the policies adopted by the Company.

2.2 Current versus non-current classification

The Group presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:
- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

A liability is current when:
- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

The operating cycle is the time between the acquisition of assets and their realisation in cash and cash equivalents. The Group has identified twelve months as its operating cycle.

2.3 Property, Plant & Equipments

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group.

All other repair and maintenance costs are recognized in statement of profit or loss as incurred.

Subsequent costs are included in asset's carrying amount or recognized as separate assets, as appropriate, only when it is probable that future economic benefit associated with the item will flow to the Group and the cost of item can be measured reliably.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

Capital work- in- progress includes cost of property, plant and equipment under installation/under development as at the balance sheet date.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

2.4 Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Cost of intangible assets acquired in business combination is their fair value at the date of acquisition. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Internally generated intangibles, excluding capitalized development cost, are not capitalized and the related expenditure is reflected in statement of Profit and Loss in the period in which the expenditure is incurred. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis. The Group has assessed indefinite life for such brand considering the expected usage, expected investment on brand, business forecast and challenges to establish a premium electronic segment. These are carried at historical cost and tested for impairment annually.

An intangible asset is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising from disposal of the intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the assets are disposed off.

Depreciation and Amortisation

Depreciation on property, plant and equipment is calculated on pro-rata basis on straight-line method using the useful lives prescribed in Schedule II to the Companies Act 2013.

Followings are the estimated useful lives of various category of assets used which are aligned with useful lives defined in schedule II of Companies Act,2013 :

Fixed Asset Name	No. Of Years Useful Life
Vehicles (Car)	8 Years
Office Equipment	5 Years
Computers & Mobiles	3 Years
Software	8 Years

The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over their useful lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate, and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the statement of profit and loss.

The useful lives of intangible assets other than having indefinite life :

Class of Asset	Useful lives
Computer Software	8 Years

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2.5 Impairment of non-financial assets

The Group assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Group bases its impairment calculation on detailed budgets and forecast calculations, which are prepared separately for each of the Group's CGUs to which the individual assets are allocated. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Group extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the Group operates, or for the market in which the asset is used.

Impairment losses of continuing operations, including impairment on inventories, are recognized in the statement of profit and loss, except for properties previously revalued with the revaluation surplus taken to OCI. For such properties, the impairment is recognized in OCI up to the amount of any previous revaluation surplus.

For assets excluding goodwill and intangible assets having indefinite life, an assessment is made at each reporting date to determine whether there is an indication that previously recognized impairment losses no longer exist or have decreased. If such indication exists, the Group estimates the asset's or CGU's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit and loss unless the asset is carried at a revalued amount, in which case, the reversal is treated as a revaluation increase.

As per the assessment conducted by the Group there were no indications that the non-financial assets have suffered an impairment loss during the reporting periods.

2.6 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition.

2.6.1 Financial assets

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

2.6.2 Classification of financial assets

Debt instruments that meet the following conditions are subsequently measured at amortised cost (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows: and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on th principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on th principal amount outstanding.

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Interest income is recognised in profit or loss for FVTOCI debt instruments. For the purposes of recognising foreign exchange gains and losses, FVTOCI debt instruments are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for debt instruments through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss.

All other financial assets are subsequently measured at fair value.

2.6.3 **Effective interest method**

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

2.6.4 **Financial assets at fair value through profit or loss (FVTPL)**

initial recognition to present subsequent changes in fair value in other comprehensive income for investments in equity instruments, which are not held for trading.
Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria (see above) are measured at FVTPL. In addition, debt instruments that meet the amortised cost criteria or the FVTOCI criteria but are designated as at FVTPL are measured at FVTPL.

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases, The Group has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurements recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

2.6.5 **Investments in equity instruments at FVTOCI**

On initial recognition, the Group can make an irrevocable election (on an instrument-by-instrument basis) to present the subsequent changes in fair value in other comprehensive income pertaining to investments in equity instruments. This election is not permitted if the equity investment is held for trading. These elected investments are initially measured at fair value plus transaction costs.

Subsequently, they are measured at fair value with gains and losses arising from changes in fair value recognised in other comprehensive income and accumulated in the 'Reserve for equity instruments through other comprehensive income'. The cumulative gain or loss is not reclassified to profit or loss on disposal of the investments.

A financial asset is held for trading if:
•it has been acquired principally for the purpose of selling it in the near term; or
• on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has a recent actua pattern of short-term profit-taking; or
•it is a derivative that is not designated and effective as a hedging instrument or a financial guarantee.

Dividends on these investments in equity instruments are recognised in profit or loss when the Group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend win flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably. Dividends recognised in profit or loss is included in the 'Other income' line item.

The Group has not elected for the FVTOCI irrevocable option for this investment.

2.6.6 **Impairment of financial assets**

The Group assesses on a forward-looking basis the expected credit losses associated with its assets. The impairment methodology applied depends on whether there has been a significant increase in credit risk. For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 18, the Group always measures the loss allowance at an amount equal to lifetime expected credit losses.

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2.6.7 **Derecognition of financial assets**

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognise the financial asset and recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Group retains an option to repurchase part of a transferred asset), the Group allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

2.7 Financial liabilities and equity instruments

2.7.1 **Classification as debt or equity**

Debt and equity instruments issued by the Group are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

2.7.2 **Equity instruments**

deducting all of its liabilities. Equity instruments issued by the Group are recognised at the proceeds received, net of direct issue costs.

Repurchase of the Group's own equity instruments is recognised and deducted directly in equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of the Group's own equity instruments.

2.7.3 **Financial liabilities**

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

2.7.4 **Financial liabilities at FVTPL:**

Financial liabilities are classified as at FVTPL when the financial liability is either held for trading or it is designated as at FVTPL.
A financial liability is classified as held for trading if:
•It has been incurred principally for the purpose of repurchasing it in the near term; or
• on initial recognition it is part of a portfolio of identified financial instruments that the Group manages together and has a recent actua pattern of short-term profit-taking; or
•it is a derivative that is not designated and effective as a hedging instrument.

A financial liability other than a financial liability held for trading may be designated as at FVTPL upon initial recognition if:
• such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
• the financial liability forms part of a Group of financial assets or financial liabilities or both, which is managed and its performance is evaluated on a fair value basis, in accordance with the Group's documented risk management or investment strategy, and information about the grouping is provided internally on that basis; or
• it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL in accordance with Ind AS 109.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'other gains and losses' line item in the Statement of Profit and Loss. The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

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2.7.5 **Other financial liabilities:**

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

2.7.6 **Derecognition of financial liabilities**

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability, Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

2.8 **Investment in Subsidiaries**

The investment in subsidiaries are carried at cost as per IND AS 27. The Group regardless of the nature of its involvement with an entity (the investee), determines whether it is a parent by assessing whether it controls the investee. The Group controls an investee when it is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Thus, the Group controls an investee if and only if it has all the following:
- power over the investee;
- exposure, or rights, to variable returns from its involvement with the investee and
- the ability to use its power over the investee to affect the amount of the returns.

Investments are accounted in accordance with Ind AS 105 when they are classified as held for sale. On disposal of investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

2.9 Inventories

Inventories comprise of: (i) Construction materials and consumables (ii) Construction Work-In-Progress representing properties under construction/development (iii) Finished Inventories representing unsold units in completed projects

The construction materials and consumables are valued at lower of cost or net realisable value. The construction materials and consumables purchased for construction work issued to construction are treated as

The construction work in progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, allocated overheads and other incidental expenses.

Finished stock of completed projects and stock in trade of units is valued at lower of cost or net realisable value.

2.10 Revenue recognition

Revenue from contacts with customer is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price which is the consideration, adjusted for discount and other credits, if any, as specified in the contract with customer. The Group presents revenue from contracts with customer net of indirect taxes in its statement of profit and loss. The Group assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Group has concluded that it is acting as a principal in all of its revenue arrangement.

Income from property development

The Group considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated in determining the transaction price, the Group considers the effect of variable consideration, the existence of significant financing components, non-cash consideration, and consideration payable to the customer (if any).

The Group satisfies a performance obligation and recognize the revenue over the time if the Group's performance does not create an asset with an alternative use to the Group and it has an enforceable right to receive payment for performance completed till the date on the basis of the agreement entered with customers, otherwise revenue is recognized point in time. The revenue is recognized at the point in time when the control of the asset is transferred to the customer and the performance obligation is satisfied i.e. on transfer of legal title of the residential unit and on completion of project and occupation certificate is received.

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When it is not possible to reasonably measure the outcome of a performance obligation and the Group expect to recover the cost incurred in satisfying the performance obligation revenue is recognized only to the extent of the cost incurred until such time that it can reasonably measure the outcome of the performance obligation

The Group becomes entitled to invoice customers for construction of residential and commercial properties based on achieving a series of construction-linked milestones. When the Group satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Any amount previously recognized as a contract asset is reclassified to trade receivable at the point when the Group has the right to receive the consideration that is unconditional. If a customer pays consideration before the Group transfer goods or services to the customer, the contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue, when the Group performs under the contract.

2.11 Income Tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Group and its subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method on temporary differences arising between the tax bases of assets and liabilities and their carrying amount in the financial statement. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are excepted to apply when the related deferred income tax assets is realized or the deferred income tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are off set where the Group has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

Current and deferred tax is recognised in the Statement of profit and loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Minimum alternate tax (MAT) paid in a year is charged to statement of profit and loss as current tax. The Group recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Group will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. In the year in which the Group recognizes MAT credit as an asset in accordance with the Guidance note on Accounting for Credit available in respect of Minimum Alternate Tax under the Income tax Act, 1961, the said asset is created by way of credit to the statement of profit and loss and shown as "MAT Credit Entitlement" under the deferred tax assets. The Group reviews the "MAT Credit Entitlement" asset at each reporting date and writes down the asset to the extent the Group does not have convincing evidence that it will pay normal tax during the specified period.

2.12 Employee Benefits:

2.12.1 Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service upto the end of the reporting period and are measured at the amount expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

2.12.2 Post-employment

Defined contribution plan

The Group makes specified monthly contribution towards employee provident fund to Employees' Provident Fund. The Group's contributions to the fund are recognised in the Statement of Profit and Loss in the financial year to which the employee renders the service.

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Defined benefit plan

The Group's gratuity scheme is a defined benefit plan. The present value of obligation under such defined benefit plan is determined based on actuarial valuation carried at the year-end using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The obligation is measured at the present value of the estimated future cash flows. The discount rate used for determining the present value of the obligation under defined benefit plans, is based on the market yields on Government securities as at the balance sheet date.

The Group recognizes the following changes in the net defined benefit obligation under Employee benefit expense in statement of profit or loss:

- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements
- Net interest expense or income

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through other comprehensive income in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

2.13 Transition to Ind AS

The following is the summary of practical expedients elected on initial application:

•Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date

• Applied the exemption not to recognise right-of-use assets and liabilities for leases with less than 12 months of lease term on the date c initial application, variable lease and low value asset.

•Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application.

2.14 **Segment reporting :**

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The Board of directors monitors the operating results of all product segments separately for the purpose of making decisions about resource allocation and performance assessment.

The operating segments have been identified on the basis of the nature of products/services. Further:

- Segment revenue includes sales and other income directly identifiable with / allocable to the segment including inter–segment revenue.
- Expenses that are directly identifiable with / allocable to segments are considered for determining the segment result. Expenses which relate to the Group as a whole and not allocable to segments are included under unallocable expenditure.
- Income which relates to the Group as a whole and not allocable to segments is included in unallocable income.
- Segment assets and liabilities include those directly identifiable with the respective segments. Unallocable assets and liabilities represent the assets and liabilities that relate to the Group as a whole and not allocable to any segment.

2.15 **Earnings Per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders 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 such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) if any that have changed the number of equity shares outstanding, without a corresponding change in resources.

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 effect of all potentially dilutive equity shares.

2.16 **Borrowing costs**

Borrowing costs that are directly attributable to real estate project development activities are inventorised / capitalized as part of project cost.

Borrowing costs are inventorised / capitalised as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress. Borrowing costs are suspended from inventorisation / capitalisation when development work on the project is interrupted for extended periods and there is no imminent certainty of recommencement of work.

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

2.17 **Cash and cash equivalents**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

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For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposit held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

2.18 **Foreign currency translation**

Functional and presentation currency

The Group's Financial Statements are presented in Indian rupee (₹) which is also the Group's functional currency. Foreign currency transaction are recorded on initial recognition in the functional currency, using the exchange rate prevailing at the date of transaction

Measurement of foreign currency item at the balance sheet date:

- Foreign currency monetary assets and liabilities denominated in foreign currency are translated at the exchange rates prevailing on th reporting date.
- Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the date of the initial transactions

Exchange differences:

Exchange differences arising on settlement or translation of monetary items are recognised as income or expense in the Statement of Profit & Loss.

2.19 Provisions, Contingent Liabilities

2.19.1 **Provisions:**

A provision is recognized when the Group has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

When the Group expects some or all of a provision to be reimbursed, reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost in respective expense.

2.19.2 **Provision for Defects Liabilities and Repairs**

As per, Real Estate (Regulation and Development) Act, 2016 (RERA) vide section 14(3) a builder or developer will be liable to repair any defect, on the building sold, for a period of Five years. Further, as per the terms of contracts with customers, the Group is liable for any defects, repairs and other claims for crtain period after completion and handover of the possession of developed properties. Provision for defect liability and repairs is recognized when sales from contracts with customer is recognized. Certain percentage to the sales recognised is applied for the current accounting period to derive the provision for expense to be accrued. The recognition percentage is based on management estimates of the possible future incidence. The claims against defect liability and repairs from customers may not exactly match the historical percentage, so such estimates are reviewed annually for any material changes in assumptions and likelihood of occurrence and revised accordingly.

2.19.3 **Contingent Liabilities**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases, where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses its existence in the financial statements unless the probability of outflow of resources is remote.

2.20 Fair value measurement

The Group measures financial instruments, such as investments (other than equity investments in subsidiaries and joint ventures) and derivatives at fair value at each Balance Sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an ordinary transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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- In the principal market for asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non- financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1- Quoted(unadjusted) market prices in active markets for identical assets or liabilities
- Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

2.21 **Critical accounting estimates and assumptions**

The preparation of these Consolidated financial statements requires the management to make judgments, use estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the acGrouping disclosures, and the disclosure of contingent liabilities. Uncertainty about these judgements, assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

i. Taxes

Uncertainties exist with respect to the interpretation of tax regulations, changes in tax laws, and the amount and timing of future taxable income. Given the wide range of business relationships differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Group establishes provisions, based on reasonable estimates. The amount of such provisions is based on various factors, such as experience of previous tax assessments and differing interpretations of tax regulations by the taxable entity and the responsible tax authority.

ii. Employee benefit plans

The cost of defined benefit plans (i.e. Gratuity benefit) is determined using actuarial valuations. An actuarial valuation involves making various assumptions which may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. In determining the appropriate discount rate, management considers the interest rates of long term government bonds with extrapolated maturity corresponding to the expected duration of the defined benefit obligation. The mortality rate is based on publicly available mortality tables for India. Future salary increases and pension increases are based on expected future inflation rates for India.

iii. Contingencies

Contingent liabilities may arise from the ordinary course of business in relation to claims against the Group, including legal, contractor and other claims. By their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgement and the use of estimates regarding the outcome of future events.

iv. Property Plant and Equipment

Property, Plant and Equipment represent significant portion of the asset base of the Group. The charge in respect of periodic depreciation is derived after determining an estimate of assets expected useful life and expected value at the end of its useful life. The useful life and residual value of Group's assets are determined by Management at the time asset is acquired and reviewed periodically including at the end of each year. The useful life is based on historical experience with similar assets, in anticipation of future events, which may have impact on their life such as change in technology.

v. Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset including intangible assets having indefinite useful life and goodwill may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's CGU'S fair value less cost of disposal and its value in use. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use , the estimated future cash flows are estimated based on past trend and discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, or other fair value indicators.

vi. Provisions for Defect liability and repairs

As per, Real Estate (Regulation and Development) Act, 2016 (RERA) vide section 14(3) a builder or developer will be liable to repair any defect, on the building sold, for a period of Five years. Further, as per the terms of contracts with customers, the Group is liable for any defects, repairs and other claims for crtain period after completion and handover of the possession of developed properties. Provision for defect liability and repairs is recognized when sales from contracts with customer is recognized. Certain percentage to the sales recognised is applied for the current accounting period to derive the provision for expense to be accrued. The recognition percentage is based on management estimates of the possible future incidence. The claims against defect liability and repairs from customers may not exactly match the historical percentage, so such estimates are reviewed annually for any material changes in assumptions and likelihood of occurrence and revised accordingly.

(vii) Provision for expected credit losses (ECL) of trade receivables and contract assets

The Group follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. Under this approach the Group does not track changes in credit risk but recognizes impairment loss allowance based on lifetime ECLs at each reporting date. For this purpose the Group uses a provision matrix to determine the impairment loss allowance on the portfolio of trade receivables. The said matrix is based on historically observed default rates over the expected life of the trade receivables duly adjusted for forward looking estimates.

For recognition of impairment loss on other financial assets and risk exposures, the Group determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month expected credit loss(ECL) is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Group reverts to recognizing impairment loss allowance based on 12-month ECL.

