Arvind SmartSpaces

Building Pride. Building Joy.

13th ANNUAL REPORT

2020 – 2021

Board of Directors

Mr. Sanjay S. Lalbhai	:	Chairman & Non-Executive Director
Mr. Kamal Singal	:	Managing Director & CEO
Mr. Kulin S. Lalbhai	:	Non-Executive Director
Mr. Pratul Shroff	:	Independent Director
Mr. Prem Prakash Pangotra	:	Independent Director
Mr. Nirav Shah	:	Independent Director
Ms. Pallavi Vyas	:	Independent Director

Audit Committee

Mr. Pratul Shroff	:	Chairman
Mr. Prem Prakash Pangotra	:	Member
Mr. Nirav Shah	:	Member
Mr. Kamal Singal	:	Member

Stakeholders Relationship Committee

Mr. Sanjay S. Lalbhai	:	Chairman
Mr. Kamal Singal	:	Member
Mr. Pratul Shroff	:	Member
Mr. Prem Prakash Pangotra	:	Member

Nomination & Remuneration Committee

Mr. Prem Prakash Pangotra	:	Chairman
Mr. Pratul Shroff	:	Member
Mr. Sanjay S. Lalbhai	:	Member

Corporate Social Responsibility Committee

Mr. Sanjay S. Lalbhai	:	Chairman
Mr. Kamal Singal	:	Member
Mr. Prem Prakash Pangotra	:	Member
Ms. Pallavi Vyas	:	Member

Management Committee

Mr. Sanjay S. Lalbhai	:	Chairman
Mr. Kamal Singal	:	Member
Mr. Kulin S. Lalbhai	:	Member

Chief Financial Officer

Mr. Ankit Jain

Company Secretary

Mr. Prakash Makwana

CONTENTS

Registered Office

Arvind SmartSpaces Limited
24, Government Servant's Society,
Nr. Municipal Market, Off C.G. Road, Navrangpura,
Ahmedabad - 380009, Gujarat, India.
Email: investor@arvindinfra.com
Website: www.arvindsmartspaces.com

Statutory Auditors

M/s. S R B C Co & LLP,
21st Floor, B Wing, Privilon,
Ambli BRT Road, B/h. Iskon Temple,
Off S. G. Highway, Ahmedabad-380059,
Gujarat, India.

Bankers

HDFC Limited
HDFC Bank Limited
SBM Bank (India) Limited
Arka Fincap Limited
Bajaj Finance Limited
Tata Capital Financial Services Limited
Yes Bank Limited
ICICI Bank Limited
Axis Bank Limited

Registrar And Transfer Agent

Link Intime India Private Limited,
506-508, Amarnath Business Centre-1 (abc-1),
Beside Gala Business Centre, Near St. Xavier's College Corner,
Off C G Road, Ellisbridge, Ahmedabad 380006.
Phone Nos.: 079-26465179/86/87
Fax No.: 079-26465179
E-mail : ahmedabad@linkintime.co.in
Website: www.linkintime.co.in

Message from MD & CEO

Dear Shareholders,

On behalf of Arvind SmartSpaces Limited, I sincerely thank you for your continued support. It has been 12 years now since our independent journey in real estate started and for me it has been an incredibly humbling to serve you all. It is a pleasure to write to you and present your Company's Annual Report for the financial year 2020-21.

Industry and Economic trends

The COVID-19 pandemic and its successive wave disrupted business operations across all sectors of the industry. The operations of your Company were also impacted due to shutdown of sites and offices.

However, the real estate sector stood out as one of the silver linings in an otherwise gloomy macroeconomic environment. Post Q1 FY21, the real estate sector saw a sequential rebound in the number of launches and sales across the top 7 cities. Even though sales of residential units across the top seven cities declined by 37% in calendar year and launches declined by 34% in calendar year 2020, the scenario was very different for most of the grade A real estate developers with several witnessing the highest absorption of residential units in their existence. In fact, Q4 FY 21 saw new launches across the top 7 cities grow by 18% Q-o-Q and 51% Y-o-Y. Sales of residential units also saw a robust 29% Y-o-Y growth in Q4 FY 21. This recovery in the latter half of the year can be attributed to several factors such as the temporary reduction of stamp duty in states like Maharashtra and Karnataka, declining home loan rates and improved affordability. However in my mind the overarching theme of the year is the increase in share of sales of organised developers such as Arvind SmartSpaces Ltd which increased to ~40% of the market, up from 17% just 4 years ago. This clearly shows a directional shift in preference of the consumers to purchase real-estate from trusted brands, a trend that will definitely benefit your Company in the long run.

FY21 overview

Your Company has 9 ongoing projects totalling more than 14 million sq. ft. under various stages of development which would be completed over the next 3-5 years. Currently, your Company is operating out of Ahmedabad, Gandhinagar, Bangalore and Pune.

I am pleased to share with you that despite the pandemic, FY 21 has been the most successful year ever for your Company in terms of sales. Your Company achieved an 85% growth in year-on-year sales and a 40% CAGR in sales from the time of listing. Your Company has seen a strong momentum in sales across all the markets that we operate in which is testament to the power of our brand and the effectiveness of the sales channels that we have built. Your Company has also achieved the highest collections in its history with a growth of_30% year-on-year collections which reflects the faith that the customers have in our brand and its ability to deliver on its commitments despite a challenging environment. This strong performance on the sales and collections has enabled your Company to pare down its consolidated net debt by 27% over the year with our consolidated net debt to equity ratio reducing from 0.74 to 0.50 over the year. This reduction in debt has put us in a very strong position to leverage our balance sheet for the next phase of growth, the groundwork for which is currently underway. Your Company successfully launched 3 projects/phases during the year in consideration. The launch of 1.3 mn sqft in phase 2 and 3 of Forreste in Ahmedabad received tremendous response. Your Company also launched BelAir, a 0.5 mn sqft group housing project in Bangalore,

Message from MD & CEO

which was also well received. The year also saw the re-launch of HighGrove in Ahmedabad with a total inventory of 5.8 mn sqft.

Your Company though, like all other players in the real estate industry, was not completely immune from the effects of the pandemic. Multiple lockdowns and curfews hampered the movement of construction materials across the country. The first nationwide lockdown and the subsequent state-wise lockdowns saw the reverse migration of labour back to their home states. The combined effect of the non-availability of labour and material meant a slowdown of work in our projects. As a result of this slowdown, projects/phases that were scheduled for completion in FY 21 were delayed thereby impacting the recognition of revenue in the P&L of your Company. The resultant reduction in year-on-year profitability is however transitory and I am pleased to inform you that your Company has taken all steps to overcome these challenges and restore its operations to pre-pandemic levels.

Your Company is committed to the well-being, health and safety of its employees and all labourers at its sites. Your Company has taken all the necessary measures to contain the spread of COVID-19. In addition to abiding by the directions and advisories issued by the Government, your Company has also put in place strong COVID-19 Containment Procedures at all its worksites, trained resources on safety protocols to be followed, instituted a system of screening and medical check-ups for labourers working on the projects and set up a COVID taskforce to assist employees and their families who require support during these difficult times. .

While FY 21 has been a pause year for many companies, your Company has been working in the background to strengthen our project pipeline, establish strong IT and sales backbone, deleverage our balance sheet and bring on board new talent all of which will set the foundation for the next phase of breakout growth. Some of the key initiatives your Company has taken are as follows:

1. **Project Pipeline:** I am pleased to inform that the much awaited real estate project under strategic partnership with HDFC Capital Advisors Ltd has started and we have acquired around 60% of the project land. This strategic platform not only de-bottlenecks capitalization at the Company but it also has enough flexibility inbuilt to ensure that long-term patient capital is made available to the business without putting undue pressure on its balance-sheet to take care of short and medium business cycles. Your Company will continue to scout for new projects in our focus markets to strengthen our project pipeline.

2. **IT & Sales Backbone:** Your Company has over the last year taken two major initiatives to strengthen our IT infrastructure. Our entire sales and CRM platform has moved onto Salesforce.com which is a leader in cloud based customer relation management services. This platform will enable us to seamlessly integrate all our customer touch points into a single application which will enable us to provide better customer service while also being able to track issue redressal on a real time basis. The second and more critical initiative that we have begun is to move all our internal IT systems to a SAP enterprise resource planning platform. This will enable us to move from multiple systems to a single integrated platform which is customized to the real-estate industry. The SAP integration will also create an ERP system which is more attuned to our growth ambitions than any of the diverse systems that were currently in operation.

3. **Talent Acquisition:** Talent is the engine that will fuel growth and your Company is committed to acquiring and retaining the best talent in the industry. In addition to the exceptional talent that we have nurtured in-house, your Company has also on-boarded several key resources to fill critical organizational needs. Some of the key resources are the National Chief Operating Officer, Chief Financial Officer, Head of Sales and Marketing and Head of Contracts all of whom have joined us from best in class real estate companies. Their experience, coupled with our strong in-house talent will form the building blocks for our future growth.

Strategic Outlook

As we look ahead into FY 2022, the following will be the most important strategic priorities that your Company will focus on:

1. **Fiscal prudence:**

   Our strategy of being conservative in financial leveraging has worked well for us especially in the last 2 years, when many real estate companies struggled to manage their cash flows, a situation that only got exacerbated by the pandemic. Maintaining a healthy cashflow while deleveraging our balance sheet has put us in a very strong position to capatilize on opportunities as and when they arise. Strong cashflows have also helped us keep the cost of debt at very healthy levels. As we look at the future, I can assure you that your Company will continue to remain fiscally prudent while we continue to look for opportunities to grow.

2. **Growth orientation:**

   Your Company will aim to deliver profitable growth across all the geographies we operate in. We currently have 9 projects in various stages of construction across Ahmedabad, Gandhinagar, Bangalore and Pune with a total developable area of 14 mn sqft in addition to 9 projects delivered across the same geographies. Our priority in the coming year will be to scale up our presence in our focus markets through the addition of value accretive horizontal development projects via a mix of outright acquisitions as well as joint ventures.

Message from MD & CEO

3. **Operational Nimbleness:**

   While your Company has always maintained a strong operational focus, the pandemic has given us a good opportunity to re-evaluate all our workflows to better our internal benchmarks. Your Company has initiated a detailed cost optimization and process standardization program to analyse all our baseline operational parameters, identify and eliminate inefficiencies and establish more stringent operational metrics for the business. This will enable us to become more agile and nimble as an organization and give us the capabilities to better capatilize on emerging opportunities in the postpandemic world.

4. **Customer centric:**

   Our customers are, and always will be, at the heart of everything we do as a company. We continue to remain focussed on offering our customers products that are designed to elevate their lifestyles and delight their senses. Your Company will continue to partner with best in class design and engineering agencies with the objective of delivering a world class living experience to all our customers.

5. **Push on LTVC (long term value creation) projects:**

   Your Company's strategy of focussing on large scale horizontal development projects has proved to be successful. We intend to continue to focus on this strategy and develop more projects like Forreste which are land oriented, can deliver value over the long term and require lower upfront capital investment. Your Company will focus on unlocking value from its current projects like Forreste while also launching similar projects in our focus markets.

Finally, I can say that while the effects of Covid-19 pandemic were certainly profound; Your Company has instead chosen to see this year as a period of opportunity; opportunity to reassess our capabilities; opportunity to strengthen our processes; opportunity to strengthen our balance sheet; opportunity to build a strong foundation for the future. All the initiatives taken by your Company in FY 2021 have made us more capable, agile and ready to successfully capitalize on the opportunities that will present itself in the post-pandemic world. We expect demand to rebound strongly in the next few quarters driven by improved affordability, lower interest rates, growing interest from NRI segment due to currency depreciation and increased preference of people to buy instead of rent. The trend of consolidation in the industry will further accelerate and reputed players with strong balance sheet are likely to gain disproportionately from this phase. Backed by the strong brand name of "Arvind", the credibility achieved through already delivered projects, strong balance sheet and nimble approach to managing our business, we are well poised to take advantage of the next phase of growth in the sector.

We believe that despite several macro-economic and post Covid challenges, your Company is well positioned to take advantage of available opportunities and in turn deliver value to its customers and stakeholders. I am positive that you will share my optimism and enthusiasm as we take next step forward in this exciting journey.

With warm regards

Kamal Singal

MD & CEO

NOTICE

NOTICE is hereby given that the Thirteenth Annual General Meeting of the members of the Company will be held on Wednesday, 22^{nd} September, 2021 at 11:00 am through Video Conference **("VC")** / Other Audio Visual Means **("OAVM") ("hereinafter referred to as "electronic mode")** to transact the following Business:

ORDINARY BUSINESS

1. To receive, consider and adopt the audited financial statements (including consolidated financial statements) of the Company for the financial year ended on 31^{st} March, 2021 and the Reports of the Directors and Auditors thereon.