For assessing increase in credit risk and impairment loss, the Group combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events on a financial instrument that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. The ECL impairment loss allowance (or reversal) recognized during the period in the statement of profit and loss and the cumulative loss is reduced from the carrying amount of the asset until it meets the write off criteria, which is generally when no cash flows are expected to be realised from the asset.

(vii) Impairment for Investments in Subsidiary & Assocites

Determining whether the investments in subsidiaries are impaired requires an estimate in the value in use of investments. In considering the value in use, the Directors have anticipated the future operating margins, resources and availability of infrastructure, discount rates and other factors of the underlying businesses/operations of the investee companies. Any subsequent changes to the cash flows due to changes in the above-mentioned factors could impact the carrying value of investments.

2.22 Recent Indian Accounting Standards (Ind AS)

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, applicable from April 1, 2022, as below:

(i) Ind AS 103 – Reference to Conceptual Framework

The amendments specify that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired, and liabilities assumed must meet the definitions of assets and liabilities in the Conceptual Framework for Financial Reporting under Indian Accounting Standards (Conceptual Framework) issued by the Institute of Chartered Accountants of India at the acquisition date. These changes do not significantly change the requirements of Ind AS 103. The Group does not expect the amendment to have any significant impact in its Financial Statements.

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(ii) Ind AS 16 – Proceeds before intended use

The amendments mainly prohibit an entity from deducting from the cost of property, plant and equipment amounts received from selling items produced while the Group is preparing the asset for its intended use. Instead, an entity will recognise such sales proceeds and related cost in profit or loss. The Group does not expect the amendments to have any impact in its recognition of its property, plant, and equipment in its Financial Statements.

(iii) Ind AS 37 – Onerous Contracts - Costs of Fulfilling a Contract

The amendments specify that that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour materials) or an allocation of other costs that relate directly to fulfilling contracts. The amendment is essentially a clarification, and the Group does not expect the amendment to have any significant impact in its Financial Statements.

(iv) Ind AS 109 – Annual Improvements to Ind AS (2021)

The amendment clarifies which fees an entity includes when it applies the '10 percent' test of Ind AS 109 in assessing whether to derecognise a financial liability. The Group does not expect the amendment to have any significant impact in its Financial Statements.

(v) Ind AS 116 – Annual Improvements to Ind AS (2021)

The amendments remove the illustration of the reimbursement of leasehold improvements by the lessor in order to resolve any potential confusion regarding the treatment of lease incentives that might arise because of how lease incentives were described in that illustration. The Group does not expect the amendment to have any significant impact in its Financial Statements.

2.23 **First-time adoption – mandatory exceptions, optional exemptions**

The Group has prepared the opening balance sheet as per Ind AS as of April 1, 2021 (the transition date) by,

- recognising all assets and liabilities whose recognition is required by Ind AS,
- not recognising items of assets or liabilities which are not permitted by Ind AS,
- by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and
- applying Ind AS in measurement of recognised assets and liabilities.

However, this principle is subject to the certain exception and certain optional exemptions availed by the Group as detailed below. Since, the financial statements are the first financial statements, the first time adoption – mandatory exceptions and optional exemptions have been explained in detail.

Derecognition of financial assets and financial liabilities:

The Group has applied the derecognition requirements of financial assets and financial liabilities prospectively for transactions occurring on or after April 1, 2021 (the transition date).

(i) Designation of previously recognised financial instruments

The Group has designated financial liabilities and financial assets at fair value through profit or loss on the basis of the facts and circumstances that exist at the date of transition to Ind AS.

(ii) Impairment of financial assets

The Group has applied the impairment requirements of Ind AS 109 retrospectively; however, as permitted by Ind AS 101, it has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date that financial instruments were initially recognised in order to compare it with the credit risk at the transition date. Further, the Group has not undertaken an exhaustive search for information when determining, at the date of transition to Ind ASs, whether there have been significant increases in credit risk since initial recognition, as permitted by Ind AS 101.

(iii) Deemed cost for investments in subsidiaries

The Group has elected to continue with the carrying value of all of its investments in subsidiaries recognised as of April 1, 2021 (transition date) measured as per the previous GAAP as its deemed cost as at the date of transition.

(iv) Deemed cost for property, plant and equipment, and intangible assets

The Group has elected to continue with the carrying value of all of its property, plant and equipment, and intangible assets recognised as of April 1, 2021 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

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4 Property, plant and equipment

Particulars	Office equipment	Computer	Vehicles	Total
I. Cost/Deemed Cost				
Balance as at April 1, 2020	**0.32**	**0.87**	**7.72**	**8.91**
Additions	-	0.19	-	0.19
Disposals	(0.18)	(0.52)	-	(0.70)
Balance as at March 31, 2021	**0.15**	**0.54**	**7.72**	**8.40**
Balance as at April 1, 2021	**0.14**	**0.54**	**7.71**	**8.39**
Additions	0.20	0.49	17.44	18.14
Disposals	-	(0.10)	(7.08)	(7.18)
Balance as at March 31, 2022	**0.34**	**0.93**	**18.07**	**19.34**
Balance as at April 1, 2022				
Additions	0.15	1.41	1.98	3.54
Disposals	-	-	-	-
Balance as at March 31, 2023	**0.50**	**2.33**	**20.05**	**22.88**
II. Accumulated depreciation				
Balance as at April 1, 2020	**0.20**	**0.70**	**3.67**	**4.56**
Depreciation expense for the year	0.03	0.13	0.92	1.08
Eliminated on disposal of assets	(0.18)	(0.52)	-	(0.70)
Balance as at March 31, 2021	**0.06**	**0.31**	**4.58**	**4.94**
Balance as at April 1, 2021	**0.06**	**0.30**	**4.58**	**4.94**
Depreciation expense for the year	0.04	0.11	0.56	0.71
Eliminated on disposal of assets	-	(0.10)	(4.49)	(4.60)
Balance as at March 31, 2022	**0.09**	**0.31**	**0.65**	**1.06**
Balance as at April 1, 2022				
Depreciation expense for the year	0.09	0.40	2.22	2.71
Eliminated on disposal of assets	-	-	-	-
Balance as at March 31, 2023	**0.18**	**0.71**	**2.87**	**3.77**
III. Net block balance (I-II)				
As on March 31, 2023	**0.31**	**1.62**	**17.18**	**19.11**
As on March 31, 2022	**0.25**	**0.61**	**17.42**	**18.28**
As on April 1, 2021	**0.09**	**0.24**	**3.13**	**3.46**

(a) There are no impairment losses recognised during the year ended March 31, 2023, March 31, 2022 and March 31, 2021

(b) **Assets pledged as security**
a. Vehicles with a carrying amount of ₹ 17.18 millions (as at March 31, 2022: ₹ 17.42 millions and as at April 1, 2021: ₹ 3.13 millions) included in the block of Vehicles have been pledged to secure borrowings of the Group (see note 18.1).

(c) The Company has not revalued its property, plant and equipment as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

(d) The Group does not hold any immovable property, other than properties where the Group is the lessee and the lease agreements are duly executed in favour of the lessee, whose title deeds are not held in the name of the Group.

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5.1 Intangible assets

Particulars	Computer Software	Total
I. Cost/Deemed cost		
Balance as at April 1, 2020	-	-
Additions	-	-
Disposals	-	-
Balance as at March 31, 2021	-	-
Balance as at April 1, 2021	-	-
Additions	-	-
Disposals	-	-
Balance as at March 31, 2022	-	-
Balance as at April 1, 2022		
Additions	2.49	2.49
Disposals	-	-
Balance as at March 31, 2023	**2.49**	**2.49**
II. Accumulated amortisation		
Balance as at April 1, 2020	-	-
Amortisation expense for the year	-	-
Eliminated on disposal of assets	-	-
Balance as at March 31, 2021	-	-
Balance as at April 1, 2021	-	-
Amortisation expense for the year	-	-
Eliminated on disposal of assets	-	-
Balance as at March 31, 2022	-	-
Balance as at April 1, 2022		
Amortisation expense for the year	-	-
Eliminated on disposal of assets	-	-
Balance as at March 31, 2023	-	-
III. Net block balance (I-II)		
As on March 31, 2023	**2.49**	**2.49**
As on March 31, 2022	-	-
As on April 1, 2021	-	-

5.2 The Group has not revalued its intangible assets as on each reporting period and therefore Schedule III disclosure requirements with respect to fair value details is not applicable.

5.3 The computer software under Intangible assets is having useful life of indefinite period and hence not amortised.

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6.1 Investments

Particular	As at March 31, 2023		As at March 31, 2022		As at March 31, 2021	
	No. of Units	Amount	No. of Units	Amount	No. of Units	Amount
Investments in Current Capital of Associates						
Arkade Abode LLP		-		0.78		0.78
Chandak & Arkade Associates		-		0.08		0.08
Atul & Arkade Realty		169.73		162.89		159.04
Total		**169.73**		**163.75**		**159.90**
Quoted Investments (all fully paid)						
Investments in Mutual Funds						
HDFC Low Duration Fund - Regular Plan - Growth	-	-	28,58,837	115.11	93,61,024.71	421.34
HDFC Overnight Fund Collection	-	-	-	-	11,563.95	35.16
HDFC Ultra Short Term Fund	-	-	8,86,297	10.88	1,05,71,922.47	125.24
ICICI Prudential Overnight Fund Growth	-	-	-	-	8,17,082.38	90.47
ICICI Prudential Floating Interest Fund - Growth	-	-	-	-	9,04,900.00	293.48
IDFC Ultra Short Term Fund	-	-	-	-	8,75,790.56	10.44
ICICI Prudential Ultra Short Term Fund - Growth	-	-	47,11,680	105.64	16,138.92	0.35
Total		-		**231.63**		**976.46**
Total aggregate unquoted investments						
Aggregate amount of market value of quoted investments		-		**231.63**		**976.46**
Aggregate amount of cost of quoted investments		-		**230.46**		**960.82**
Aggregate amount of cost of unquoted investments		169.73		163.75		159.90
Aggregate amount of impairment value of investments		-		-		-

6.2 The Group has three associate firms and accordingly, the Company is compliant with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017).

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6.3 Details of Investment in Partnership Firms:

(i) M/s Arkade Abode LLP

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	50.00	-	50.00	0.78	50.00	0.78
Sandeep U Jain	25.00	-	25.00	0.13	25.00	0.13
Arpit V Jain	25.00	-	25.00	0.11	25.00	0.11
Total Capital	**100.00**	**-**	**100.00**	**1.03**	**100.00**	**1.03**

(ii) M/s Chandak & Arkade Associates

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	50.00	-	50.00	0.08	50.00	0.08
Chandak Realtors Pvt Ltd	50.00	-	50.00	0.08	50.00	0.08
Total Capital	**100.00**	**-**	**100.00**	**0.16**	**100.00**	**0.16**

(iii) M/s Atul & Arkade Realty

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	40.00	169.73	40.00	162.89	40.00	159.04
Atul Projects India Ltd.	60.00	165.22	60.00	151.87	60.00	148.51
Total Capital	**100.00**	**334.95**	**100.00**	**314.76**	**100.00**	**307.54**

(iv) M/s Bhoomi & Arkade Associates

Name of the Partners	As at 31st March 2023		As at 31st March 2022		As at 31st March 2021	
	Share of Each partner	Total Capital	Share of Each partner	Total Capital	Share of Each partner	Total Capital
	(%)	Amount in `	(%)	Amount in `	(%)	Amount in `
Arkade Developers Pvt Ltd.	34.00	(3.27)	34.00	(35.93)	34.00	(124.57)
Bhoomi Shashwat Estate Pvt. Ltd.	66.00	(7.91)	66.00	(98.88)	66.00	(257.11)
Total Capital	**100.00**	**(11.18)**	**100.00**	**(134.81)**	**100.00**	**(381.68)**

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10 Deferred tax asset (net)

10 Deferred tax asset/(liabilities) in relation to the year ended March 31, 2023

Particulars	Opening Balance as on April 1, 2022	Recognised in Profit or loss (expense)/ credit	Recognised in Other comprehensive income	Closing balance as on March 31, 2023
Property, plant and equipment	0.02	(0.27)		(0.25)
Intangible assets	-			-
Provisions	2.69	1.08		3.77
Disallowances under Income Tax	-	3.07		3.07
Total	**2.70**	**3.89**	**-**	**6.59**

10 Deferred tax asset/(liabilities) in relation to the year ended March 31, 2022

Particulars	Opening Balance as at April 01, 2021	Recognised in Profit or loss (expense)/ credit	Recognised in Other comprehensive income	Closing balance as at March 31, 2022
Property, plant and equipment	0.29	(0.27)		0.02
Intangible assets	-			-
Provisions for Employee Benefits	1.97	0.72		2.69
Disallowances under Income Tax	-			-
Total	**2.26**	**0.45**	**-**	**2.70**

10 Deferred tax asset/(liabilities) in relation to the year ended March 31, 2021

Particulars	Opening Balance as at April 01, 2020	Recognised in Profit or loss (expense)/ credit	Recognised in Other comprehensive income	Closing balance as at March 31, 2021
Property, plant and equipment	0.03	0.26		0.29
Intangible assets	-			-
Provisions for Employee Benefits	0.64	1.33		1.97
Disallowances under Income Tax	-			-
Total	**0.67**	**1.59**	**-**	**2.25**

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7 Loans

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Non-current - unsecured, considered good			
(a) Loans to employees	-	-	-
Total	**-**	**-**	**-**
Current - unsecured, considered good			
(a) Loans to employees	0.91	0.15	0.23
Total	**0.91**	**0.15**	**0.23**

8 Other financial assets

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Non Current - unsecured, considered good			
(a) Deposits with bank			
- Margin money deposits with banks (held as lien by bank)	63.72	11.00	6.50
Total	**63.72**	**11.00**	**6.50**
Current - unsecured, considered good			
(a) EMD Deposits with societies	20.00	0.10	0.30
(b) Security deposits	0.30	0.30	0.63
(c) Other receivables	6.47	1.48	1.64
Total	**26.77**	**1.88**	**2.56**

9 Non-current tax assets (net)

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Advance tax (net of provisions)	10.80	0.54	8.83
Total	**10.80**	**0.54**	**8.83**

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11 Other assets

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Non-current			
(a) Prepaid Expenses	0.83	-	-
Total	**0.83**	**-**	**-**
Current			
(a) Security deposits given against purchase of land	-	94.70	27.21
(b) Balance with Government Authorities	19.88	12.03	5.58
(c) Advance to Suppliers	9.03	6.71	3.81
(d) Prepaid Expenses	1.49	0.40	0.51
(e) Interest Accrued and due	2.49	1.70	1.17
(f) Other Receivables	1.17	16.29	15.91
Total	**34.07**	**131.82**	**54.19**

12 Inventories

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
At lower of cost or net realisable value			
(a) Work in Progress (Project)	4,897.81	2,990.08	2,007.25
(b) Finished Goods	107.45	-	33.63
Total	**5,005.26**	**2,990.08**	**2,040.89**

13 Trade receivables

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Trade receivables			
(a) Unsecured, considered good	37.05	52.60	126.13
(b) Unsecured, credit Impaired	-	-	-
	37.05	52.60	126.13
Less: Allowance for doubtful debts	-	-	-
Total	**37.05**	**52.60**	**126.13**

13 The average credit period on sales of goods is 15 days.

13 Considering the inherent nature of business of the Group, Customer credit risk is minimal. The Group generally does not part away with its assets unless trade receivables are fully realised. Wherever there is doubt on recovery, the Group makes adequate provision based on best estimation of recovery.

Based on prior experience and an assessment of the current economic environment, management believes there is no credit risk provision required, other than those made in the accounts, if any. Also the Group does not have any significant concentration of credit risk.

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13.4 Aging of receivables

As on March 31, 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	27.81	0.19	-	-	0.10	28.10
- credit impaired						-
Disputed						
- considered good	-	-	8.86	0.09	-	8.95
- credit impaired	-	-	-	-	-	-
						37.05
Less: Allowance for doubtful debts						-
Total						**37.05**

As on March 31, 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	26.29	1.68	9.99	0.71	4.98	43.65
- credit impaired						-
Disputed						
- considered good	0.39	8.47	0.09	-	-	8.95
- credit impaired						-
						52.60
Less: Allowance for doubtful debts						-
Total						**52.60**

As on March 31, 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
Undisputed						
- considered good	107.52	2.74	10.79	1.99	2.99	126.03
- credit impaired						-
Disputed						
- considered good	-	0.09	-	-	-	0.09
- credit impaired						-
						126.13
Less: Allowance for doubtful debts						-
Total						**126.13**

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14.1 Cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
(a) Cash on hand	0.11	1.25	1.32
(b) Balances with banks in current account	166.08	23.97	48.07
(c) Cheques in hand	-	-	-
Total	**166.20**	**25.21**	**49.39**

14.2 There is no repatriation restriction with regard to cash and cash equivalents at the end of reporting and prior periods.

15.1 Bank balances other than cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
(a) Term deposits with banks (with original maturity of more than three months but less than twelve months) (held as margin money with Banks for guarantees)	9.52	70.03	66.58
Total	**9.52**	**70.03**	**66.58**

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16.1 Equity share capital

Particulars	As at March 31, 2023		As at March 31, 2022		As at March 31, 2021	
	No. of Shares	Amount	No. of Shares	Amount	No. of Shares	Amount
Authorised capital						
20,00,000 Equity Shares of ₹ 10/- each	20,00,000	20.00	20,00,000	20.00	20,00,000	20.00
	20,00,000	**20.00**	**20,00,000**	**20.00**	**20,00,000**	**20.00**
Issued, subscribed and fully paid up						
20,00,000 Equity Shares of ₹ 10/- each	20,00,000	20.00	20,00,000	20.00	20,00,000	20.00
	20,00,000	**20.00**	**20,00,000**	**20.00**	**20,00,000**	**20.00**

16.2 The Company has only one class of equity shares having face value as ₹ 10/- each. Every holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. Any dividend proposed by the Board of Directors is subject to the approval of shareholders in the ensuing Annual General Meeting.