2. To appoint a Director in place of Mr. Kulin S. Lalbhai (DIN: 05206878), who retires by rotation in terms of Article 187 of the Articles of Association of the Company and being eligible, offers himself for reappointment.

SPECIAL BUSINESS

3. **To consider and if thought fit, to pass with or without modification(s), the following resolution as an Ordinary Resolution:**

   "RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the remuneration of Rs. 90,000/- (Rupees Ninety Thousand Only) plus applicable taxes and re-imbursement of out of pocket expenses incurred in connection with the audit, payable to M/s Kiran J. Mehta & Co., Cost Accountants, Ahmedabad having Firm Registration No. 000025 appointed by the Board of Directors of the Company as Cost Auditors to conduct the audit of the cost records maintained by the Company for the financial year ending 31^{st} March, 2022 be and is hereby ratified and confirmed.

   RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to do all such acts and take all such steps as may be necessary, proper or expedient to give effect to this Resolution."

4. **To consider and if thought fit, to pass with or without modification(s), the following resolution as Special Resolution:**

   "RESOLVED THAT pursuant to the provisions of Sections 197, 198 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") read with Schedule V thereto and the Rules made thereunder and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including any amendment(s), statutory modification(s) or re-enactment(s) thereof for the time being in force and in supersession of the Special Resolution No. 8 passed in the Annual General Meeting held on 29^{th} September, 2020 consent of the members of the Company be and is hereby accorded for the payment of commission to the Director(s) of the Company who is / are neither in the whole time employment nor a managing director(s), in accordance with and up to the limits not exceeding 1% as laid down under the provisions of Section 197 of the Act, for a period of 5 years from 1^{st} April, 2021 to 31^{st} March, 2026.

   RESOLVED FURTHER THAT in the event of the Company having no profits or inadequate profits in any financial year, during the above mentioned period, the consent of the members of the Company be and is hereby accorded for the payment of Remuneration / Commission to the Director(s) of the Company who is / are neither in the whole time employment nor a managing director(s) in accordance with the limits specified in Part II of Section II (A) of Schedule V to the Act as applicable to the Company but not exceeding Rs. 50,00,000/- (Rupees Fifty Lakhs only) in such manner and up to such amount as the Board and/or Committee of the Board may, from time to time, determine.

   RESOLVED FURTHER THAT Board of Directors or Management Committee of the Company be and is hereby authorised to do all acts, deeds and things as may be necessary to give effect to the foregoing resolution."

Registered Office:
24, Government Servant's Society,
Near Municipal Market,
Off C.G. Road, Navrangpura,
Ahmedabad - 380009
Date: 6^{th} August, 2021

By Order of the Board

Prakash Makwana
Company Secretary

Notes

1. In view of the outbreak of the Covid-19 pandemic, social distancing norms to be followed, the continuing restriction on movement of persons at several places in the country and pursuant to the General Circular No. 20 dated 5th May, 2020 read with General Circular No. 14 dated 8th April, 2020, General Circular No. 17 dated 13th April, 2020, General Circular No. 20/2020 dated 5th May, 2020 and General Circular No. 02/2021 dated 13th January, 2021 issued by the Ministry of Corporate Affairs ("MCA") (hereinafter collectively referred to as "MCA Circulars"), the MCA has permitted the holding of Annual General Meeting ("AGM") through VC or OAVM without the physical presence of Members at a common venue. In compliance with these MCA Circulars and the relevant provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the AGM of the Members of the Company is being held through VC/OAVM. Hence, Members can attend and participate in the AGM through VC/OAVM only. The deemed venue for the AGM of the Company shall be the Registered Office of the Company. The detailed procedure for participating in the meeting through VC/OAVM is explained at Note No. 18 below.
2. The Notice of the AGM along with the Annual Report for the financial year 2020-21 is being sent only by electronic mode to those Members whose email addresses are registered with the Company/ Depositories, in accordance with the aforesaid MCA Circulars and circular issued by SEBI dated 12th May, 2020. Members may note that the Notice of AGM and Annual Report for the financial year 2020-21 will also be available on the Company's website www.arvindsmartspaces.com; websites of the Stock Exchanges i.e. National Stock Exchange of India Limited and BSE Limited at www.nseindia.com and www.bseindia.com respectively. Members can attend and participate in the AGM through VC/OAVM facility only.
3. Pursuant to the provisions of the Companies Act, 2013, a Member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the MCA Circulars through VC/OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for the AGM and hence the Proxy Form and Attendance Slip are not annexed to the Notice.
4. Members attending the meeting through VC/OAVM shall be counted for the purposes of reckoning the quorum under Section 103 of the Companies Act, 2013.
5. In case of joint holders attending the AGM, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote.
6. The Members can join the AGM through VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. Members may note that the VC/OAVM Facility, provided by NSDL, allows participation of 1,000 Members on a first-come-first-served basis. The large shareholders (i.e. shareholders holding 2% or more shareholding), promoters, institutional investors, directors, key managerial personnel, the Chairpersons of the Audit Committee, Nomination cum Remuneration Committee and Stakeholders Relationship Committee, auditors, etc. can attend the AGM without any restriction on account of first-come-first-served principle.
7. The relative Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 setting out material facts concerning the business under Item No. 2 of the Notice, is annexed hereto. The relevant details as required under Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, of the person seeking appointment/ re-appointment as Director under Item No. 2 of the Notice is also annexed.
8. The Register of Members and Share Transfer Books of the Company will remain closed from Thursday, 16th September, 2021 till Wednesday, 22nd September, 2021 (both days inclusive).
9. Members are requested to intimate changes, if any, pertaining to their name, postal address, email address, telephone/ mobile numbers, mandates, nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their DPs in case the shares are held by them in electronic form and to the Company's Registrars and Transfer Agents, Link Intime India Pvt. Ltd. in case the shares are held by them in physical form.

   SEBI has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are, therefore, requested to submit the PAN to their depository participants with whom they are maintaining their demat accounts. Members holding shares in physical form can submit their PAN details to Link Intime India Pvt. Ltd.
10. As per Regulation 40 of SEBI Listing Regulations, as amended, securities of listed companies can be transferred only in dematerialized form with effect from 1st April, 2019, except in case of request received for transmission or transposition of securities. In view of this and to eliminate all risks associated with physical shares and for ease of portfolio management, members holding shares in physical form are requested to consider converting their holdings to dematerialized form. Members can contact the Company or Link Intime India Pvt. Ltd. for assistance in this regard.
11. Members holding shares in physical form, in identical order of names, in more than one folio are requested to send to the Company or Link Intime India Pvt. Ltd., the details of such folios together with the share certificates for consolidating their holdings in one folio. A consolidated share certificate will be issued to such Members after making requisite changes.
12. Members intending to require information about Accounts in the Meeting are requested to inform the Company at least 7 days in advance of the AGM.

13. Members are requested to note that, dividends if not encashed for a consecutive period of 7 years from the date of transfer to Unpaid Dividend Account of the Company, are liable to be transferred to the Investor Education and Protection Fund ("IEPF"). The shares in respect of such unclaimed dividends are also liable to be transferred to the demat account of the IEPF Authority. In view of this, Members are requested to approach the Company or its RTA to claim their dividends, within the stipulated timeline. Unclaimed and unpaid dividends for the financial year 2018-19 will be transferred to this fund on due date. Kindly note that once unclaimed and unpaid dividends and shares are transferred to the IEPF, members will have to approach to IEPF Authority for such dividends and shares.

14. All documents referred to in the accompanying Notice of the AGM and explanatory statement shall be open for inspection without any fee at the registered office of the Company during normal business hours on any working day upto and including the date of the AGM of the Company.

15. A person who is not a Member as on the cut-off date should treat this Notice for information purposes only.

16. Since the AGM will be held through VC/OAVM, the Route Map is not annexed with Notice.

17. **Instructions for voting through electronic means (e-Voting):**

    I. In compliance with the provisions of Section 108 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the Listing Regulations, the Company is pleased to provide to its Members facility to exercise their right to vote on resolutions proposed to be passed in the Meeting by electronic means.

    II. The Company has engaged the services of NSDL as the Agency to provide remote e-Voting facility and e-Voting during the AGM.

    III. Mr. Hitesh Buch, Practicing Company Secretary (Membership No. FCS 3145, COP 8195) has been appointed as the Scrutinizer to scrutinize the e-Voting during the AGM and remote e-Voting in a fair and transparent manner.

    IV. The Results of voting will be declared within two working days from the conclusion of the AGM. The declared Results, along with the Scrutinizer's Report will be submitted with the Stock Exchanges where the Company's equity shares are listed (BSE Limited & National Stock Exchange of India Limited) and shall also be displayed on the Company's website www.arvindsmartspaces.com and NSDL's website www.evoting.nsdl.com.

    V. Voting rights of the Members for voting through remote e-Voting and voting during the AGM shall be in proportion to shares of the paid-up equity share capital of the Company as on the cut-off date i.e. Wednesday, 15th September, 2021, A person, whose name is recorded in the Register of Members or in the Register of Beneficial owners (as at the end of the business hours) maintained by the depositories as on the cut-off date shall only be entitled to avail the facility of remote e-Voting and voting during the AGM.

    VI. The remote e-Voting facility will be available during the following period:

       a. Commencement of remote e-Voting: 09:00 A.M. (IST) on Sunday, 19th September, 2021.

       b. End of remote e-Voting: 05:00 P.M. (IST) on Tuesday, 21st September, 2021.

       c. The remote e-Voting will not be allowed beyond the aforesaid date and time and the remote e-Voting module shall be disabled by NSDL upon expiry of aforesaid period.

    VII. Those Members, who will be present in the AGM through VC/OAVM facility and have not cast their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system during the AGM.

    VIII. The Members who have cast their vote by remote e-Voting prior to the AGM may also attend/ participate in the AGM through VC/OAVM but shall not be entitled to cast their vote again.

    IX. Any person, who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holds shares as of the cut-off date, may obtain the login ID and password by sending a request at evoting@nsdl.co.in mentioning their demat account number/ folio number, PAN, name and registered address. However, if he/ she is already registered with NSDL for remote e-Voting then he/ she can use his/ her existing User ID and password for casting the vote.

    X. **Process and manner for Remote e-Voting:**

    Members are requested to follow the below instructions to cast their vote through e-Voting:

    How do I vote electronically using NSDL e-Voting system?

    The way to vote electronically on NSDL e-Voting system consists of "Two Steps" which are mentioned below:

    Step 1: Access to NSDL e-Voting system

    Step 2: Cast your vote electronically on NSDL e-Voting system

    Step 1: Access to NSDL e-Voting system

    (A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode

    In terms of SEBI circular dated 9th December, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	1. If you are already registered for **NSDL IDeAS facility,** please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the **"Beneficial Owner"** icon under "Login" which is available under **"IDeAS"** section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on options available against company name or **e-Voting service provider - NSDL** and you will be re-directed to NSDL e-Voting website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2. If the user is not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select **"Register Online for IDeAS"** Portal or click at **https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp** 3. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number held with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on options available against company name or **e-Voting service provider - NSDL** and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with CDSL	1. Existing users who have opted for Easi / Easiest, they can login through their user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are https://web.cdslindia.com/myeasi/home/login or www.cdslindia.com and click on New System Myeasi. 2. After successful login of Easi/Easiest the user will be also able to see the E Voting Menu. The Menu will have links of **e-Voting service provider i.e. NSDL.** Click on **NSDL** to cast your vote. 3. If the user is not registered for Easi / Easiest, option to register is available at https://web.cdslindia.com/myeasi/Registration/EasiRegistration 4. Alternatively, the user can directly access e-Voting page by providing demat Account Number and PAN No. from a link in www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the demat Account. After successful authentication, user will be provided links for the respective ESP i.e. **NSDL** where the e-Voting is in progress.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. Once login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on options available against company name or **e-Voting service provider-NSDL** and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 224430
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022- 23058738 or 022-23058542-43

(B) Login Method for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-into NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholders' section.
3. A new screen will open. You will have to enter your User ID, your Password and a Verification Code as shown on the screen.

   Alternatively, if you are registered for NSDL e-services i.e. IDEAS, you can log-in at https://eservices.nsdl.com/ with your existing IDEAS login. Once you log-in to NSDL e-services after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.
4. Your User ID details are given below:

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12****** then your user ID is IN300***12******.
b) For Members who hold shares in demat account with CDSL	16 Digit Beneficiary ID For example if your Beneficiary ID is 12************** then your user ID is 12**************.
c) For Members holding shares in Physical Form	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***.