16.3 Reconciliation of the number of equity shares outstanding at the beginning and at the end of the reporting year

Particulars	As at March 31, 2023		As at March 31, 2022		As at March 31, 2021	
	No. of Shares	Amount	No. of Shares	Amount	No. of Shares	Amount
At the beginning of the relevant year	20,00,000	20.00	20,00,000	20.00	20,00,000	20.00
Add: Issued during the year	-	-	-	-	-	-
At the end of the year	**20,00,000**	**20.00**	**20,00,000**	**20.00**	**20,00,000**	**20.00**

16.4 Details of shares held by each shareholder holding more than 5% shares:

Name of shareholder	As at March 31, 2023		As at March 31, 2022		As at March 31, 2021	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Mr. Amit Mangilal Jain	19,99,710	99.99%	19,99,710	99.99%	19,56,350	97.82%

16.5 Details of Change in % holding of the Promoters

Promoter Name	As at March 31, 2023			As at March 31, 2022		
	Number of shares held	% of total shares	% Change during the year	Number of shares held	% of total shares	% Change during the year
Mr. Amit Mangilal Jain	19,99,710	99.99%	0.00%	19,99,710	99.99%	2.17%

Promoter Name	As at March 31, 2021		
	Number of shares held	% of total shares	% Change during the year
Mr. Amit Mangilal Jain	19,56,350	97.82%	3.01%

16.6 Aggregate number of bonus share issued and share issued for consideration other than cash during the period of 5 years immediately preceding the reporting date:
There were no buy back of shares or issue of shares pursuant to contract without payment being received in cash during the previous 5 years.

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17.1 Other equity

Paticulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Securities premium	187.92	187.92	187.92
Retained earnings	1,794.60	1,287.82	783.09
Remeasurement of defined benefit plan	(0.41)	(0.79)	0.40
Total	**1,982.11**	**1,474.95**	**971.41**

17.2 Securities premium

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Balance at beginning of the year	187.92	187.92	187.92
Securities premium arising on issue of equity shares	-	-	-
Share issue costs	-	-	-
Balance at end of the year	**187.92**	**187.92**	**187.92**

Amount received in excess of face value of the equity shares is recognised in Securities Premium. It will be used as per the provisions of Companies Act, 2013, to issue bonus shares, to provide for premium on redemption of shares, write-off equity related expenses like underwriting costs, etc.

17.3 Retained earnings

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Balance at beginning of the year	1,287.82	783.09	571.19
Profit/(Loss) for the year	506.78	504.73	211.90
Balance at end of the year	**1,794.60**	**1,287.82**	**783.09**

Retained earnings are the profits that the Company has earned till date less any transfers to General Reserve, dividends or other distributions to shareholders. Retained earnings is a free reserve available to the Company.

17.4 Remeasurement of defined benefit plan

Paticulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Balance at beginning of the year	(0.80)	0.40	-
Remeasurement of defined benefit obligation	0.38	(1.19)	0.40
Income tax on above	-	-	-
Balance at end of the year	**(0.41)**	**(0.80)**	**0.40**

Includes re-measurement (loss)/gain on defined benefit plans, net of taxes that will not be reclassified to statement of profit and loss.

18.1 Borrowings

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Non Current			
Secured from banks:			
Vehicle Loan from Bank	9.21	11.99	-
Term Loan from Non-Bank Financial Companies	778.33	-	-
	787.54	**11.99**	**-**
Current			
Secured from banks:			
Current maturities of long term loans from banks	2.77	2.42	-
Unsecured - at amortised cost			
Loan from related parties (refer note 39.3)	694.64	629.72	136.00
Intercorporate Deposits	5.00	-	0.94
	702.41	**632.14**	**136.94**
Total	**1,489.95**	**644.13**	**136.94**

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18.2 Summary of borrowing arrangements

The terms of repayment of term loans and other loans are stated below:

Particulars	Terms of repayment	Amount outstanding - 31.03.2023	Amount outstanding -	Amount outstanding -
Nature of Security for Non-current borrowings:				
(a) Term Loan from HDFC Bank Limited				
Security				
Mortgage of Company's share of Inventory, receivables and Insurance policies of Project namely "Arkade Crown" in Borivali West, Mumbai. Further, It is secured against Morgage of commercial premises of the Director, Mr. Amit Jain, sitated at 2nd Flor, Arkade House, Atmaram Merchant Marg, Kandivali, Mumbai.	The loan is repayable as 10% of the collections out of the said projects receivables by way of escrow sweep It carries interst rate @ HDFC-CF-PLR minus 280 basis point spread (effective rate of interest at the time of sanction is 11.25% p.a.).	145.00	-	-
(b) Term Loan from Bajaj Housing Finance Limited				
Security				
Secured against exclusive first charge by way of Mortgage of unsold Inventory, scheduled receivables and receivables from unsold units and Insurance policies of Project namely "Arkade Aspire" in Goregaon East,	The loan is repayable as 10% of the collections out of the said projects receivables by way of escrow sweep. It carries interst rate @ BHFL-I-FRR HFCINS minus 4.45 % spread. .(effective rate of interest at the time of sanction is 11.50% p.a.)	633.33	-	-
(c) Vehicle Loan from Bank of Baroda Limited				
Security				
Secured against mortgage of Vehicle.	The loan is repayable in 60 equal monthly installment of Rs. 2.93 millions. It carries an interest rate of 10.36% p.a.	11.99	14.41	-

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18.3 Loan from Director, Mr. Amit Jain, amounting to Rs. 410.31 millions (PY March 2022 Rs. 305.43 millions, PY March 2021 Rs. 17.64 millions) are unsecured and carries interest at rate of 8% p.a. The loans are repayable on demand.

Loan from Director, Mr. Arpit Jain amounting to Rs. 140.66 millions (PY March 2022 Rs. 95.86 millions, PY March 2021 Rs. 5.75 millions) are unsecured and carries interest at rate of 15% p.a. The loans are repayable on demand.

Loan from Director, Mr. Sandeep Jain amounting to Rs. 143.67 millions (PY March 2022 Rs. 112.57 millions, PY March 2021 Rs. 8.65 millions) are unsecured and carries interest at rate of 15% p.a. The loans are repayable on demand.

Loan from Relative of Directors, Mrs. Kala Jain amounting to Rs. Nil (PY March 2022 Rs. 16.56 millions, PY March 2021 Rs. 1.30 millions) are unsecured and carries interest rate of 15% p.a.. The loans are repayable on demand.

Loan from Relative of Directors, Mr. Mangilal Jain amounting to Rs. Nil (PY March 2022 Rs. 56.00 millions, PY March 2021 Rs. 56.00 millions) are unsecured and interest free. The loans are repayable on demand.

Loan from Relative of Directors, Mrs. Sajjan Jain amounting to Rs. Nil (PY March 2022 Rs. 29.10 millions, PY March 2021 Rs. 31.40 millions) are unsecured and interest free. The loans are repayable on demand.

Loan from Relative of Directors, Vikram Jain amounting to Rs. Nil (PY March 2022 Rs. Nil, PY March, 2021 Rs. 1.60 millions) are unsecured and interest free. The loans are repayable on demand.

Loan from Atul Projects (India) Private Limited amounting to Rs. 5.00 millions (PY March 2022 Rs. Nil, PY March 2021 Rs. Nil) is unsecured and interest free. The loan is repayable on demand.

18.4 Reconciliation of liabilities arising from financing activities

The table below details changes in the Company's liabilities arising from financing activities, including both cash and non–cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Company's statement of cash flows as cash flows from financing activities.

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Term loans from banks / Non Banking financial companies			
Balance at beginning of year of relevant year	644.13	136.94	603.96
Financing cash flows			
- Proceeds from issue of long term / short term borrowings	1,170.06	542.71	146.24
- Repayment of long term borrowings	384.48	57.36	618.63
Non-cash changes			
- Transaction cost of long term borrowings (net)	(13.28)	-	-
- Interest accruals on account of amortisation	73.53	21.85	5.36
Balance at end of year	**1,489.95**	**644.13**	**136.94**

18.5 The Group has availed working capital term loans in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets for the specific projects. Quarterly returns / statements and other information filed with such Banks/ financial institutions are in agreement with the books of accounts.

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19.1 Other financial liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non-current			
Financial liabilities at amortised cost:	-	-	-
Total	-	-	-
Current			
Financial liabilities at amortised cost:			
Security deposits received from customer	19.70	40.57	25.33
Interest accrued but not due	2.54	-	
Society maintenance liabilities (net of expense incurred)	6.24	0.08	14.22
Employee Benefits payable	51.95	8.15	2.73
Accrued Expenses	1.33	0.29	1.87
Project Expenses Payable	54.57	24.39	24.40
Other payables	0.94	3.61	5.23
Total	**137.29**	**77.08**	**73.78**

19.2 Refer note 40.2 on financial instruments.

20.1 Provisions

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Non-current			
Provision for employee benefits			
- Gratuity	10.43	8.74	6.45
- Leave Encashment	0.49	0.38	0.34
Total	**10.91**	**9.12**	**6.79**
Current			
Provision for employee benefits			
- Gratuity	1.74	1.45	0.92
- Leave Encashment	0.10	0.07	0.06
Provision for defect liability & repairs	27.21	29.42	23.03
Total	**29.05**	**30.95**	**24.01**

21.1 Trade payables

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
(a) Total outstanding dues of small and micro enterprises	79.66	32.54	60.91
(b) Total outstanding dues of creditors other than small and micro enterprises	155.53	104.77	162.01
Total	**235.19**	**137.32**	**222.92**

21.2 The average credit period on purchases is 30 days.

21.3 For explanations on the Company's liquidity risk management processes Refer note 40.3 (iii)

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21.4 Ageing of trade payables

As on March 31, 2023

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	64.21	14.92	-	0.54	-	79.66
- Others	129.16	25.59	0.27	0.17	0.33	155.53
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	**193.37**	**40.51**	**0.27**	**0.70**	**0.33**	**235.19**

As on March 31, 2022

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	19.68	11.09	1.77	-	-	32.54
- Others	34.95	21.20	6.01	42.36	0.25	104.77
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	54.63	32.29	7.78	42.36	0.25	137.32

As on March 31, 2021

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
Undisputed dues						
- MSME	41.25	19.66	-	-	-	60.91
- Others	46.45	41.77	48.64	18.17	6.99	162.01
Disputed dues						
- MSME	-	-	-	-	-	-
- Others	-	-	-	-	-	-
Total	87.71	61.42	48.64	18.17	6.99	222.92

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21.5 Disclosures as required under the Micro, Small and Medium Enterprises Development Act,

The amounts due to Micro and Small Enterprises as defined in the 'The Micro, Small and Medium Enterprises Development Act, 2006' has been determined to the extent such parties have been identified on the basis of information available with the Group. This has been relied upon by the auditors.

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
(a) Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at period end	79.66	32.54	60.91
(b) Interest due to suppliers registered under the MSMED Act and remaining unpaid as at period end	-	-	-
Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the period	-	-	-
(c) Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the period	-	-	-
(d) Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act,beyond the appointed day during the period	-	-	-
(e) Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-	-
(g) Further interest remaining due and payable for earlier periods	-	-	-

22.1 Other current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Statutory remittances	98.76	27.40	43.44
Advance from Customers	1,545.97	1,244.78	1,864.11
Current Account balance with Partnership Firms & LLP's	3.27	35.93	124.57
Total	**1,648.01**	**1,308.11**	**2,032.11**

23.1 Current tax liabilities (net of advance tax)

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Income tax payable (net of advance tax)	-	-	-
Total	-	-	-

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24.1 Revenue from operations

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Sale of Properties	2,191.57	2,230.11	902.56
Other operating revenues			
Development and amenities charges from Sale of Flats	9.96	59.24	180.15
Total	**2,201.52**	**2,289.34**	**1,082.70**

24.2 The Group has provided for impairment losses, if any, based on expected credit loss policy on trade receivable recognised in statement of profit and loss for the year ended March 31, 2023 and March 31, 2022.

24.3 Contract balances

Refer details of trade receivables in note 13.1 & advance from customers in note 22.1

24.4 The Group receives payments from customers as per agreed contractual terms and payment schedules. Accounts receivable are recorded when the right to consideration becomes unconditional.

24.5 Reconciliation of revenue recognised in the statement of profit and loss with the contracted price:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Revenue from contracts with customers	2,191.57	2,230.11	902.56
Add: Credits / Returns	-	-	-
Contracted price with the customers	**2,191.57**	**2,230.11**	**902.56**

25.1 Other income

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Interest Income on fianancial assets measures at amortised cost			
- From bank deposits	3.67	3.79	3.72
- From delayed payments by customers	0.87	2.72	4.28
	4.55	**6.51**	**8.00**
Other gains and losses			
- Net gain arising on financial investments measure at FVTPL	-	1.16	5.11
- Gain on sale of current investments	7.27	30.43	1.05

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	7.27	31.59	6.16
Other non-operating income			
- Cancellation Charges Received from Customers	0.49	0.59	-
- Commission Received	1.08	1.09	1.38
- Balances / Provisions written back (net)	24.44	36.18	32.78
- Miscellaneous income	0.77	6.50	0.84
	26.78	**44.38**	**35.00**
Total	**38.61**	**82.48**	**49.15**

26.1 Cost of Constructions

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Land & Land Related cost	1,443.91	1,327.85	110.04
Construction Cost	1,715.52	1,122.96	443.63
Allocated expenses to project:			
Finance cost (refer note 29.1)	66.24	-	-
Employee benefits expense (refer note 28.1)	5.00	-	-
Other expenses (refer note 31.1)	113.61	97.98	31.49
Total	**3,344.28**	**2,548.79**	**585.16**

27.1 Changes in inventories of finished goods and work in progress

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Inventories at the beginning of the year			
-Finished Units (Completed Projects)	-	33.63	2,119.93
-Work in Progress (Projects under construction / development)	2,990.08	2,007.25	
Inventories at the end of the year			
-Finished Units (Completed Projects)	107.45	-	33.63
-Work in Progress (Projects under construction / development)	4,897.81	2,990.08	2,007.25
Net (increase)/decrease	**(2,015.19)**	**(949.19)**	**79.04**

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28.1 Employee benefits expense

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Salaries, wages and bonus	68.79	43.45	34.97
Director's Remuneration & Bonus	101.70	33.24	23.76
Contribution to provident and other funds (Refer note 36.1)	0.46	0.15	0.09
ESIC Contribution	0.07	0.00	-
Gratuity (Refer note 38)	2.36	1.63	1.47
Leave Encashment	0.13	0.06	0.30
Staff Training & Recruitment Expense	1.55	0.20	-
Staff welfare expenses	0.77	0.74	0.71
	175.83	**79.46**	**61.30**
Employee benefits expense allocated to Cost of Constructions (refer note 26.1)	(5.00)	-	-
Total	**170.83**	**79.46**	**61.30**

29.1 Finance cost

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Interest cost - on financial liabilities at amortised cost			
- Borrowings from banks	1.17	0.20	-
- Borrowings from NBFC's	11.48	-	-
- Borrowings from Others	61.99	40.91	12.59
Transaction cost related to long term borrowings	0.24	-	-
Bank Charges and Stamp Duty Charges on long term borrowings	4.18	2.18	0.39
	79.05	**43.29**	**12.98**
Finance cost allocated to Cost of Constructions (refer note 26.1)	(66.24)	-	-
Total	**12.81**	**43.29**	**12.98**

30.1 Depreciation and amortisation expenses

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Depreciation of property, plant and equipment	2.71	0.71	1.09
Amortisation of intangible assets *	-	-	-
Total	**2.71**	**0.71**	**1.09**

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*** The computer software under Intangible assets is having useful life of indefinite period and hence not amortised.**

31.1 Other expenses

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Brokerage & Commission	46.04	40.51	34.58
Business Promotion & Advertising	78.21	7.91	4.31
Computer Expenses	0.18	0.16	0.13
Donation & CSR Expense	8.33	8.63	3.69
Electricity Charges	0.55	1.32	0.31
House Keeping Expenses	3.15	2.67	4.26
Insurance Expenses	0.86	0.70	0.65
Auditors Remuneration (As per Note 31.2)	0.40	0.04	0.13
Loss on Sale of Fixed Assets	-	0.03	-
Legal & Professional Fees	54.96	45.04	42.30
Motor Car Expenses	0.58	0.50	0.56
Printing & stationary	1.09	0.86	1.25
Repair & Maintenance Expenses - Others	0.98	0.27	0.28
Security Expenses	7.44	3.24	2.02
GST Reversed / Paid	-	40.96	25.87
Software & IT related Expenses	1.97	1.67	0.11
Travelling & Conveyance Expenses	2.14	0.99	1.01
Miscellaneous Expenses	5.43	8.30	5.27
	212.30	**163.81**	**126.74**
Other expenses allocated to Cost of Constructions (refer note 26.1)	(113.61)	(97.98)	(31.49)
Total	**98.69**	**65.83**	**95.25**