5. Password details for shareholders other than Individual shareholders are given below:
   a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
   b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
   c) How to retrieve your 'initial password'?
      (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The pdf file contains your 'User ID' and your 'initial password'.
      (ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered**
6. If you are unable to retrieve or have not received the " Initial password" or have forgotten your password:
   a) Click on **"Forgot User Details/Password?"** (If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
   b) **"Physical User Reset Password?"** (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
   c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.co.in mentioning your demat account number/folio number, your PAN, your name and your registered address.
   d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
8. Now, you will have to click on "Login" button.
9. After you click on the "Login" button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.

How to cast your vote electronically on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select "EVEN" of company which is Arvind SmartSpaces Limited for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join General Meeting".
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
5. Upon confirmation, the message "Vote cast successfully" will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders:

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/ JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to pcs.buchassociates@gmail.com with a copy marked to evoting@nsdl.co.in.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-Voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "Forgot User Details/ Password?" or "Physical User Reset Password?" option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-Voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 1800-222-990 or send a request to evoting@nsdl.co.in.

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to investor@arvindinfra.com.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to investor@arvindinfra.com. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to evoting@nsdl.co.in for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated 9th December, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

Instructions for members for e-Voting on the day of the AGM:

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-Voting.
2. Only those Members/ shareholders, who will be present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-Voting.

In case you have not registered your e-mail address with the Company/ Depository, please follow below instructions for registration of e-mail address for obtaining Annual Report and / or login details for e-voting:

Physical Holding	**Visit the link:** https://linkintime.co.in/EmailReg/email_register.html and follow the registration process as guided therein. The members are requested to provide details such as Name, Folio Number, Certificate number, PAN, mobile number and e-mail address.
Demat Holding	Please contact your Depository Participant (DP) and register your e-mail address in your demat account as per the process advised by your DP.

18. Instructions for Members for attending the AGM through VC/OAVM:

(i) Member will be provided with a facility to attend the EGM/AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for **Access to NSDL e-Voting system**. After successful login, you can see link of "VC/OAVM link" placed under "**Join General meeting**" menu against company name. You are requested to click on VC/OAVM link placed under Join General Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.

(ii) Members are encouraged to join the Meeting through Laptops for better experience.

(iii) Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.

(iv) Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.

(v) Members who need assistance before or during the AGM, can contact NSDL on evoting@nsdl.co.in/1800-222-990.

(vi) Members seeking any information with regard to the annual accounts for 2020-21 or any business to be dealt at the AGM, are requested to send e-mail on investor@arvindinfra.com on or before Wednesday, 15th September, 2021 along with their name, DP ID and Client ID/folio number, PAN and mobile number. The same will be replied by the Company suitably.

(vii) Further, members who would like to express their views or ask questions during the AGM may register themselves as a speaker by sending their request from their registered e-mail address mentioning their name, DP ID and Client ID/Folio Number, PAN and mobile number at investor@arvindinfra.com on or before Wednesday, 15th September, 2021. Those Members who have registered themselves as a speaker will only be allowed to express their views/ask questions during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the AGM.

Registered Office:
24, Government Servant's Society,
Near Municipal Market,
Off C.G. Road, Navrangpura,
Ahmedabad - 380009
Date: 6th August, 2021

By Order of the Board

Prakash Makwana
Company Secretary

EXPLANATORY STATEMENT OF MATERIAL FACTS ANNEXED TO THE NOTICE [PURSUANT TO THE PROVISIONS OF SECTION 102(1) OF THE COMPANIES ACT, 2013:

Item No. 3

The Board of Directors at its Meeting held on 28th May, 2021, upon the recommendation of the Audit Committee, approved the appointment of M/s Kiran J. Mehta & Co., Cost Accountants (Firm Registration Number 000025), to conduct the audit of the cost records of the Company on a remuneration of Rs. 90,000/- (Rupees Ninety Thousand Only) plus applicable taxes and re-imbursement of out of pocket expenses to be incurred in connection with the audit for the financial year ending 31st March, 2022.

In terms of the provisions of Section 148 of the Companies Act, 2013 read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014, (as amended from time to time) the remuneration as mentioned above, payable to the Cost Auditor is required to be ratified by the members of the Company. Accordingly, the members are requested to ratify the remuneration payable to the Cost Auditors for the financial year ending 31st March, 2022, as set out in the Ordinary Resolution for the aforesaid services to be rendered by them.

None of the Directors/Key Managerial Personnel of the Company/their relatives is, in any way, concerned or interested, financially or otherwise, in the resolution set out at Item No. 3 of the Notice.

Item No. 4

Currently, the Non-Executive Directors (other than the Managing Director, Wholetime Directors) are paid commission not exceeding 1% per annum of the net profits of the Company in terms of the resolution passed by the Members at the Annual General Meeting held on 29th September, 2020 and as decided by the Board of Directors of the Company. However, in the event, if the Company has no profits or its profits are inadequate in any financial year, the Non-Executive Directors are paid only the sitting fees towards attending the meetings of Board or Committees, as the case may be, and no remuneration is paid which is unfair with regards to the efforts, expertise and the responsibility expected from them in accordance with the Corporate Governance Policies. The Board, therefore, in the view of contributions made by them so far, recognizes the need to suitably remunerate the director(s) of the Company who are neither in the wholetime employment nor managing director(s) irrespective of the profit of the Company.

The Ministry of Corporate Affairs has recently amended Section 197(3) of the Companies Act, 2013 and Schedule V thereto, which permits the payment of following remuneration to a Director who is neither a Wholetime Director, nor a Managing Director of a Company, in the event, if the Company has no profits or its profits are inadequate in any financial year by passing Special or Ordinary Resolution, as the case may be:

Sr. No.	Where the effective capital (in rupees) is	Limit of yearly remuneration payable shall not exceed (in rupees) in case of other director
1	Negative or less than 5 crores.	12 lakhs
2	5 crores and above but less than 100 crores.	17 lakhs
3	100 crores and above but less than 250 crores.	24 lakhs
4	250 crores and above.	24 Lakhs plus 0.01% of the effective capital in excess of Rs.250 crores

The above limits can be exceeded if the resolution passed by the shareholders is a special resolution.

The Board and/ or Committee of the Board may from time to time determine, every year the amount of commission within the limit of 1% of the net profit and in the event of the Company having no profits or inadequate profits in any financial year during the above mentioned to the Act as applicable to the Company but not exceeding period, as per the limits specified in Part II of Section II (A) of Schedule V Rs. 50,00,000/- (Rupees Fifty Lakhs Only) and the same be apportioned amongst the Non-Executive Directors [other than the Managing Director and Wholetime Director(s)] in such manner and up to such amount as the Board and/or Committee of the Board may, from time to time, determine.

Notwithstanding anything to the contrary herein contained, where in any financial year during the above period(s), the Company has no profits or its profits are inadequate, the Company will pay remuneration for a period not exceeding three years as mentioned in Section II of Part II of Schedule V of the Companies Act, 2013.

The payment of remuneration by way of commission to Non-Executive Directors will be in addition to the sitting fees payable to them for attending each meeting of the Board/ Committee.

Statement of Information for the members pursuant to Section II of Part II of Schedule V to the Companies Act:

I. GENERAL INFORMATION:

Sr. No.	Information	Description
1	Nature of industry	Real Estate development
2	Date or expected date of commencement of commercial production	The Company was incorporated on 26th December, 2008 and commenced business thereafter.
3	In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus	Not Applicable.
4	Financial performance based on given indicators (As per audited financial statements for the year ended 31.03.2021)	Particulars / Rs. in Lakhs (Standalone / Consolidated): Sales & Other Income: 11153.04 / 15114.59 EBIDTA: 3851.94 / 4250.18 Net Profit: 1397.14 / 902.98
5	Foreign investments or collaborations, if any	Not Applicable.

II. INFORMATION ABOUT THE APPOINTEE:

1. Past remuneration:

Currently, the Non-Executive Directors (other than the Managing Director, Wholetime Directors) are paid commission not exceeding 1% per annum of the net profits of the Company in terms of the resolution passed by the Members at the Annual General Meeting held on 29th September, 2020.

2. Recognition or awards: Not Applicable

3. Job profile and his suitability: Not Applicable

4. Remuneration proposed: The details of the proposed remuneration have already been explained hereinabove.

5. Comparative remuneration profile with respect to industry, size of the company, profile of the position and person (in case of expatriates the relevant details would be with respect to the country of his origin): Not Applicable

6. Pecuniary relationship directly or indirectly with the company, or relationship with the managerial personnel, if any:

The non-executive directors do not have any pecuniary relationship with the Company except the remuneration and the sitting fees being paid to them. They do not have any pecuniary relationship with managerial personnel of the company.

III. OTHER INFORMATION:

Sr. No.	Information	Description
1	Reasons of loss or inadequate profits	Not Applicable
2	Steps taken or proposed to be taken for improvement	Not Applicable
3	Expected increase in productivity and profits in measurable terms	Not Applicable

The Board recommends the Resolution set out at Item No. 4 of the accompanying Notice as Special Resolution for the approval of the Members.

Registered Office:
24, Government Servant's Society,
Near Municipal Market,
Off C.G. Road, Navrangpura,
Ahmedabad - 380009
Date: 6th August, 2021

By Order of the Board

Prakash Makwana
Company Secretary

Annexure to Item No. 2 of the Notice:

Details of Director seeking appointment and re-appointment at the forthcoming Annual General Meeting:

(Pursuant to Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Revised Secretarial Standard on General Meeting issued by the Institute of Company Secretaries of India):

Name of the Director	**Mr. Kulin S. Lalbhai**
Director Identification Number	05206878
Date of Birth	13-08-1985
Nationality	Indian
Date of Appointment or reappointment on the Board	29-03-2013
Qualification	• B.Sc. (Electrical Engineering), Stanford University, USA;, • MBA - Harvard Business School, USA.
Expertise in specific functional Area and experience	Refer report on Corporate Governance
Number of shares held in the Company	Nil
Number of Board Meetings attended during the year.	6 out of 6 meetings
Details of remuneration sought to be paid	Nil
Last drawn remuneration	Nil
List of the directorships held in other companies	1. Arvind Limited 2. Zydus Wellness Limited 3. Arvind Goodhin Suit Manufacturing Limited 4. Arvind Fashion Limited 5. Arvind Internet Limited 6. Retailers Association of India
Chairman/Member in the Committees of the other companies in which he is Director	Refer report on Corporate Governance
Relationships between Directors inter-se.	Mr. Kulin S. Lalbhai is a son of Mr. Sanjay S. Lalbhai, Chairman and Non-Executive Director of the Company.

Registered Office:
24, Government Servant's Society,
Near Municipal Market,
Off C.G. Road, Navrangpura,
Ahmedabad - 380009
Date: 6th August, 2021

By Order of the Board

Prakash Makwana
Company Secretary

DIRECTORS' REPORT

To, The Members,

Your Directors have pleasure in presenting the Thirteenth Annual Report on the business and operations of the Company together with the Audited Financial Statements for the financial year ended on 31st March, 2021.

1. FINANCIAL RESULTS:

The highlights of the Financial Performance for year are as under:

[Rs. in lacs]

Particulars	Standalone		Consolidated	
	2020-21	2019-20	**2020-21**	2019-20
Revenue from Operations	**9,387.13**	15,133.84	**14,925.81**	29,949.19
Profit before Finance costs, Depreciation and Amortisation & Tax	**3,851.94**	4,509.85	**4,250.18**	9,099.61
Less: Finance Costs	**1,967.16**	1,822.35	**2,687.00**	2,434.79
Less : Depreciation and Amortisation	**85.76**	82.39	**113.16**	110.85
Profit before share in profit/(loss) of Joint ventures & Tax	**1,799.02**	2,605.11	**1,450.02**	6,554.98
Share of Profit/(Loss) from Joint ventures	**-**	-	**0.20**	(15.99)
Profit before tax	**1,799.02**	2,605.11	**1,450.22**	6,538.99
Less : Current Tax	**400.08**	273.22	**628.33**	403.69
Less : Deferred Tax Charge/(Credit)	**1.80**	394.19	**(81.09)**	2,021.22
Profit for the year	**1,397.14**	1,937.70	**902.98**	4,114.08
Total comprehensive income for the year	**1,373.97**	1,939.70	**879.81**	4,116.08
Net Profit attributable for the year to :				
Equity holders of the parent	**-**	-	**874.68**	3,931.00
Non-controlling interest	**-**	-	**28.30**	183.08

2. COMPANY'S PERFORMANCE:

While Companies performance financially shows a decline in Revenue from Operations and PAT; overall fresh bookings during the year has increased by 85% with ever highest annual Sales value of Rs. 529 Cr. The financials depict a consolidated revenue of Rs. 149 cr vs Rs. 300 Cr LY, a decline by 50%. Profit after Tax on a consolidated basis reduced fromRs. 41 Cr to Rs. 9 Cr.

3. DIVIDEND:

Keeping in mind the need to conserve the resources for the future development of the Company, your Directors do not recommend any dividend on Equity Shares for the year under review.