31.2 Auditors remuneration and out-of-pocket expenses (net of GST):	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
(i) For audit	0.40	0.04	0.13
(ii) For taxation matters	-	-	-
(iii) For other services	-	-	-
(iv) For certification work	-	-	-
(v) Auditors out-of-pocket expenses	-	-	-
Total	**0.40**	**0.04**	**0.13**

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31.3 Expenses on corporate social responsibility

No.	Particulars	For year ended March 31, 2023	For the year ended March 31, 2022	For the year ended March 31, 2021
1	Gross amount required to be spent by the Company during the period/ year (under Section 135 of the Companies Act, 2013)	7.66	4.41	3.20
2	**Amount of expenditure incurred**			
	(i) Construction/acquisition of any asset	-	-	-
	(ii) On purposes other than (i) above	7.94	4.50	3.22
3	**Amount not spend during the year on:**			
	(i) Construction/acquisition of any asset	-	-	-
	(ii) On purposes other than (i) above	-	-	-
3	Shortfall at the end of the year	-	-	-
4	Total of previous years shortfall	-	-	-
5	Reason for shortfall - Adoption of long gestation program/project			
6	Amount yet to be spent/paid	-	-	-
7	Details of Related party transactions - Contributions to the trust in which directors are trustee	2.13	-	-
8	Liability incurred by entering into contractual obligations	-	-	-
9	Nature of CSR activities:	a. Promoting health care including preventive health care and sanitation b. Protection of Art/ culture c. Ensuring environmental sustainability and maintaining quality of soil, air and water d. Eradicating hunger, poverty and malnitrition	a. Promoting health care including preventive health care and sanitation b. Protection of Art/ culture c. Ensuring environmental sustainability and maintaining quality of soil, air and water d. Eradicating hunger, poverty and malnitrition	a. Promoting health care including preventive health care and sanitation b. Protection of Art/ culture c. Ensuring environmental sustainability and maintaining quality of soil, air and water d. Eradicating hunger, poverty and malnitrition

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32.1 Current Tax and Deferred Tax

32.2 Income Tax Expense recognised in statement of profit and loss

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Current Tax:			
Current income tax charge	165.01	147.73	76.89
Short provision of tax relating to earlier years	-	-	-
	165.01	**147.73**	**76.89**
Deferred Tax expense/ (credit)			
In respect of current period	(3.89)	(0.45)	(3.13)
	(3.89)	**(0.45)**	**(3.13)**
Total tax expense/(credit) recognised in statement of profit and loss	**161.12**	**147.28**	**73.76**

32.3 Income Tax recognised in other Comprehensive Income

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Deferred Tax (Liabilities)/Assets:			
Remeasurement of Defined Benefit Obligations	-	-	-
Total	-	-	-

32.4 Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Profit/(Loss) before tax	**667.73**	**655.72**	**290.95**
Less: Income taxed at different tax rate	(7.27)	(30.43)	(1.05)
Profit/(Loss) Before tax	**660.46**	**625.29**	**289.90**
Income Tax using the Company's domestic Tax rate #	166.22	157.37	72.96
Effect of expenses / Income that are not deductible in determining taxable profit	3.76	(0.48)	0.85
Effect of income that is not taxable in determining taxable profit	(10.51)	(18.32)	1.53
Effect of income taxed at different rate	2.12	8.86	0.26
Effect of adoption of Ind AS	3.40	0.29	1.29
Income tax related earlier year	-	-	-
Income tax expense recognised in Statement of Profit or Loss	**165.01**	**147.73**	**76.89**

The tax rate used for the reconciliations above is the corporate tax rate of plus surcharge (as applicable) on corporate tax, education cess and secondary and higher education cess on corporate tax, payable by corporate entities in India on taxable profits under Income Tax Act, 1961.

In pursurance of Section 115BAA of the Income Tax Act, 1961 announced by the Government of India through Taxation Laws (Amendment) Ordinance, 2019, the Company has opted for irrevocable option of shifting to lower tax rate w.e.f FY 19-20.

32.5 The Group does not have any unrecorded income and assets related to previous years which are required to be recorded during the year.

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33.1 Earning per share

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
(a) Profit/Loss for the year	506.78	504.73	211.90
(b) Number of Ordinary shares outstanding	20,00,000	20,00,000	20,00,000
(c) Effect of issued of ordinary bonus shares (numbers)*	15,00,00,000	15,00,00,000	15,00,00,000
(d) Weighted average number of ordinary shares in computing earnings per share [(b) + (c)] (numbers)	15,20,00,000	15,20,00,000	15,20,00,000
(e) Earnings per share on Profit for the year (Face Value ₹ 10/- per share)			
– Basic [(a)/(d)] (₹)	3.33	3.32	1.39
– Diluted [(a)/(d)] (₹)	3.33	3.32	1.39

*Note : Pursuant to the resolution passed in the meeting of shareholders held on July 06, 2023, the Company has allotted 15,00,00,000 equity shares of face value of Rs. 10/- each, as a bonus Shares in the ratio of 1 : 75 to the existing equity shareholders. The weighted average number of equity shares outstanding for the year ended March 31, 2023, March 31, 2022 and March 31, 2021 presented above are restated and accordingly basic and diluted earning per share have been calculated after considering the bonus issue of shares.

34.1 Contingent liabilities and commitments (to the extent not provided for)

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Contingent liabilities :			
(i) Bank Guarantees	19.00	16.50	6.50
(ii) Demands/Claims by Government Authorities not acknowledged as debts and contested/to be contested by the Group:			
Service Tax - FY 2016-17	0.89	0.89	0.89
Goods & Service Tax - FY 2017-18 to FY 2022-23 *	297.54	272.35	191.62

34.2 * The figures for the financial year ended March 31, 2023, March 31, 2022 and March 31, 2021 includes the amount of contingent liabilities for the respective years, where show cause notice or claims have been received after the close of respective reporting period and till the date of approval of this fianncial statements by the Board of Directors.

34.3 The Group is subject to legal proceedings and claims, which have arisen in the ordinary course of business, the impact of which presently is not quantifiable. These cases are pending with various courts / authorities. After considering the circumstances and advice from the legal advisors, management believes that these cases will not adversely affect its financial statements. The above Contingent Liabilities exclude undeterminable outcome of these pending litigations.

34.4 Future cash flow in respect of the above, if any, is determinable only on receipt of judgements/decisions pending with the relevant authorities. Interest, penalty or compensation liability arising on outcome of the disputes has not been considered, since not determinable at present.

34.5 The Group did not have any long-term contracts including derivative contracts for which any provision was required for foreseeable losses.

35.1 Segment information

For management purposes, the Group is into one reportable segment i.e. Real Estate development.

The Managing Director is the Chief Operating Decision Maker of the Company who monitors the operating results of the Group for the purpose of making decisions about resource allocation and performance assessment. The Company's performance as single segment is evaluated and measured consistently with profit or loss in the standalone financial statements. Also, the Company's financing (including finance costs and finance income) and income taxes are managed on a Company basis.

35.2 Geographical information

The Group operates in one geographical environment only i.e. in India.
The Group's revenue from continuing operations from external customers by location of operations and information about its non-current assets by location of assets are detailed below:

Particulars	Revenue from External Customers		
	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Within India	2,201.52	2,289.34	1,082.70
Outside India	-	-	-
Total	**2,201.52**	**2,289.34**	**1,082.70**

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Particulars	Non-current Assets		
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Within India	22.42	18.28	3.46
Outside India	-	-	-
Total	**22.42**	**18.28**	**3.46**

35.3 Information about major customers

No single customer contributed 10% or more to the Group's revenue for the year ended March 31, 2023, March 31, 2022 and March 31, 2021.

35.4 The reporting segment includes a number of sales operations in various cities within India each of which is considered as a separate operating segment by the CODM. For financial statements presentation purposes, these individual operating segments have been aggregated into a single reportable operating segment taking into account the following factors:

- these operating segments have similar long-term gross profit margins;
- the nature of the products and production processes are similar; and
- the methods used to distribute the products to the customers are the same.

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36.1 Employee benefit plans

36.2 Defined contribution plans:

The Group participates in Provident fund as defined contribution plans on behalf of relevant personnel. Any expense recognised in relation to provident fund represents the value of contributions payable during the period by The Company at rates specified by the rules of provident fund. The only amounts included in the balance sheet are those relating to the prior months contributions that were not paid until after the end of the reporting period.

(a) Provident fund and pension

In accordance with the Employee's Provident Fund and Miscellaneous Provisions Act, 1952, eligible employees of the Company are entitled to receive benefits in respect of provident fund, a defined contribution plan, in which both employees and the Company make monthly contributions at a specified percentage of the covered employees' salary. The contributions, as specified under the law, are made to the provident fund administered and managed by Government of India (GOI). The Company has no further obligations under the fund managed by the GOI beyond its monthly contributions which are charged to the statement of Profit and Loss in the period they are incurred. The benefits are paid to employees on their retirement or resignation from the Group.

Contribution to defined contribution plans, recognised in the statement of profit and loss for the year under employee benefits expense, are as under:

Particulars	For the Year ended March 31, 2023	For the Year ended March 31, 2022	For the Year ended March 31, 2021
i) Employer's contribution to provident fund and pension	0.46	0.15	0.09
ii) Employer's contribution to state insurance corporation	0.07	0.00	-
Total	**0.54**	**0.15**	**0.09**

(b) Defined benefit plans:

Gratuity (Unfunded)

The Company has an obligation towards gratuity, a unfunded defined benefit retirement plan covering all employees. The plan provides for lump sum payment to vested employees at retirement or at death while in employment or on termination of the employment of an amount equivalent to 15 days salary, as applicable, payable for each completed year of service. Vesting occurs upon completion of five years of service. The Group accounts for the liability for gratuity benefits payable in the future based on an actuarial valuation.

The most recent actuarial valuation of the present value of the defined benefit obligation was carried out for the year ended March 31, 2023 by an independent actuary. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

(A) Through its defined benefit plans, the Group is exposed to a number of risks, the most significant of which are detailed below:

(1) Actuarial Risk:

It is the risk that benefits will cost more than expected. This can arise due to one of the following reasons:
i) Adverse Salary Growth Experience
ii) Variability in mortality rates
iii) Variability in withdrawal rates

(2) Investment Risk

For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter- valuation period.

(3) Liquidity Risk:

Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign/retire from the Group there can be strain on the cashflows.

(4) Market Risk:

Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.

(5) Legislative Risk

Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Payment of Gratuity Act thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

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(B) Principal actuarial assumptions used:

The principal assumptions used for the purposes of the actuarial valuations were as follows.

	Gratuity (Unfunded)		
Particulars	**As at March 31, 2023**	**As at March 31, 2022**	**As at March 31, 2021**
1. Discount rate - Company	7.40%	6.85%	6.50%
2. Salary escalation - Company	10.00%	10.00%	10.00%
3. Rate of employee turnover - Company	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %
4. Mortality rate	Indian Assured Lives Mortality (2012-14) Ult.		

(C) Expenses recognised in profit and loss

Particulars	Gratuity (Unfunded)		
	For year ended March 31, 2023	**For year ended March 31, 2022**	**For year ended March 31, 2021**
Service cost:			
Current service cost	1.71	1.18	1.08
Net Interest cost	0.65	0.45	0.39
Components of defined benefit cost recognised in profit or loss	**2.36**	**1.63**	**1.47**

The current service cost and the net interest expenses for the year are included in the 'Employee benefits expenses' line item in the Statement of profit and loss.

(D) Net interest cost recognised in profit or loss:

Particulars	Gratuity (Unfunded)		
	For year ended March 31, 2023	**For year ended March 31, 2022**	**For year ended March 31, 2021**
Interest cost	0.65	0.45	0.39
Interest income	-	-	-
Net interest cost recognised in profit or loss	**0.65**	**0.45**	**0.39**

(E) Expenses recognized in the Other Comprehensive Income (OCI)

Particulars	**For year ended March 31, 2023**	**For year ended March 31, 2022**	**For year ended March 31, 2021**
Actuarial (gains)/losses on obligation for the year			
- Due to changes in demographic assumptions	-	-	
- Due to changes in financial assumptions	(0.39)	(0.21)	0.05
- Due to experience adjustment	0.00	1.40	(0.45)
Return on plan assets, excluding interest income	-	-	
Net (income)/expense for the period recognized in OCI	**(0.38)**	**1.19**	**(0.40)**

(F) Amount recognised in the consolidated balance sheet

Particulars	**As at March 31, 2023**	**As at March 31, 2022**	**As at March 31, 2021**
Present value of defined benefit obligation as at the end of the year	12.17	10.19	7.37
Fair value of plan assets			
	12.17	**10.19**	**7.37**

(G) Net asset/(liability) recognised in the consolidated balance sheet

Recognised under:	**As at March 31, 2023**	**As at March 31, 2022**	**As at March 31, 2021**
Long term provision	10.43	8.74	6.45
Short term provision	1.74	1.45	0.92
Total	**12.17**	**10.19**	**7.37**

(H) Movements in the present value of defined benefit obligation are as follows:

Particulars	**For year ended March 31, 2023**	**For year ended March 31, 2022**	**For year ended March 31, 2021**
Opening defined benefit obligation	10.19	7.37	6.30
Current service cost	1.71	1.18	1.08
Interest cost	0.65	0.45	0.39
Actuarial losses / (Gain)	(0.38)	1.19	(0.40)
Benefits paid from the fund	-	-	-
Closing defined benefit obligation	**12.17**	**10.19**	**7.37**

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(I) Maturity profile of defined benefit obligation:

Projected benefits payable in future years from the date of reporting	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Year 1 cashflow	1.74	1.45	0.92
Year 2 cashflow	1.73	1.36	0.91
Year 3 cashflow	1.57	1.32	0.85
Year 4 cashflow	1.40	1.20	0.84
Year 5 cashflow	1.29	1.07	0.78
Year 6 to year 10 cashflow	5.08	3.77	2.78
Total expected payments	**12.82**	**10.17**	**7.09**

(J) Sensitivity analysis

The Sensitivity analysis below has been determined based on reasonably possible change of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. These sensitivities show the hypothetical impact of a change in each of the lied assumptions in isolation. While each of these sensitivities holds all other assumptions constant, in practice such assumptions rarely change in isolation and the asset value changes may offset the impact to some extent. For presenting the sensitivities, the present value of the Defined Benefit Obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the Defined Benefit Obligation presented above. There was no change in the methods and assumptions used in the preparation of the Sensitivity Analysis from previous year.

Projected benefits payable in future years from the date of reporting	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Projected benefit obligation on current assumptions			
Rate of discounting			
Impact of +0.5% change	11.84	9.91	7.15
(% change)	(2.72%)	(2.79%)	(3.00%)
Impact of -0.5% change	12.52	10.49	7.61
(% change)	2.87%	2.94%	3.18%
Rate of salary increase			
Impact of +0.5% change	12.32	10.31	7.49
(% change)	1.22%	1.18%	1.59%
Impact of -0.5% change	12.04	10.08	7.24
(% change)	(1.07%)	(1.07%)	(1.74%)
Withdrawal Rate (W.R.)			
W.R. x 110%	12.28	10.26	7.39
(% change)	0.90%	0.72%	0.21%
W.R. x 90%	12.04	10.10	7.35
(% change)	(1.09%)	(0.89%)	(0.34%)

(K) Other disclosures

The weighted average duration of the obligations as at March 31, 2023 is 6.89 years (as at March 31, 2022: 6.92 years and April 1, 2021: 7.07 Years).

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(c) Leave Encashment plan

(A) Through its defined benefit plans, the Group is exposed to a number of risks, the most significant of which are detailed below:

(1) Actuarial Risk:
It is the risk that benefits will cost more than expected. This can arise due to one of the following reasons:
i) Adverse Salary Growth Experience
ii) Variability in mortality rates
iii) Variability in withdrawal rates
iv) Variability in availment rates

(2) Investment Risk
For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter- valuation period.

(3) Liquidity Risk:
Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign/retire from the Entity there can be strain on the
cash flows.

(4) Market Risk:
Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date.Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

(5) Legislative Risk
Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/regulation. The government may amend the Shop and Establishment Act, thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

(B) Principal actuarial assumptions used:
The principal assumptions used for the purposes of the actuarial valuations were as follows.

	Gratuity (Unfunded)		
Particulars	**As at March 31, 2023**	**As at March 31, 2022**	**As at March 31, 2021**
1. Discount rate - Company	7.40%	6.85%	6.50%
2. Salary escalation - Company	10.00%	10.00%	10.00%
3. Rate of employee turnover - Company	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %	Age 25 & Below : 25 %, Age 25 to 35 : 20 %, Age 35 to 45 : 15 %, Age 45 to 55 : 10 %, Age 55 & above : 5 %
4. Mortality rate	Indian Assured Lives Mortality (2012-14) Ult.		

(C) Expenses recognised in profit and loss

Particulars	Gratuity (Unfunded)		
	For year ended March 31, 2023	**For year ended March 31, 2022**	**For year ended March 31, 2021**
Service cost:			
Current service cost	0.17	0.12	0.09
Net Interest cost	0.03	0.02	0.02
Net value of remeasurements on the obligation and plan assets	(0.07)	(0.09)	(0.01)
Components of defined benefit cost recognised in profit or loss	**0.13**	**0.06**	**0.10**

The current service cost and the net interest expenses for the year are included in the 'Employee benefits expenses' line item in the Statement of profit and loss.