4. TRANSFER TO RESERVES:

During the year under review, your Company has not transferred any amount to reserves.

5. SHARE CAPITAL:

The authorised share capital of the Company as on 31st March, 2021 was Rs. 5000.00 lacs divided into 500.00 lacs equity share of Rs. 10/- each.

During the year under review, the paid up equity share capital of the Company stood at Rs. 3555.36 lacs divided into 355.54 lacs equity share of Rs. 10/- each.

During the year under review, the Company has neither issued shares with differential voting rights nor sweat equity shares.

6. EMPLOYEE STOCK OPTION SCHEME:

The Company has instituted the Arvind Infrastructure Limited (now Arvind SmartSpaces Limited) - Employees Stock Option Scheme - 2013 (AIL ESOP - 2013) as well as Arvind Infrastructure Limited - Employees Stock Option Plan - 2016 (AIL ESOP - 2016) to grant equity based incentives to certain eligible employees, directors of the Company and its Subsidiary Companies. During the year under review, the Company has not granted any stock options.

Disclosure in compliance with Section 62 of the Companies Act, 2013 read with Rule 12 of Companies (Share Capital and Debentures) Rules, 2014 and the Securities and Exchange Board of India (Share based Employee Benefits) Regulations, 2014 are set out in **Annexure - A** to this report.

7. DISCLOSURE UNDER SECTION 67 (3) (C) OF THE COMPANIES ACT, 2013:

No disclosure is required under section 67 (3) (c) of the Companies Act, 2013 read with Rule 16(4) of Companies (Share Capital and Debentures) Rules, 2014, in respect of voting rights not exercised directly by the employees of the Company as the provisions of the said section are not applicable.

8. FINANCE:

During the year, the Company has made fresh borrowings largely for refinancing of the matured loans and for its working capital requirements with overall decrease in loan book by Rs. 4,619.04 lacs backed by strong business cash flows. Total Standalone Debt of the Company stands at Rs. 119,11.61 lacs as on 31st March, 2020.

9. CREDIT RATING:

(a) Indian Ratings and Research **("IRA")** has vide its rating letter dated 8th July, 2020, reaffirmed its rating "IND A1" to the Short Term Loan of Rs. 100/- Crores of the Company.

(b) IRA has vide its rating latter dated 7th August, 2020 has assigned its rating "IND A-/Stable" to the proposed Long Term Loan of Rs. 300/- Crores and reaffirmed its rating "IND A1" to the Short Term Loan of Rs. 100/- Crores of the Company.

(c) IRA has vide its rating latter dated 12th January, 2021 has assigned its rating "IND A-/Stable" to the Term Loan of Rs. 80/- Crores and affirmed its rating "IND A-/Stable" to proposed Long Term Loan of Rs. 220/- Crores (reduced from 300/- Crores) of the Company.

10. DEPOSITS:

During the year under review, the Company has neither accepted nor renewed any deposits falling under the ambit of Section 73 of the Companies Act, 2013 and the Rules framed thereunder. Further there are no outstanding deposits as at 31st March, 2021.

11. PARTICULARS OF LOANS, GUARANTEES, OR INVESTMENTS UNDER SECTION 186:

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014 are given in the notes to the Financial Statements.

12. CONSOLIDATED FINANCIAL STATEMENTS:

The Consolidated Financial Statements of the Company are prepared in accordance with relevant provisions of the Companies Act, 2013 including Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 and form part of this Annual Report.

13. CORPORATE SOCIAL RESPONSIBILITY INITIATIVES:

Your Company undertakes "Corporate Social Responsibility" (CSR) initiatives through Strategic Help Alliance for Relief to Distressed Area ("SHARDA") Trust and Narottam Lalbhai Rural Development Fund ("NLRDF"). SHARDA Trust has been active in improving the quality of life of the poor for over two and half decades.

As a part of CSR, during the year under review, your Company has undertaken the following initiatives around its sites, offices and subsidiaries and are broadly covered under schedule VII of the Companies Act, 2013:

(a) Projects around Company's Area of Operations;

(b) COVID Relief; and

(c) Homestay Project at Narmada District

During the year under review, your Company worked on initiatives mentioned under point no. (b) & (c) above. The brief details of CSR Policy and the amount spent during the financial year 2020-21 on the said activity is enclosed as **Annexure - B.**

14. HUMAN RESOURCES:

The Company believes that Human Resources will play a significant role in its future growth. With an unswerving focus on nurturing and retaining talent, the Company provides avenues for learning and development through functional, behavioural and leadership training programs, knowledge exchange conferences, communication channels for information sharing to name a few. The Company provides various opportunities to the employees to develop and hone their skills to take up higher responsibilities in the organization.

A well - defined competency framework outlines the leadership behaviours expected from employees to be successful in Arvind Group. The Company also uses various communication channels to seek employees' feedback about the overall working environment and the necessary tools and resources they need to perform at their best potential.

Diverse employee engagement initiatives are launched to ensure employees of various age and background continue to be effective in their roles and build meaningful career at Arvind.

The Group's Corporate Human Resources plays a critical role in company's talent management process.

15. RISK MANAGEMENT:

The Real Estate market is inherently a cyclical market and is affected by macroeconomic conditions, changes in governmental schemes, changes in supply and demand for products, availability of consumer finance and liquidity. These factors can affect the demand for both our forthcoming and ongoing projects.

The Company has developed and implemented Risk Management Policy. The policy identifies the threat of adverse events which may affect shareholder's value, ability of Company to achieve objectives or implement business strategies. Further, such risk are categorized into Strategic Risks, Operating Risks and Regulatory Risks.

Under the framework, the Company has laid down a Risk Management Policy which defines the process for identification of risks, its assessment, mitigation measures, monitoring and reporting. While the Company, through its employees and Executive Management, continuously assess the identified Risks, the Audit Committee reviews the identified Risks and its mitigation measures annually.

16. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY:

The Company has an Internal Audit team and an Internal Control System which is further supported by external audit firm and group assurance in, commensurate with the size, scale and complexity of its operations. Moreover, the Company's Internal Audit team along with external reviewers possess adequate experience and expertise in internal controls, operating system and standard operating procedures.

The system is supported by approved documented policies, guidelines and procedures in line with best industrial practices to monitor business and operational performance which are aimed at ensuring business integrity and promoting operational efficiency.