(D) Net interest cost recognised in profit or loss:

Particulars	Gratuity (Unfunded)		
	For year ended March 31, 2023	**For year ended March 31, 2022**	**For year ended March 31, 2021**
Interest cost	0.03	0.02	0.02
Interest income	-	-	-
Net interest cost recognised in profit or loss	**0.03**	**0.02**	**0.02**

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(E) Remeasurements on the Obligation and Plan Assets

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Actuarial (gains)/losses on obligation for the year			
- Due to changes in demographic assumptions	-	-	-
- Due to changes in financial assumptions	(0.02)	(0.01)	0.00
- Due to experience adjustment	(0.05)	(0.08)	(0.01)
Return on plan assets, excluding interest income	-	-	
Net (Gain)/Loss for the period recognized in OCI	**(0.07)**	**(0.09)**	**(0.01)**

(F) Amount recognised in the consolidated balance sheet

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Present value of defined benefit obligation as at the end of the year	0.59	0.46	0.40
Fair value of plan assets	-	-	-
	0.59	**0.46**	**0.40**

(G) Net asset/(liability) recognised in the consolidated balance sheet

Recognised under:	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Long term provision	0.49	0.38	0.34
Short term provision	0.10	0.07	0.06
Total	**0.59**	**0.46**	**0.40**

(H) Movements in the present value of defined benefit obligation are as follows:

Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Opening defined benefit obligation	0.46	0.40	0.30
Transfer in/(out) obligation	-	-	-
Current service cost	0.17	0.12	0.09
Interest cost	0.03	0.02	0.02
Actuarial losses	(0.07)	(0.09)	(0.01)
Benefits paid from the fund	-	-	-
Closing defined benefit obligation	**0.59**	**0.46**	**0.40**

(I) Maturity profile of defined benefit obligation:

Projected benefits payable in future years from the date of reporting	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Year 1 cashflow	0.10	0.07	0.06
Year 2 cashflow	0.09	0.07	0.06
Year 3 cashflow	0.08	0.06	0.05
Year 4 cashflow	0.07	0.05	0.05
Year 5 cashflow	0.07	0.05	0.04
Year 6 to year 10 cashflow	0.26	0.20	0.16
Total expected payments	**0.67**	**0.50**	**0.43**

(J) Sensitivity analysis

The Sensitivity analysis below has been determined based on reasonably possible change of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. These sensitivities show the hypothetical impact of a change in each of the lied assumptions in isolation. While each of these sensitivities holds all other assumptions constant, in practice such assumptions rarely change in isolation and the asset value changes may offset the impact to some extent. For presenting the sensitivities, the present value of the Defined Benefit Obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the Defined Benefit Obligation presented above. There was no change in the methods and assumptions used in the preparation of the Sensitivity Analysis from previous year.

Projected benefits payable in future years from the date of reporting	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
Projected benefit obligation on current assumptions			
Rate of discounting			
Impact of +0.5% change	0.57	0.45	0.39
(% change)	(2.36%)	(2.47%)	(2.53%)
Impact of -0.5% change	0.60	0.47	0.41
(% change)	2.48%	2.59%	2.66%
Rate of salary increase			
Impact of +0.5% change	0.60	0.47	0.41
(% change)	2.41%	2.50%	2.56%
Impact of -0.5% change	0.57	0.45	0.39
(% change)	(2.32%)	(2.41%)	(2.46%)
Withdrawal Rate (W.R.) varied by 10%			
W.R. x 110%	0.54	0.42	0.37
(% change)	(6.99%)	(7.22%)	(7.61%)
W.R. x 90%	0.63	0.49	0.44
(% change)	7.87%	8.13%	8.63%

(K) Other disclosures

The weighted average duration of the obligations as at March 31, 2023 is 5.43 years (as at March 31, 2022: 5.49 years and April 1, 2021: 5.45 Years).

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39 Related party disclosures

39.1 Details of related parties

Description of relationship	Name of the related party
Key management personnel	
- Director (Managing Director w.e.f. 01.06.2023)	Amit Mangilal Jain
- Director (Whole Time Director w.e.f. 01.06.2023)	Arpit Jain
- Director (Whole Time Director w.e.f. 01.06.2023)	Sandeep Jain
- Chief Financial Officer (w.e.f. 01.06.2023)	Samshet Balkrishna Shetye
- Company Secretary (w.e.f. 22.05.2023)	Sheetal Haresh Solani
Relatives of key management personnel (where transactions have taken place)	Kritika Jain Simran Jain Ketu Jain Sajjan Jain Vikram Jain Kala Jain Mangilal Jain Sneha Jain
Enterprises over which key management personnel is able to exercise significant influence (where transactions have taken place)	The Sajjan Jain Support Trust
Associates Firms / LLP	Bhoomi & Arkade Associates Atul & Arkade Realty Arkade Abode LLP Chandak & Arkade Associates

39.2 Transactions during the year with related parties

S. No.	Particulars	For year ended March 31, 2023	For year ended March 31, 2022	For year ended March 31, 2021
A	**Key management personnel**			
I	**Amit Mangilal Jain**			
	Managerial Remuneration	13.00	9.00	9.60
	Loan Taken	218.46	318.85	90.34
	Repayment of Loan Taken	137.11	36.85	393.95
	Interest Expenses	23.54	5.79	5.36
II	**Arpit Jain**			
	Managerial Remuneration	44.83	12.12	7.60
	Loan Taken	34.10	85.50	5.75
	Repayment of Loan Taken	7.08	0.51	-
	Interest Expenses	17.78	5.12	-
III	**Sandeep Jain**			
	Managerial Remuneration	43.87	12.11	6.56
	Loan Taken	20.00	96.70	8.65
	Repayment of Loan Taken	7.12	0.80	-
	Interest Expenses	18.22	8.02	-
B	**Relatives of Key Management Personnel**			
I	**Ketu Jain**			
	Managerial Salaries	1.63	0.50	-
	Sale of flat	116.62	-	-
II	**Kala Jain**			
	Loan Taken	-	26.30	1.30
	Repayment of Loan Taken	14.10	13.77	
	Interest Expenses	0.02	2.73	
III	**Sajjan Jain**			
	Repayment of Loan Taken	29.10	2.30	
	Sale of flat	57.50	-	
IV	**Mangilal Jain**			
	Repayment of Loan Taken	56.00	-	13.00
	Loan Taken			24.00

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V	**Vikram Jain**			
	Repayment of Loan Taken	-	1.60	
	Loan Taken			1.60
VI	**Kritika Jain**			
	Professional Fees Paid	-	0.30	0.58
VII	**Simran Jain**			
	Commission / Brokerage Paid	-	1.96	1.96
VIII	**Sneha Jain**			
	Commission / Brokerage Paid	-	1.93	1.93
	Managerial Remuneration			1.38
C	**Enterprises over which key management personnel is able to exercise significant influence***			
I	**The Sajjan Jain Support Trust**			
	Donations Paid	2.13	-	-
D	**Associates Firms / LLP**			
I	**Bhoomi & Arkade Associates**			
	Share of profit / (loss)	46.86	73.09	0.09
	Capital Introduce	0.19	19.99	16.41
	Capital Withdrawals	14.40	3.75	1.53
	Repayment of Loan Taken	14.21	0.06	0.04
	Interest Expenses	-	0.61	0.59
II	**Arkade Abode LLP**			
	Share of profit / (loss)	(0.38)	(0.000)	(0.000)
	Capital Introduce	-	0.001	-
	Capital Withdrawals	0.41	0.001	-
III	**Atul & Arkade Realty**			
	Share of profit / (loss)	(0.02)	(0.02)	0.03
	Capital Introduce	6.85	3.88	0.03
	Capital Withdrawals	-	-	-
IV	**Chandak & Arkade Associates**			
	Write off of Balances	0.08	-	-

The transactions with related parties are made in the normal course of business and on terms equivalent to those that prevail in arm's length transactions. All the related party transactions are reviewed and approved by board of directors.

39.3 Amounts outstanding with related parties

S. No.	Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
A	**Key management personnel**			
I	**Amit Mangilal Jain**			
	Loan Payable	410.31	305.43	17.64
	Managerial Remuneration Payable	1.01	0.54	
II	**Arpit Jain**			
	Loan Payable	140.66	95.86	5.75
	Managerial Remuneration Payable	21.23	1.59	0.03
III	**Sandeep Jain**			
	Loan Payable	143.67	112.57	8.65
	Managerial Remuneration Payable	21.62	1.88	0.23
	Relatives of Key Management Personnel			
I	**Kala Jain**			
	Loan Payable	-	16.56	1.30
	Interest Payable	2.48	-	
II	**Mangilal Jain**			
	Loan Payable	-	56.00	56.00

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III	**Sajjan Jain**			
	Loan Payable	-	29.10	31.40
IV	**Vikram Jain**			
	Loan Payable	-		1.60
V	**Kritika Jain**			
	Trade Receivable			0.02
B	**Associates Firms**			
I	**Bhoomi & Arkade Associates**			
	Capital balance with firms	(3.27)	(35.93)	(124.57)
	Loan Payable	-	14.21	13.66
II	**Atul & Arkade Realty**			
	Capital balance with firms	169.73	162.89	159.04
III	**Arkade Abode LLP**			
	Capital balance with firms	-	0.78	0.78
IV	**Chandak & Arkade Associates**			
	Capital balance with firms	-	0.08	0.08

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40 Financial instruments and risk management

40.1 Capital risk management

The Group's objective, when managing capital is to ensure the going concern operation and to maintain an efficient capital structure to reduce the cost of capital, support the corporate strategy and meet shareholder's expectations. The policy of the Group is to borrow funds through banks or raise through equity which is supported by committed borrowing facilities to meet anticipated funding requirements. The Company manages its capital structure and makes adjustments in the light of changes in economic conditions and the requirement of financial markets. The capital structure is governed by policies approved by the Board of Directors, and is monitored by various metrics. The following table summarises the capital of the Group :

	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Short term debts*(including current maturities of long term debt)	702.41	632.14	136.94
Long term debts	787.54	11.99	-
Total Debts	**1,489.95**	**644.13**	**136.94**
Less: Cash and cash equivalents	(166.20)	(25.21)	(49.39)
Net debt	**1,323.75**	**618.92**	**87.55**
Total Equity	**2,002.11**	**1,494.95**	**991.41**
Net debt to equity ratio	**0.66**	**0.41**	**0.09**

In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings.

The Group has not defaulted on any loans payable, and there has been no breach of any loan covenants.

No changes were made in the objectives, policies or processes for managing capital during the year ended March 31, 2023, March 31, 2022 and March 31, 2021.

40.2 Categories of financial instruments

The following table provides categorisation of all financial instruments

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Financial assets			
Measured at amortised cost			
(a) Loans (including inter corporate deposit)	0.91	0.15	0.23
(b) Security deposits	20.30	0.40	0.93
(c) Deposits with bank (Fixed Deposits)	63.72	11.00	6.50
(d) Cash and cash equivalent	166.20	25.21	49.39
(e) Bank balance other than (d) above	9.52	70.03	66.58
(f) Trade receivables	37.05	52.60	126.13
(g) Other financial assets	6.47	1.48	1.63
Total financial assets	**304.18**	**160.87**	**251.39**
Financial liabilities			
Measured at amortised cost			
(a) Borrowings	1,489.95	644.13	136.94
(b) Trade payables	235.19	137.32	222.92
(c) Lease Liabilities	-	-	-
(d) Other financial liabilities	137.29	77.08	73.78
Total financial liabilities	**1,862.43**	**858.52**	**433.64**

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40.3 Financial risk management objectives

The Group's principal financial liabilities comprise loans and borrowings and trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Group's principal financial assets include loans, trade and other receivables, and cash and cash equivalents that derive directly from its operations.

The Group is exposed to market risk, credit risk and liquidity risk. The Group periodically reviews the risk management policy so that the management manages the risk through properly defined mechanism. The focus is to foresee the unpredictability and minimise potential adverse effects on the Group's financial performance. The Group's overall risk management procedures to minimise the potential adverse effects of financial market on the Group's performance are as follows:

(i). Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, such as equity price risk and commodity risk.

(a) Interest rate risk:

The Group is exposed to cash flow interest rate risk from long-term borrowings at variable rate. Currently the Group has external borrowings and borowwings from promoter & promoter groups which are fixed and floating rate borrowings. The Group achieves the optimum interest rate profile by refinancing when the interest rates go down. However this does not protect Group entirely from the risk of paying rates in excess of current market rates nor eliminates fully cash flow risk associated with variability in interest payments, it considers that it achieves an appropriate balance of exposure to these risks.

(b) Foreign currency risk:

Foreign Currency Risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. Exposures can arise on account of the various assets and liabilities which are denominated in currencies other than Indian Rupee.

Particulars of unhedged foreign currency exposures as at the reporting date:

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
(a). Financial liabilities:			
In USD	-	-	-
Equivalent in ₹ Millions	-	-	-
(b). Financial assets:			
In USD	-	-	-
In EURO	-	-	-
Equivalent in ₹ Millions	-	-	-

(ii). Credit risk management

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including

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deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Group's customer base, including the default risk of the industry and country, in which customers operate, has less influence on the credit risk.

The Group has entered into contracts for the sale of residential and commercial units on an installment basis. The installments are specified in the contracts. The Group is exposed to credit risk in respect of installments due. However, the possession of residential and commercial units is handed over to the buyer only after all the installments are recovered. In addition, installment dues are monitored on an ongoing basis with the result that the Group's exposure to credit risk is not significant. The Group evaluates the concentration of risk with respect to trade receivables as low, as none of its customers constitutes significant portions of trade receivables as at the year end.

Credit risk from balances with banks and financial institutions is managed by Group's treasury in accordance with the Group's policy. The Group limits its exposure to credit risk by only placing balances with local banks of good
repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

(iii). Liquidity risk management

Liquidity risk is the risk that the Company will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. The Group has an established liquidity risk management framework for managing its short term, medium term and long term funding and liquidity management requirements. The Group's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Group manages the liquidity risk by maintaining adequate funds in cash and cash equivalents.

Surplus funds not immediately required are invested in certain financial assets which provide flexibility to liquidate at short notice and are included in cash equivalents.

Liquidity risk table

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments.

Particulars	Upto 1 year	1-5 years	Total
March 31, 2023			
Borrowings	702.41	787.54	**1,489.95**
Trade payables	235.19	-	**235.19**
Other financial liabilities	137.29	-	**137.29**
Total	**1,074.88**	**787.54**	**1,862.43**
March 31, 2022			
Borrowings	632.14	11.99	**644.13**
Trade Payables	137.32	-	**137.32**
Other Financial Liabilities	77.08	-	**77.08**
Total	**846.54**	**11.99**	**858.52**
March 31, 2021			
Borrowings	136.94	-	**136.94**
Trade Payables	222.92	-	**222.92**
Other Financial Liabilities	73.78	-	**73.78**
Total	**433.64**	**-**	**433.64**

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41 Fair value measurements

This note provides information about how the Group determines fair values of various financial assets and financial liabilities.

41 Fair value of the Group's financial assets and financial liabilities that are measured at fair value on a recurring basis

The Group has not measure any financial assets and financial liabilities that are measured at fair value on a recurring basis.

41 Fair value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required)

The directors of the Group consider that the carrying amounts of financial assets and financial liabilities recognised in these financial statements approximate their fair values.

42 Disclosure as per Section 186 of the Companies Act, 2013

The details of loans, guarantees and investments under Section 186 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014 are as follows:

(i) Details of Investments made by the Group are given in Note 6.1 in the financial statement.
(ii) The Group has not granted any loans to any parties during the period.

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42 Other Notes

42.1 The Group does not own benami properties. Further, there are no proceedings which have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

42.2 The Group has not traded or invested in Crypto currency or Virtual Currency during each reporting period. During each reporting period, the Group has not traded or invested in Crypto currency or Virtual Currency.

42.3 There were no Scheme of Arrangements entered by the Group during each reporting period, which required approval from the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

42.4 Relationship with struck-off companies
The Group did not have any transactions with Companies struck off.

42.5 The Group has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

42.6 The Group has not made any delay in Registration of Charges under the Companies Act, 2013.

42.7 **Code of Social Security, 2020**
The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits received Presidential assent in September 2020. The Code has been published in the Gazette of India. However, the date on which the Code will come into effect has not been notified. the Company will assess the impact of the Code when it comes into effect and will record any related impact in the period when the Code becomes effective.

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43 Ratio Analysis and its elements

Where any one or both the components of ratios are extracted from statement of profit and loss, the ratios are provided for the year ended March 31, 2022 and March 31, 2021. However, where both the components of ratio are extracted from the Balance sheet, the ratios are provided for all the three periods (i.e., as at March 31, 2022, as at March 31, 2021 and April 1, 2020).

a) Current Ratio = Current assets divided by Current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Current assets	5,279.78	3,503.39	3,316.43
Current liabilities	2,751.95	2,185.60	2,489.76
Ratio (In times)	**1.92**	**1.60**	**1.33**
% Change from previous year	**20.00%**	**20.30%**	

b) Return on Equity Ratio = Net profit after tax divided by average equity

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Net profit after tax	506.61	508.44	217.18
Total equity*	1,748.53	1,243.18	991.41
Ratio	**0.29**	**0.41**	**0.22**
% Change from previous year	**-29.16%**	**86.69%**	

*Average equity represents the average of opening and closing total equity.

Reason for change more than 25%:
In FY 2021-22 is due to increase in Net profitability of the Company.

c) Inventory Turnover Ratio = Cost of materials consumed divided by average inventory

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Cost of materials consumed	1,329.09	1,599.60	664.20
Average Inventory	3,997.67	2,515.49	2,040.89
Ratio (In times)	**0.33**	**0.64**	**0.33**
% Change from previous year	**-47.72%**	**95.39%**	

Reason for change more than 25%:
In FY 2021-22 and FY 2022-23, due to increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company.

d) Trade Receivables turnover ratio = Credit Sales divided by average trade receivables

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Sales	2,191.57	2,230.11	902.56
Average Trade Receivables #	44.82	89.36	126.13
Ratio (In times)	**48.89**	**24.96**	**7.16**
% Change from previous year	**95.92%**	**248.74%**	

Trade receivables is included gross of ECL and net of customer advances. Average Trade receivables represents the average of opening and closing trade receivables.

Reason for change more than 25%:
In FY 2021-22 due to increase in Sales while maintaining Debtors Realisation period at under control.

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e) Trade payables turnover ratio = Credit purchases divided by average trade payables

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Contract Cost	3,344.28	2,548.79	585.16
Closing Trade Payables	93.13	90.06	111.46
Ratio (In times)	**35.91**	**28.30**	**5.25**
% Change from previous year	**21.19%**	**81.45%**	

Reason for change more than 25%:

In FY 2021-22 due to increase in operations while maintaining Creditors Payment period at similar level.

f) Net Capital Turnover Ratio = Sales divided by Net Working capital

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Sales (A)	2,201.52	2,289.34	1,082.70
Current Assets (B)	5,279.78	3,503.39	3,316.43
Current Liabilities (C)	2,751.95	2,185.60	2,489.76
Net Working Capital (D = B - C)	2,527.83	1,317.79	826.67
Ratio (In times) (E = A / D)	**0.87**	**1.74**	**1.31**
% Change from previous year	**-49.87%**	**32.64%**	

Reason for change more than 25%:

In FY 2021-22 and FY 2022-23, the increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company has lead to increased investments in working capital of the Company.

g) Net profit ratio = Net profit before tax divided by Sales

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Net profit before tax	625.99	582.93	297.04
Sales	2,201.52	2,289.34	1,082.70
Ratio	**28.43%**	**25.46%**	**27.44%**
% Change from previous year	**11.67%**	**-7.19%**	

Reason for change more than 25%:

In FY 2021-22, the decrease in ratio is on account of lower profitability of projects completed during the year.

h) Return on Capital employed (pre -tax) = Earnings before interest and taxes (EBIT) divided by average Capital Employed

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Profit before tax (A)	625.99	582.93	297.04
Add : Interest (B)	74.63	41.11	12.59
EBIT (C) = (A) + (B)	**700.62**	**624.04**	**309.64**
Total Assets (C)	5,553.04	3,699.67	3,497.38
Current Liabilities (D)	2,751.95	2,185.60	2,489.76
Capital Employed (E)=(C)-(D)	**2,801.09**	**1,514.07**	**1,007.62**
Ratio (In %)	**25.01%**	**41.22%**	**30.73%**
% Change from previous year	**-39.31%**	**34.13%**	

Reason for change more than 25%:

In FY 2021-22 and FY 2022-23, the increase in Inventory of Work in Progress for New Projects and increased in overall opertions of the Company has lead to increased investments in working capital of the Company.

i) Debt Equity ratio = Total debts divided by Total Equity

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Total Debts	1,489.95	644.13	136.94
Shareholder's funds	2,002.11	1,494.95	991.41
Ratio (In Times)	**0.74**	**0.43**	**0.14**
% Change from previous year	**72.72%**	**211.95%**	

Reason for change more than 25%:

Increase in FY 21-22 is mainly on account of increase in unsecured borrowings & Increase in FY 22-23 is on account of raising fresh Term Loans for Projects & unsecured borrowings.

j) Debt service coverage ratio= Earnings available for debt services dividend by total interest and principal repayments.

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Profit after tax (A)	506.61	508.44	217.18
Add: Non cash operating expenses and finance cost			
-Depreciation and amortisation (B)	2.71	0.71	1.09
-Finance cost (C)	12.81	43.29	12.98
Total Non-cash operating expenses and finance cost (Pre-tax) (D= B+C)	**15.52**	**44.00**	**14.07**
Total Non-cash operating expenses and finance cost (Post-tax) (E = D (1-Tax rate))	11.62	32.93	10.53
Earnings available for debt services (F = A+E)	**518.23**	**541.37**	**227.71**
Debt service			
Interest (G)	74.63	41.11	12.59
Lease payments (H)	-	-	-
Principal repayments (I)	(384.48)	(57.36)	(618.63)
Total Interest and principal repayments (J = G + H + I)	**(309.85)**	**-16.25**	**-606.03**
Ratio (In times) (J = F/ I)	**1.67**	**33.31**	**0.38**
% Change from previous year	**-94.98%**	**8765.71%**	

Reason for change more than 25%:

In FY 2021-22 and FY 2022-23 - Increase in cash profit of the Company has lead to increased Debt Repayment Capacity of the Company.

k) Return on Investments

This ratio has not been calculated since the Company does not have any investments as on 31st March, 2023 except investments in Subsidiary Partnership Firms & Associates Firms

44 Other Events

44.1 Initial Public Offer - Draft Red Herring Prospectus

The Company has formed the IPO Committee vide resolution passed in the meeting of Board of Directors of the Company held on December 05, 2022 for initiating the process of preparing and filing of the Draft Red Herring Prospectuts in terms of SEBI (Issue of Capital & Disclosures Requirements) Regulations.

44.2 Events after balance sheet date

Significant non - adjusting event occurred between the balance sheet date and date of the approval of these financial statements by the Board of Directors of the Company requiring disclosure :

(a) Conversion into Public Limited Company

The Company has been converted from Private Limited Company to Public Limited Company vide resolution passed in the Extra Ordinary General Meeting of the Company held on June 05, 2023. It also has made filing with Ministry of Corporate Affairs (MCA) for such change.

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

(b) Increase in Authorised Share Capital

The Company has increased its authorised share capital from Rs. 200 millions (devided into 20 millions equity shares of Rs. 10 each fully paid up) to Rs. 18,500 millions (devided into 185 millions equity shares of Rs. 10 each fully paid up vide special resolution passed in the meeting of shareholders held on July 06, 2023

(c) Issue of Bonus Shares

The Company has allotted 15,00,00,000 equity shares of face value of Rs. 10/- each, as a bonus Shares in the ratio of 1 : 75 to the existing equity shareholders of the Company vide resolution passed in the meeting of shareholders held on July 06, 2023

As per our report of even date

For Mittal & Associates
Chartered Accountants
Firm Reg. No.: 106456W

Hemant

Hemant R Bohra
Partner
M No. 165667
Place: Mumbai
Date : July 21, 2023

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

For and on behalf of Board of Directors of
Arkade Developers Limited

ARKADE DEVELOPERS LIMITED MUMBAI

Arpit

Amit Jain
Managing Director
DIN : 00139764

Arpit Jain
Whole-time Director
DIN : 06899631

Shetye

Samshet Shetye
Chief Financial Officer

Sheetal Solani
Company Secretary
M No. : A45964

Place: Mumbai
Date : July 21, 2023

Arkade Developers Limited (Formerly known as Arkade Developers Private Limited)
ANNEXURE VII
Restatement adjustment to Audited Ind As Consolidated Financial Statements
All amounts are ₹ in Millions unless otherwise stated

Part A

The summary of results of restatement adjustments made in the audited consolidated financial statements for the respective year and its impact on the profit of the Group is as follows

(₹ in millions)

Particulars	Note	For the year ended		
		31st March 2023	31st March 2022	31st March 2021
(A) Total Comprehensive Income for the year as per audited financial statements		548.79	487.90	207.39
(B) Adjustment for:-				
(1) Write back of Provisions		(55.85)	24.92	4.41
(2) Provisions for Grauity		-	-	5.29
(3) Share of Profit / (Loss) from Partnership Firms		-	0.71	0.09
(4) Short / (Excess) Provision of Current tax		-	-	(0.61)
(5) Current Tax		14.06	(6.27)	(1.11)
(6) Deferred Tax		-	-	1.33
Total adjustments		**(41.79)**	**19.36**	**9.40**
Restated Total Comprehensive Income for the year		**507.00**	**507.25**	**216.79**

Part B

The summary of results of restatement adjustments made in the audited consolidated financial statements for the respective year and its impact on Total Equity of the Group is as follows:

(₹ in millions)

Particulars	Note	As at		
		31st March 2023	31st March 2022	31st March 2021
(A) Total Equity as per audited financial statements		2,002.64	1,451.17	978.39
(B) Adjustment for:-				
(1) Write back of Provisions		(55.85)	24.92	4.41
(2) Provisions for Grauity		-	-	5.29
(3) Share of Profit / (Loss) from Partnership Firms		-	0.71	0.09
(4) Short / (Excess) Provision of Current tax		-	-	(0.61)
(5) Current Tax		14.06	(6.27)	(1.11)
(6) Deferred Tax		-	-	1.33
(7) Carry forward adjustment in total equity from the immediate previous year		41.79	22.43	13.04
Total adjustments		**-**	**41.79**	**22.43**
Restated Total Equity		**2,002.64**	**1,492.96**	**1,000.82**

Notes to the adjustments

1. The Restated Ind AS Consolidated Financial Information do not require any adjustment for auditor qualification as there was no qualification in the underlying audit reports of the respective years that required any corrective adjustments

2. In audited Standalone financial statements of financial year 2022-23, provision of defect liability and repairs pertaining to earlier years were written back and accounted as other income. For the purpose of Restated Standalone Financial Information, such errors of accounting estimates of written back of excess provisions have been appropriately adjusted in the respective financial year to which they relate including income tax thereon.

3.In audited Standalone financial statements of financial year 2020-21, tax pertaining to earlier years were accounted based on self assessment by Group. For the purpose of the Restated Standalone Financial Information, such taxes, interest and errors have been appropriately adjusted in the respective financial year to which they relate.

4. For the purpose of this Restated Consolidated Financial Information, certain errors of previous years are corrected retrospectively in the years to which they pertain. Such as provision for gratuity, share of profit & loss from Partneship Firms etc.

5. Deferred tax impact of the restatement adjustments as explained above is given based on the applicable tax rates.

6 Material Regrouping
Appropriate adjustments have been made in the Restated Ind AS Consolidated Summary Statement of Assets and Liabilities, Profit and Loss and Cash Flows, wherever required, by a reclassification of the corresponding items of income, expenses, assets, liabilities and cash flows in order to bring them in line with the groupings/ disclosures as per the Audited Consolidated Financial Statements of the Group.

MITTAL & ASSOCIATES FIRM REGISTRATION NO. 106456W MUMBAI

ARKADE DEVELOPERS LIMITED MUMBAI

NOTICE

Notice is hereby given that the 37th Annual General Meeting of the members of **Arkade Developers Ltd** (Formerly Known as Arkade Developers Private Limited) will be held on **THURSDAY, 28th September, 2023 at 11.00 a.m.** at the Registered Office of the Company at Arkade House, Opp. Bhoomi Arkade, near Children's Academy, A S Marg, Ashok Nagar, Kandivali (E), Mumbai- 400101 to transact the following business:-

ORDINARY BUSINESS:

1. Adoption of Audited Standalone and Consolidated Financial Statements and Board Report

To receive, consider and adopt

i) the Audited Standalone Financial Statements of the Company for the year ended 31st March, 2023, together with the Reports of the Board of Directors and Auditors thereon.

ii) the Audited Consolidated Financial Statements of the Company for the year ended 31st March, 2023, together with the Reports of the Auditors thereon.

2. Appointment of Statutory Auditor for period of 5 years

To pass with or without modification(s) the following as an Ordinary Resolution

"**RESOLVED THAT**, pursuant to the provision of Section 139 and other applicable provision, if any of the Companies Act 2013, the Statutory Auditors of the Company, **M/S. MITTAL & ASSOCIATES, Chartered Accountants, Mumbai, (FRN 106456W)**, being retiring auditors of the company be and are hereby re-appointed as the Auditors of the Company to hold office from the conclusion of Annual General Meeting until the conclusion of the Annual General Meeting to be held for financial year 2026-2027 on such remuneration as may be determined by the Board of Directors."

3. Re-Appointment of Director

To appoint a Director in place of Mr. Amit Jain (DIN: 00139764), who retires by rotation at this Annual General Meeting and is eligible for re-appointment..

By order of the Board of Directors
For, Arkade Developers Limited
(Formerly known as Arkade Developers Private Limited)

Arpit

ARKADE DEVELOPERS LTD.

ARPIT JAIN
WHOLE TIME DIRECTOR
DIN: 06899631

Place: Mumbai
Date: 31st August, 2023

Notes:

1. A Member entitled to attend and Vote at the Meeting is entitled to appoint a Proxy to attend and Vote instead of Himself/ Herself and such Proxy need not be a Member of the Company. A person can act as proxy on behalf of members not exceeding fifty (50) and holding in the aggregate not more than ten percent of the total share capital of the Company.

2. Proxies, in order to be effective, must be received at the Registered Office of the Company, duly completed and signed, not less than 48 hours before the time of holding the meeting. Proxies submitted on behalf of the companies, societies, etc., must be supported by an appropriate resolution/authority, as applicable.

3. Corporate Members intending to send their authorized representatives to attend the Meeting pursuant to Section 113 of the Companies Act, 2013 are requested to send to the Company, a certified copy of the relevant Board Resolution authority, as applicable together with their respective specimen signatures authorizing their representative(s) to attend and vote on their behalf at the Meeting.

4. Only bonafide members of the Company whose names appear on the Register of Members/Proxy holders, in possession of valid attendance slips duly filled in and signed will be permitted to attend the meeting. The Company reserves its rights to take all steps as may be deemed necessary to restrict non-members from attending the meeting.

5. Members are informed that in case of joint holders attending the meeting only such holders whose names appears first in the register of members of the applicant company, in respect of such joint holding will be entitle to vote.

6. Members attending the AGM through VC/OAVM shall be counted for the purpose of the quorum under Section 103 of the Companies Act, 2013.

7. M/s. Bigshare Services Private Limited are functioning as the Registrar and Transfer Agent (R&TA) for carrying out the Company's entire share related activities viz. Transfer/ Transmission/ Transposition/ Dematerialisation/ Rematerialisation/ Split/ Consolidation of shares, Change of address, Bank mandate, Filing of nomination, Dividend payment and allied activities. Shareholders are requested to make all future correspondence related to share transfer and allied activities with this agency only, at the following address: S6 -2, 6th Floor, Pinnacle Business Park, Next to Ahura Centre, Mahakali Caves Road,Andheri East, Mumbai - 400093

FORM NO. MGT-11

PROXY FORM

[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014.

CIN	:	U45200MH1986PLC039813
Name of the Company	:	ARKADE DEVELOPERS LTD
Registered office	:	ARKADE HOUSE, OPP. BHOOMI ARKADE, NEAR CHILDREN'S ACADEMY, A.S. MARG, ASHOK NAGAR, KANDIVALI - EAST, MUMBAI – 400 101.

Name of the Member(s)	:	
Registered Address	:	
E-mail Id	:	
Folio No./ *Client Id.	:	
*DP ID.(*Applicable for Members holding Shares in electronic form)	:	

I/ We, being the holder(s) of ______ shares of the above named Company, hereby appoint

1. Name of the person: ________________ Address:___________________ Email Id.________________________
   Signature:___________________ or failing him/her

2. Name of the person:________________ Address: _______________ _____ Email Id.

____________________Signature: ________________or failing him/her

3. Name of the person:______________ Address: ____________ _____ Email Id. ____________________Signature: ________________ or failing him/her

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the Annual General Meeting of the Company, to be held on **Thursday 28th September, 2023 at 11.00 A.M** at the registered office of the Company at Arkade House, Opp. Bhoomi Arkade, Near Children's Academy, A.S. Marg, Ashok Nagar, Kandivali - East, Mumbai – 400 101.

Resolution No	
Ordinary Business	
1. Adoption of Accounts	
2. Appointment of Statutory Auditor	
3. Appointment of Director (Mr. Amit Jain) in place of retiring director	

Signed this ______ day of ______2023

Affix Revenue stamp of

Signature of Shareholder(s): ________________________

Signature of Proxy holder(s):________________________

Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the meeting.

ATTENDANCE SLIP

ANNUAL GENERAL MEETING

***DP Id.**		**Name & Address of the registered Shareholder**
***Client Id. /Regd. Folio No.** **(*Applicable for Members holding Shares in electronic form)**		
No. of Share(s) held		

I certify that I am a registered shareholder / proxy for the registered shareholder of the Company.

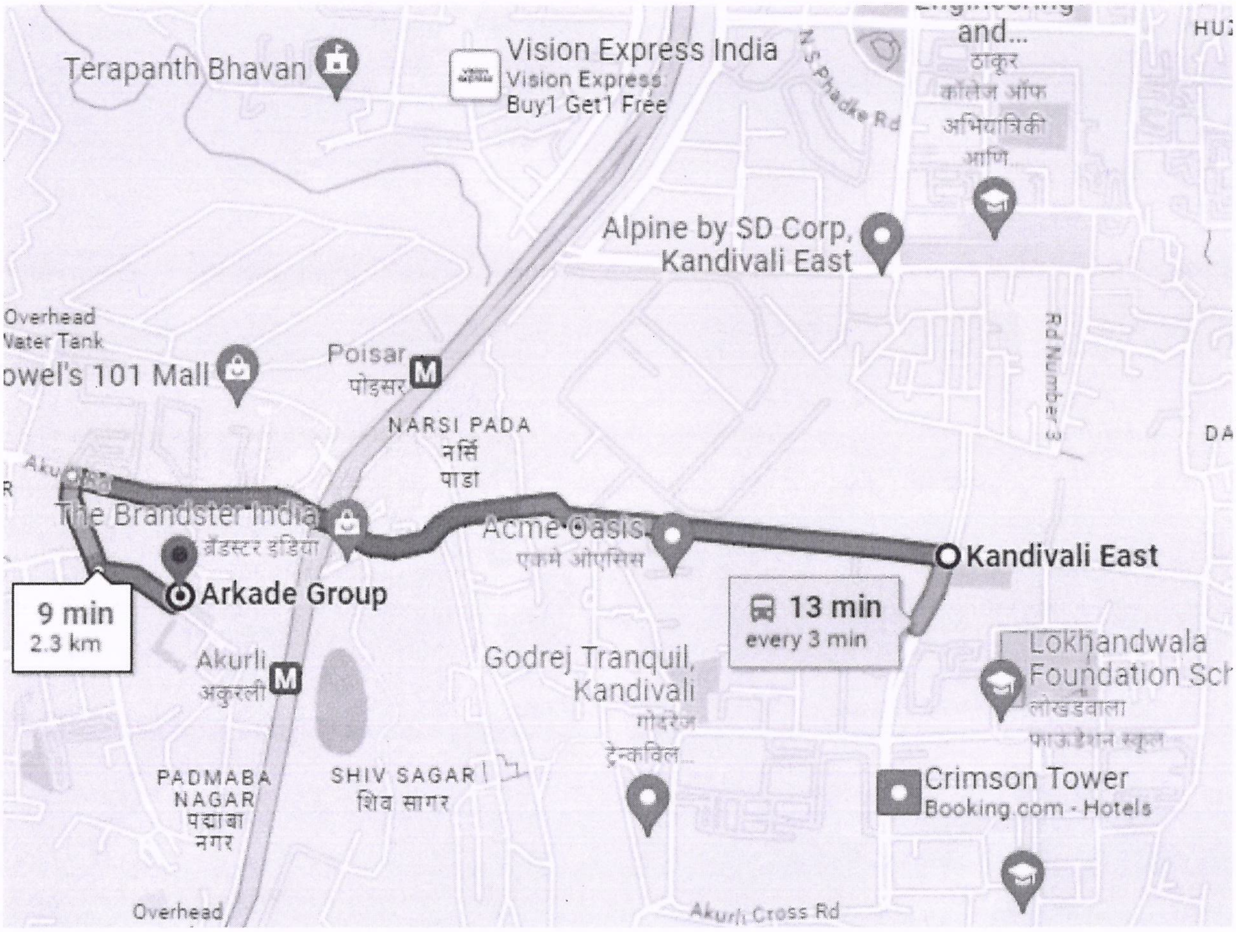
I hereby record my presence at the Annual General Meeting of the Company convened on **Thursday 28th September, 2023 at 11.00 A.M** at the registered office of the Company at Arkade House, Opp. Bhoomi Arkade, Near Children's Academy, A.S. Marg, Ashok Nagar, Kandivali - East, Mumbai – 400 101.

____

Member's/ proxies Signature

Note: *Please complete this and hand it over at the entrance of the hall.*

ROUTEMAP ALONGWITH PROMINENT LANDMARK



Board's Report

Dear Shareholders,

Your Board's have pleasure in presenting their Thirty Seventh Annual Report and the Audited Accounts for the Financial Year ended March 31, 2023 together with the Independent Auditor's Report thereon.

1. Financial Results

(Rs. in Lakhs)

Particulars	Standalone		Consolidated	
	2022-2023	2021-2022	2022-2023	2021-2022
Total Revenue	22,015.27	22,634.76	22,015.27	22,893.46
Less: Expenses	16,128.01	17,605.98	16141.41	17888.19
Profit / (Loss) Before Tax	7,236.88	6,247.85	7,235.82	6,300.96
Provision for Taxes –				
- Current Tax	1,790.0	1,394.28	1,790.0	1,414.58
- Deferred Tax Assets	-38.90	-4.49	-38.90	-4.49
- Short provision for tax adjustments in respect of earlier year (Net)	--	--	--	--
Net Profit / (Loss) After Tax	5,485.79	4,858.06	5,484.08	4,890.87
Balance Brought Forward from Previous Year	12,460.32	7,602.26	12,460.31	7,606.58
Balance in Statement of Profit & Loss at the end of the Year	17,946.11	12,460.32	17,946.10	12,460.31

2. Operations of the Company

On a Standalone basis, the Total Revenue for the Financial Year ended March 31, 2023 stood at Rs. 22,015.27 Lakhs as against Rs. 22,634.76 Lakhs for the corresponding Financial Year ended March 31, 2022. The Company earned a Profit before tax of Rs. 7,236.88 Lakhs for the Financial Year ended March 31, 2023 as against Profit before tax of Rs. 6,247.85 Lakhs for the Financial Year ended March 31, 2022. The Profit after tax was Rs. 5,485.79 Lakhs for the Financial Year ended March 31, 2023 as against Profit after tax of Rs. 4,858.06 Lakhs for the Financial Year ended March 31, 2022.

On a Consolidated basis, the Total Revenue for the Financial Year ended March 31, 2023 was Rs. 22,015.27 Lakhs as against Rs. 22,893.46 Lakhs for the corresponding Financial Year ended March 31, 2022. The Company earned Profit before tax of Rs. 7,235.82 Lakhs for the Financial Year ended March 31, 2023 as against a Profit of Rs. 6,300.96 Lakhs for the Financial Year ended March 31, 2022. The Profit after tax was Rs. 5,484.08 Lakhs for the Financial Year ended March 31, 2023 as against Profit of Rs. 4,890.87 Lakhs for the Financial Year ended March 31, 2022.

3. Share Capital

The Authorised Share Capital of the Company has been Increased from Rs.2.00Cr to Rs.185.00Cr by way of creation of additional Rs.183.00Cr.

The Paid-up Equity Share Capital as on March 31, 2023 was Rs. 2.00Cr.

However, the Company has issue and allotted the Bonus Shares in its Board Meeting held on 06th July, 2023 to its existing Share Capital in the ratio of 1:75 due to which the Share Capital of the company has been increase from Rs. 2.00Cr to Rs. 152.00 Cr.

4. Conversion of the Company

The Company has been converted from Private Limited Company to Public Limited Company from Arkade Developers Pvt. Ltd. to Arkade Developers Ltd. vide resolution passed in the Extra Ordinary General Meeting of the Company held on June 05, 2023

5. Debentures

During the Financial Year 2022-23, the Company did not issue or allot any Debentures.

6. Dividend

The Board of Directors does not recommend any dividend on the Equity Share of the Company for the Financial Year ended March 31, 2023.

7. Transfer to Reserves

The Company has transferred Rs. 5485.79 Lakhs to the general reserves during the financial year under review.

8. Particulars of Loans, Guarantees or Investments

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the Note No. 7 to the Standalone Financial Statements, forming part of this Annual Report.

9. State of Company's Affairs and Business Review

The details of the Company's affairs including its operations and projects are detailed in the Management Discussion & Analysis Report, which forms part of this Annual Report.

10. Corporate Social Responsibility

The Composition of the CSR Committee as on 31st March, 2023 includes following:

Name	Designation
Mr. Amit Mangilal Jain	Chairman
Mr. Arpit Vikram Jain	Member
Mr. Sandeep Ummedmal Jain	Member

During the Financial Year 2022-23, the Company has contributed Rs. 76.62 Lakhs towards the Corporate Social Responsibility activities.
Detail of the same is provided in "**Annexure–A.**" and Corporate Social Responsibility Policy of the Company is hosted on the website of the Company https://arkade.in/investor-relations/

11. Business Risk Management

The Company is exposed to inherent uncertainties owing to the sector in which it operates. A key factor in determining the Company's capacity to create sustainable value is the ability and willingness of the Company to take risks and manage them effectively and efficiently. Many types of risks exist in the Company's operating environment and emerge on a regular basis due to many factors such as changes in regulatory framework, economic fundamentals etc. In order to evaluate, identify and mitigate these business risks, the Company has a robust Risk Management framework. This framework seeks to create transparency, ensure effective risk mitigation process and thereby minimize adverse impact on the business objectives and enhance the Company's competitive advantage. The Business risks as identified are reviewed and a detailed action plan to mitigate the identified risks is drawn up and its implementation is monitored.

12. Internal Control Systems and their Adequacy

The Company has an Internal Control System, commensurate with the size, scale and complexity of its operations.

The Internal Auditor has been appointed by the Board in its Meeting held on 01st June, 2023 for the Financial Year 2023-24. The Internal Auditor monitors and evaluates the efficiency and adequacy of the internal control system in the Company, its compliance with operating systems, accounting procedures and policies at all locations of the Company. Based on the suggestions of Internal Auditor, process owners undertake corrective actions in their respective areas and thereby strengthen the controls.

13. Vigil Mechanism / Whistle Blower Policy

The Company has adopted a Whistle Blower Policy on 18th August, 2023 and has established the necessary vigil mechanism for Directors and employees in conformity with Section 177 of Companies Act, to report genuine concerns and to provide for adequate safeguards against victimization of persons who may use such mechanism.

14. Subsidiary, Joint Venture and Associates

The Company has 2 (Two) Subsidiaries as a Partnership firm and 3 (Three) Associates as on March 31, 2023.

A statement containing the salient features of the Financial Statements of the Company's aforesaid Subsidiaries and Associates is annexed in the prescribed Form AOC-1 to this Report as **"Annexure–B."**

The Company will provide the Financial Statements of the Subsidiaries and Associates and the related information to any member of the Company who may be interested in obtaining the same. The Financial Statements of the Subsidiaries will also be kept open for inspection at the Registered Office of the Company and that of the respective Joint Ventures and Associates. The Consolidated Financial Statements of the Company, forming part of this Annual Report includes the Financial Statements of its Joint Ventures/Associates and the same is also hosted on the website of the Company https://arkade.in/investor-relations/

15. Directors/ Key Managerial Personnel

During the Financial Year 2022-23, there is no Change in the Director of the Company and the Company is in Compliance with the Composition of the Board.

However, after the closure of Financial Year the following are the changes in the Composition of Board and **Key Managerial Personnel** (KMP).

i. The Board of Directors appointed the existing Director Mr. Amit Mangilal Jain (DIN: 00139764) as Managing Director and Chairman of the Company for a term of 5 (five) years with effect from 01st June, 2023. The appointment was approved by the Member Extra Ordinary General Meeting on 05th June, 2023.

   In accordance with the provisions of Sub-Section (6) of Section 152 of the Companies Act, 2013 and the Articles of Association of the Company, Mr. Amit Mangilal Jain (DIN: 00139764) is liable to retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment. Your Directors recommend re-appointment of Mr. Amit Mangilal Jain (DIN: 00139764) as a Managing Director & Chairman of the Company, liable to retire by rotation.

ii. The Board of Directors has Changed the Designation of Mr. Arpit Vikram Jain (DIN: 06899631) from Director to Whole-time Director of the Company for a term of 5 (five) years with effect from 01st June, 2023 and the same was approved by the Member in the Extra Ordinary General Meeting held on 05th June, 2023.

iii. The Board of Directors has Changed the Designation of Mr. Sandeep Ummedmal Jain (DIN: 02231601) from Director to Whole-time Director of the Company for a term of 5 (five) years with effect from 01st June, 2023 and the same was approved by the Member in the Extra Ordinary General Meeting held on 05th June, 2023.

iv. The Board of Directors of the Company at their Meeting on 17th May, 2023, appointed Ms. Sheetal Solani, as the Company Secretary & Compliance Officer of the Company with effect from 22nd May, 2023 and complied with the requirement of appointing Key Managerial Personnel as per the provisions of Section 203 of the Companies Act, 2013.

v. The Board of Directors of the Company at their Meeting, appointed Mr. Samshet Balkrishna Shetye, as the Chief Financial Officer of the Company with effect from 01st June, 2023 and complied with the requirement of appointing Key Managerial Personnel as per the provisions of Section 203 of the Companies Act, 2013.

16. Remuneration of Managing Director & Whole Time Director

During the Financial Year 2022-2023, the Managerial Remuneration of Managing Director & Whole time Director is detailed below:

The Managerial Remuneration of Managing Director Mr Amit Jain is Rs 130 Lakhs, & Whole time Directors Mr. Arpit Jain is Rs. 448 Lakhs and Mr Sandeep Jain is Rs 438 Lakhs.

17. Particulars of Employee:

None of the employees of the Company has received any remuneration exceeding the limit as prescribed under section 197 read with rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

17. Meetings of the Board and its Committees

During the Financial Year, the Board met on 31 occasions as detailed below. The gap between two consecutive Board Meetings was within the limits prescribed under the Companies Act, 2013.

Sr. No	Board Meeting	Total Number of directors as	Attendance

		on the date of meeting	Number of directors attended	% of attendance
1	25th April, 2022	3	3	100
2	04th May, 2022	3	3	100
3	24th May, 2022	3	3	100
4	09th June, 2022	3	3	100
5	13th June, 2022	3	3	100
6	16th June, 2022	3	3	100
7	18th July, 2022	3	3	100
8	20th July, 2022	3	3	100
9	05th August, 2022	3	3	100
10	08th August, 2022	3	3	100
11	18th August, 2022	3	3	100
12	22nd August, 2022	3	3	100
13	29th August, 2022	3	3	100
14	05th September, 2022	3	3	100
15	26th September, 2022	3	3	100
16	10th October, 2022	3	3	100
17	01st November, 2022	3	3	100
18	02nd November, 2022	3	3	100
19	14th November, 2022	3	3	100
20	21st November, 2022	3	3	100
21	05th December, 2022	3	3	100
22	15th December, 2022	3	3	100
23	23rd December, 2022	3	3	100
24	09th January, 2023	3	3	100
25	25th January, 2023	3	3	100
26	28th January, 2023	3	3	100
27	30th January, 2023	3	3	100
28	16th February, 2023	3	3	100
29	20th February, 2023	3	3	100
30	23rd February, 2023	3	3	100
31	07th March, 2023	3	3	100

18. Committee Meeting

A | Arkade House,
Next to Children's Academy,
A. S. Marg, Ashok Nagar,
Kandivali (East), Mumbai -400 101.
Maharashtra, India.

T | +91 22 2886 3787 /85
T | +91 22 2887 4742
M | +91 92228 92229
E | future@arkade.in
W | www.arkade.in

During the Financial Year, the Corporate Social Responsibility met once in the year as detailed below.

Sr. No	Type of Meeting	Date of Meeting	Total Number of Members as on the date of meeting	Attendance	
				Number of Director attended	% of attendance
1	Corporate Social Responsibility	5th September 2022	3	3	100

19. Remuneration Policy

The Board has framed a policy for selection and appointment of Directors, Key Managerial Personnel, Senior Management and their remuneration.

20. Loan from Directors

During the Financial Year 2022-23, the Company has not accepted any loans from any of the Directors of the Company.

21. Directors' Responsibility Statement

Pursuant to Section 134 (5) of the Companies Act, 2013 ("the Act"), we hereby state that:

i) In the preparation of the annual Accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;

ii) Your Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2023 and its loss for the year ended on that date;

iii) Your Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

iv) Your Directors have prepared the Annual Accounts for the financial year ended March 31, 2023 on a going concern basis;

v) Your Directors have laid down internal financial controls which are followed by the Company and that such internal financial controls are adequate and are operating effectively; and

vi) Your Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

22. Related Party Transactions

The Related Party Transactions that were entered into during the Financial Year 2022-23 were on an arm's length basis and in the ordinary course of business. There were no materially significant Related Party Transactions entered into by the Company with Promoters, Directors or Key Managerial Personnel, which may have a potential conflict with the interest of the Company at large.

Details of the Related Party Transactions are given in Form AOC-2 which is enclosed as **"Annexure-C."**

None of the Directors or their relatives has any pecuniary relationships or transactions vis-à-vis the Company, other than their shareholding, if any, in the Company.

23. Deposits

Your Company has not accepted or renewed any deposits under Chapter V of the Companies Act, 2013, during the Financial Year 2022-23.

24. Auditors

a) Statutory Auditors

The Statutory Auditor, **Kevin Shah & Associates**, Chartered Accountants, Mumbai (FRN# 144250W), rendered his resignation from the office on 03rd April, 2023 due to pre-occupation.

Due to the Casual Vacancy caused in the office of the Statutory Auditor, the Board appointed M/S. Mittal & Associates, Chartered accountants, Mumbai (FRN:- 106456W), as the Statutory Auditor of the Company in the Board Meeting held on 11th April, 2023 and the appointment was approved by the Member in the Extra Ordinary General Meeting held on 12th April, 2023.

In view of the above, the Board of Directors of the Company recommended to the members of the Company the appointment of M/S. Mittal & Associates, Chartered accountants, Mumbai (FRN:- 106456W),) as the Statutory Auditors of the Company for a period of 5 (five) years commencing from conclusion of this Annual General Meeting upto the conclusion of the Annual General Meeting of the Company to be held in the year 2026-2027. The Company has received a confirmation letter from M/S. Mittal & Associates to the effect that their appointment, if made, will be within the limits prescribed under the Companies Act, 2013. Further, they have confirmed that they are not disqualified for appointment as per the provisions of the Act and they hold a valid certificate issued by the Peer Review Board of the Institute of Chartered Accountants of India (ICAI). The Board recommends their appointment as Statutory Auditors of the Company for a period of 5 (five) years commencing from the Financial Year 2022-23 to 2026-27.

b) Secretarial Auditor

During the period under review the Company was not required to appoint the Secretarial Auditor.

However due to allotment 15,00,00,000 shares of Rs. 10 each by way of Bonus Share dated 06th July, 2023 and due to Conversion of the Company from Private Ltd. to Public Ltd. w.e.f 07th July, 2023, the Company is required to comply the provisions of Section 204 of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

Ascertaining the aforesaid compliance, the Company has duly appointed Ms. Kala Agarwal (C.P. No.: 5356), Company Secretary in Practice, in the Board meeting held on 01st June, 2023 to undertake the Secretarial Audit of the Company for the Financial Year 2023-2024.

25. Annual Return

Pursuant to the provisions of Sections 134(3)(a) and 92(3) of the Act read with Rule 12(1) of the Companies (Management and Administration) Rules, 2014, the Annual Return as on 31st March, 2023, is placed on the website of the Company at https://arkade.in/investor relations/.

26. Conservation of Energy and Technology Absorption

In view of the nature of activities which are being carried on by the Company, provisions regarding Conservation of Energy and Technology Absorption read with Section 134 (3) (m) of the Companies Act, 2013 and Rule 8 (3) of the Companies (Accounts) Rules, 2014 are not applicable.

27. Foreign Exchange earnings and outgo

During the Financial Year 2022-23, there was no expenditure in foreign currencies in terms of on account of professional fees and payment of Letter of Credit and the Company has not earned any foreign exchange.

28. Significant and Material Orders

There were no significant and material orders passed by any Regulators or Courts or Tribunals during the Financial Year 2022-23 impacting the going concern status and Company's operations in future.

29. Maintenance of Cost Records

Pursuant to Section 148 of the Companies Act, 2013 read with the Companies (Cost Records and Audit) Amendment Rules, 2014; your Company with reference to its Construction Industry is required to maintain the cost records as specified under Section 148 of the Companies Act, 2013 and the said cost records are also required to be audited by the Practising Cost Accountants. Your Company is maintaining all the cost records referred above.

The Company had appointed **S K Agarwal and Associates**, Practising Cost Accountants, as the Cost Auditors for conducting the audit of cost records of the Company for the Financial Year 2022-23 and the same in Annexed in **"Annexure D"**

30. Prevention of Sexual Harassment of Women at Workplace

In line with the requirements of The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, the Company has adopted an Anti-Sexual Harassment Policy and has complied with the provisions relating to the constitution of Internal Complaints Committee (ICC) to redress the complaints received regarding sexual harassment. During the Financial Year 2022-23, no instances were reported for redressal.

31. Change in the Nature of Business (if any)

There is no material change in the type of business the Company is carrying.

32. Material Changes and commitments occurred between the end of the Financial Year and the date of the report

The details of material changes, occurred between the end of the Financial Year and the date of this report, which may have an effect on the financial position of the Company are disclosed in the Notes No. 44. In the Restated Financial Statements for the year 2022-23, forming a part of this Annual Report.

There were no other reportable material changes or commitment, occurred between the end of the Financial Year and the date of this report, which may have any effect on the financial position of the Company.

33. Secretarial Standards

The Company has complied with the applicable Secretarial Standards during the Financial Year 2022-23.

34. Details of Fraud.

There were no frauds which are reported to have been committed by Employees or Officers of the Company.

35. Proceeding pending under the Insolvency and Bankruptcy Code, 2016

During the year there was no application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016.

36. Acknowledgement

The Directors express their deep gratitude and thank the Central and State Governments as well as their respective Departments and Development Authorities connected with the business of the Company, contractors and consultants and also Banks, Financial Institutions, Shareholders, and Employees of the Company for their continued support and encouragement and look forward for the same in future.

For ARKADE DEVELOPERS LTD
(Formerly Known as Arkade Developers Pvt. Ltd.)

S.V. Jain

SANDEEP JAIN
WHOLE TIME DIRECTOR
DIN: 02231601

ARKADE DEVELOPERS LTD.

Arpit

ARPIT VIKRAM JAIN
WHOLE-TIME DIRECTOR
DIN: 06899631

"Annexure A"

The Annual Report on Corporate Social Responsibility (CSR) Activities

1. A brief outline of the Company's CSR policy, including overview of projects or programs proposed to be undertaken and a reference to the web-link to the CSR policy and projects or programs:

CSR Policy will be termed as Arkade Corporate Social Responsibilities Policy and it outlines the Company's philosophy and responsibility as a corporate citizen of India and lays down the guidelines and mechanism for undertaking socially useful programmes for welfare & sustainable development of the community, in and around its area of operations and other parts of the country.

With achieving success to a certain degree at the Company, we also take on some additional social responsibilities and will be conducting certain social activities as per the CSR policy prescribed.

The Company endeavor to engage with dependable institutions, Public Trust NGO's, and other foundations to leverage their expertise, networks and relationships in implementing the CSR initiatives.

Overview of projects or programs proposed to be undertaken:

Activities proposed to be undertaken under CSR shall be activities mentioned in Schedule VII of Section 135(3) (a) of the companies Act 2013 which largely shall focus on following areas:

a. Promoting Preventive Healthcare and sanitation
b. Make available safe drinking Water
c. Social Empowerment
d. Promoting education, Including Special education, and employment enhancing vocation skills

2. **The Composition of CSR Committee**

Sr. No.	Name of the Member	Designation
1	Amit Mangilal Jain	Chairman
2	Sandeep Ummedmal Jain	Member
3	Arpit Vikram Jain	Member

3. **Average net profit of the company for last three financial years (In Rupees):**
Rs. 38,31,15,320/-

4. **Prescribed CSR Expenditure (Two percent of the amount as in item 3 above in Rupees):**

Rs. 76,62,306/-

5. **Details of CSR spend for the financial year:**

(1) Sr. No	(2) CSR project or activity Identified	(3) Sector in which the Project is covered Projects or programs	(4) Projects or programs (1) Local area or other (2) Specify the State and district where projects or programs was undertaken	(5) Amount outlay (budget) project or programs wise	(6) Amount spent on the projects or programs Sub-heads: (1) Direct expenditure on projects or programs (2) Overheads:	(7) Cumulative expenditure up to to the reporting period	(8) Amount spent: Direct or through implementing agency *
1	setting up homes and hostels for orphans	Apna Ghar	Rajasthan	6,00,000	Direct expenditure on projects or programs	6,00,000	6,00,000
2	setting up homes and hostels for orphans	Bal Asha Trust	Maharashtra	6,00,000	Direct expenditure on projects or programs	6,00,000	6,00,000

3	Measures for reducing inequalities faced by socially and economically backward groups	Omkar Andh Apang Samajik Sanstha	Maharashtra	15,00,000	Direct expenditure on projects or programs	15,00,000	15,00,000
4	Promoting education, including special education and employment enhancing vocation skills especially among children, women, elderly and the differently abled and livelihood enhancement projects.	Sajjan Jain Trust	Maharashtra	49,62,306	Direct expenditure on projects or programs	49,62,306	49,62,306

6. **In case the company has failed to spend the two per cent of the average net profit of the last three financial years or any part thereof, the company shall provide the reasons for not spending the amount in its Board report** - NA

7. **A responsibility statement of the CSR committee that the implementation and monitoring of CSR policy, is in compliance with CSR objectives and policy of the Company.**

We hereby declare that implementation and monitoring of the CSR policy are in compliance with CSR objectives and CSR policy of the Company.

For ARKADE DEVELOPERS LTD
(Formerly Known as Arkade Developers Pvt. Ltd.)

S.V. Jain

ARKADE DEVELOPERS LTD. *

Arpit

SANDEEP JAIN
WHOLE TIME DIRECTOR
DIN: 02231601

ARPIT VIKRAM JAIN
WHOLE-TIME DIRECTOR
DIN: 06899631

"ANNEXURE-B"

FORM NO. AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

Part "A": Subsidiaries

(Information in respect of each subsidiary to be presented with amounts in Rs.)

Sr. No.	Particulars	Details	
1.	Name of the subsidiary as partnership firm	**Arkade Paradigm**	**Arkade Realty**
	The date since when subsidiary was acquired	11-04-2014	24-03-2011
3.	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	-	-
4.	Reporting currency and Exchange rate as on the last date of the relevant financial year in the case of foreign subsidiaries	-	-
5.	Share capital	93,656	17,31,550
6.	Reserves & surplus	-	-
7.	Total assets	11,57,806	17,31,890
8.	Total Liabilities	11,57,806	17,31,890
9.	Investments	-	10,22,769
10.	Turnover	-	-
11.	Profit before taxation	-	-
12.	Provision for taxation	64,150	-
13.	Profit after taxation	2,89,044	15,51,065
14.	Proposed Dividend	-	-
15.	Extent of shareholding (in percentage)	95%	70%

Notes: The following information shall be furnished at the end of the statement:
1. Names of subsidiaries which are yet to commence operations. NA
2. Names of subsidiaries which have been liquidated or sold during the year. NA

Part "B": Associates and Joint Ventures

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

Name of associates/Joint Ventures	**Bhoomi & Arkade Associate-Partnership Firm**	**Atul & Arkade Realty-Partnership Firm**	**Arkade Adobe LLP ***
1. Latest audited Balance Sheet Date	2023	2023	2023
2. Date on which the Associate or Joint Venture was associated or acquired	01/10/2010	11/04/2012	07/02/2014
3. Shares of Associate/Joint Ventures held by the company on the year end	-	-	-
Amount of Investment in Associates/Joint Venture	(32.75)	1697.26	-
Extend of Holding (in percentage)	34%	40%	50%
4. Description of how there is significant influence	holding	holding	holding
5. Reason why the associate/joint venture is not consolidated	NA	NA	NA
6. Profit/Loss for the year			
i. Considered in Consolidation	-	-	-
ii. Not Considered in Consolidation	**21,47,86,860**	**48,507**	-

1. Names of associates or joint ventures which are yet to commence operations. NIL
2. Names of associates or joint ventures which have been liquidated or sold during the year-

* Arkade Adobe LLP is in process of Strike off application dated on February 14, 2023

Note: This Form is to be certified in the same manner in which the Balance Sheet is to be certified.

For ARKADE DEVELOPERS LTD
(Formerly Known as Arkade Developers Pvt. Ltd.)

S.V. Jain

Arpit

ARKADE DEVELOPERS LTD.

SANDEEP JAIN
WHOLE TIME DIRECTOR
DIN: 02231601

ARPIT VIKRAM JAIN
WHOLE-TIME DIRECTOR
DIN: 06899631

"ANNEXURE – C"

FORM NO. AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Companies Act, 2013 and Rule 8 (2) of the Companies(Accounts) Rules, 2014).

Form for disclosure of particulars of contracts/ arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

1. Details of contracts or arrangements or transactions not at arm's length basis:	
(a) Name(s) of the related party and nature of relationship	NA
(b) Nature of contracts/ arrangements/ transactions	
(c) Duration of the contracts/ arrangements/ transactions	
(d) Salient terms of the contracts or arrangements or transactions including the value, if any	
(e) Justification for entering into such contracts or arrangements or transactions	
(f) Date(s) of approval by the Board	
(g) Amount paid as advances, if any	
(h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188	
2. Details of material contracts or arrangement or transactions at arm's length basis:	
(a) Name(s) of the related party and nature of relationship	1. Ketu Jain-(Wife of Director) 2. Sajjan Jain (Mother of Director)
(b) Nature of contracts/ arrangements/ transactions	Sale of Flat
(c) Duration of the contracts/ arrangements/ transactions	NA
(d) Salient terms of the contracts or arrangements or transactions including the value, if any	1. 1,166.25 Lakhs 2. 575.25 Lakhs

(e) Date(s) of approval by the Board, if any	07.03.2023
(f) Amount paid as advances, if any	NA

For ARKADE DEVELOPERS LTD
(Formerly Known as Arkade Developers Pvt. Ltd.)

SANDEEP JAIN
WHOLE TIME DIRECTOR
DIN: 02231601

ARPIT VIKRAM JAIN
WHOLE-TIME DIRECTOR
DIN: 06899631

ARKADE DEVELOPERS LTD.

PLACE: MUMBAI
DATE: 01st August , 2023

Kala Agarwal
B.Com, FCS
Practising Company Secretary

801, Embassy Centre, Plot No. 207, Jamnalal Bajaj Road, Nariman Point, Mumbai - 400 021.
Tel: +91-22-22824639 / 22824659 / 7021597117 / 9137774259
Mob: + 91-9819888185 • E-mail: agarwalkala@gmail.com / admin@kalaagarwal.com
www.kalaagarwal.com

Registration number: 039813
Nominal Capital: Rs 2,00,00,000
Paid up Capital: Rs 2,00,00,000

Form No. MGT-8
[Pursuant to section 92(2) of the Companies Act, 2013 and rule 11(2) of Companies (Management and Administration) Rules, 2014]

CERTIFICATE BY A COMPANY SECRETARY IN PRACTICE

I have examined the registers, records and books and papers of **Arkade Developers Ltd. (Formerly known as Arkade Developers Pvt. Ltd.)** (the Company), CIN: U45200MH1986PLC039813 as required to be maintained under the Companies Act, 2013 (the Act) and the rules made thereunder for the financial year ended on **31st March, 2023.** In my opinion and to the best of my information and according to the examinations carried out by me and explanations furnished to me by the Company, its officers and agents, I certify that:

A. The Annual Return states the facts as at the close of the aforesaid financial year correctly and adequately.

B. During the aforesaid financial year the Company has complied with provisions of the Act & Rules made there under in respect of:

1. Based on the Data provided by the Company and its Officer and the Data available on website of the Ministry of Corporate Affairs (MCA), the Company has generally complied with the all provisions of the Act and rules made thereunder regarding the status of the company under the Act;

2. The Company has kept and maintained registers as per the provisions of the Act and the rules made thereunder and entries therein have been properly recorded within the time limits prescribed therefor;

3. The Company has filed the forms and returns as stated in the Annual return, with the Registrar of Companies, Regional Director, and Central Government. Company Law Board or other authorities within the time prescribed under the Act and the rules made thereunder.

4. (I) The Board of Directors met at least Thirty-one times in the year and not more than one hundred and twenty days intervened between two consecutive meetings of the Board, during the year under review. In respect of these meetings, notices were given and the proceedings were recorded and signed in the Minutes Book maintained for the purpose. No circular resolution was passed during the year under scrutiny.

   (II)The Annual General Meeting for the financial year ended on **31st March 2022** was held on **30th September 2022** after giving requisite notices to the members of the Company and the resolutions passed thereat were recorded in Minutes Book maintained for the purpose and duly signed by the Chairperson;

   (III)No extraordinary general meeting was held during the financial year under review.

5. The Company was not required to close its Register of Members during the financial year under review;

6. The Company has not given any advances/loans to persons or firms or Companies referred to in section 185 of the Act.

7. The Company has complied with the provisions of section 188 of the Act in respect of contracts/arrangements with related parties as specified in section;

8. (I) There were no instances of issue or allotment or buyback of securities or redemption of preference shares or debentures or alteration or reduction of share capital or conversion of shares/ securities and issue of security certificates during the financial year under review;

   (II) There were no transfer/transmission of shares and securities during the financial year;

9. There were no transactions necessitating the Company to keep in abeyance rights to dividends, right shares, and bonus shares pending registration of transfer of shares;

10. (I) The Company was not required to deposit any amount in a separate Bank Account during the financial year as no dividend was declared,

    (II) The Company was not required to issue any Dividend Warrants during the financial year as no dividend was declared,

    III) There was no amount lying in the unpaid dividend account which was required to be transferred to Investor Education and Protection Fund. Further, there was no, application money due for refund or matured deposits or matured debentures, required to be transferred to Investor Education and Protection Fund;

11. The Company has complied with the provisions of Section 134 of the Act, with regard to the signing of audited financial statements and report of directors thereon as per sub-section (3), (4), and (5) of Section 134;

12. The Board of Directors of the Company is duly constituted. All the requirements relating to appointments/ re-appointment/ resignation/ retirement/ disclosures of the Directors, Key Managerial Personnel, and the remuneration paid to them, during the financial year under review have duly complied;

13. The Company has complied with the provisions of section 139 of the Act, with regards to the appointment, reappointment, and filling-up of a casual vacancy of auditors during the financial year under review;

14. The Company was not required to obtain any approvals from the Central Government, Tribunal, Regional Director, Court, or such other authorities under the various provisions of the Act during the Financial Year under review;

15. The Company has not invited/accepted or renewed any deposits falling within the purview of section 73 during the financial year under review;

16. The Company being a Private Company as on March 31, 2023 does not fall under the purview of section 180 of the Companies Act, 2013.

17. The Provisions of Section 186 is not applicable to the Company as its object falls under the Definition of Infrastructural facilities.

18. The Company has not altered its Memorandum of Association and Articles of Association during the financial year under review.

Kala Agarwal
Practicing Company Secretary
CP No: 5356
UDIN: F005976E001669770

Place: Mumbai
Date: 06th November, 2023