The Internal Audit Team regularly reviews the adequacy of internal control systems in the Company, its compliance with operating systems and laid down policies and procedures. Based on the report of the internal audit function, process owners undertake corrective action within the stipulated timeline in their respective areas and thereby strengthen the controls. Significant audit observations and corrective actions thereon are presented on quarterly basis to the Audit Committee of the Board of Directors of the Company.

17. VIGIL MECHANISM / WHISTLE BLOWER POLICY:

The Company has a vigil mechanism named Whistle Blower Policy to deal with instances of fraud and mismanagement, if any. The details of the Whistle Blower Policy are explained in the Corporate Governance Report and also posted on the website of the Company at

https://arvindsmartspaces.com/wp-content/uploads/2019/04/Whistleblower-Policy-.pdf

18. SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES:

As on 31st March, 2021, the Company is a subsidiary of Aura Securities Private Limited, the holding company. Further, the Company has 2 (two) wholly owned subsidiary companies, 9 (nine) subsidiary Limited Liability Partnerships and 2 (two) Joint venture Limited Liability Partnerships.

Pursuant to the provisions of Section 129(3) of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014 a statement containing salient features of financial statements of subsidiaries, associates and joint venture Companies in Form AOC-1 is attached to the Financial Statements. The separate audited financial statements in respect of each of the subsidiary shall be kept open for inspection at the Registered Office of the Company. The Company will also make available these documents upon request by any member of the Company interested in obtaining the same.

The Company has framed a policy for determining material subsidiaries, which has been posted on company's website at https://arvindsmartspaces.com/wp-content/uploads/2018/05/AIL-Policy-on-Material-Subsidiaries.pdf

19. DIRECTORS AND KEY MANAGERIAL PERSONNEL:

As on 31st March, 2021 the Board of Directors consist of 7 (seven) Directors out of which 1 (one) is Executive Director, 2 (two) are Non-Executive Non-Independent Directors and 4 (four) are Non-Executive Independent Directors including a Woman Director. The composition is in compliance with the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

As per the provisions of Section 152(6) of the Companies Act, 2013 and the Company's Articles of Association, Mr. Kulin S. Lalbhai (DIN: 05206878) shall retire by rotation at the ensuing Annual General Meeting and being eligible, has offered himself for re-appointment as the Director of the Company.

The Independent Directors have submitted requisite declarations confirming that they continue to meet the criteria of independence as prescribed under Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Independent Directors have also confirmed that they have complied with Schedule IV of the Companies Act, 2013 and the Company's Code of Conduct.

None of the Directors are disqualified from being appointed as Directors as specified in section 164 of the Companies Act, 2013.

During the year, Mr. Ankit Jain is appointed as a Chief Financial Officer of the Company with effect from 1st July, 2020 consequent to the resignation of Mr. Mehul Shah.

As per the provisions of Section 203 of the Companies Act, 2013, Mr. Kamal Singal - Managing Director & CEO, Mr. Ankit Jain - Chief Financial Officer and Mr. Prakash Makwana – Company Secretary are the key managerial personnel of the Company as on 31st March, 2021.

20. FORMAL ANNUAL EVALUATION:

Pursuant to the provisions of the Companies Act, 2013 and Regulation 17(10) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board has carried out an evaluation of independent directors which includes the performance of directors, fulfilment of criteria of independence specified in these regulations and their independence from the Management, its own performance as well as evaluation of working of its Committees on the basis of criteria formulated by the Nomination and Remuneration Committee which are broadly in compliance with the Guidance Note on Board Evaluation issued by SEBI vide its Circular dated 5th January, 2018. The manner in which the evaluation has been carried out has been explained in the Corporate Governance Report.

21. APPOINTMENT AND REMUNERATION POLICY:

The Board has, on the recommendation of the Nomination and Remuneration Committee, framed a policy for selection and appointment of Directors, Key Managerial Personnel and Senior Management and their remuneration. The same is posted on Company's website at https://arvindsmartspaces.com/wp-content/uploads/2019/06/Nomination-and-Remuneration-Policy.pdf

22. FAMILIARIZATION PROGRAMME FOR THE INDEPENDENT DIRECTORS:

In compliance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has put in place a familiarization programme for the Independent Directors to familiarize them with their role, rights and responsibility as Directors, the working of the Company, nature of the industry in which the Company operates, business model etc. The same is also posted on the website of the Company at
https://arvindsmartspaces.com/wp-content/uploads/2018/05/Familiarisation_Programee_for_IDs.pdf

23. NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS AND COMMITTEES:

A calendar of Board and Committee Meetings is prepared and circulated in advance to the Directors to enable them to plan their schedule for effective participation in the Meetings.

During the year under review, 6 (six) meetings of the Board of Directors, 4 (four) meetings of Audit Committee, 2 (two) meetings of Nomination and Remuneration Committee, 3 (three) meetings of Stakeholders' Relationship Committee, 2 (two) meetings of Corporate Social Responsibility Committee and 18 (eighteen) meetings of Management Committee of Board of Directors were convened and held, the details of which are provided in the Corporate Governance Report forming part of this Report.

24. DIRECTOR'S RESPONSIBILITY STATEMENT:

Pursuant to Section 134(5) of the Companies Act, 2013, the Board of Directors, to the best of their knowledge and ability, confirm that:

(a) in the preparation of the annual accounts for the year ended on 31st March, 2021, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;

(b) they have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit and loss of the Company for that period;

(c) they have taken proper and sufficient care towards the maintenance of adequate accounting records in accordance with the provisions of the Companies Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(d) they have prepared annual accounts on a going concern basis;

(e) they have laid down proper internal financial controls, which are adequate and are operating effectively;

(f) they have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems are adequate and operating effectively.

25. RELATED PARTY TRANSACTIONS:

All transactions with Related Parties are placed before the Audit Committee and the Board for their approval. Prior omnibus approval of the Audit Committee and the Board is obtained for the transactions which are of a foreseen and repetitive nature. The transactions entered into pursuant to the omnibus approval so granted are audited and a statement giving details of all the related party transaction specifying the nature, value and terms and conditions of the transactions is placed before the Audit Committee and the Board of Directors for their approval on a quarterly basis.

All the related party transactions are entered into on arm's length basis, in the ordinary course of business and are in compliance with the applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. There are no materially significant related party transactions made by the Company with Promoters, Directors or Key Managerial Personnel etc. which may have potential conflict with the interest of the Company at large or which warrants the approval of the shareholders except the Related Party Transaction with Arvind Five Homes LLP (subsidiary of the Company) which was approved by the Shareholders through Postal Ballot on 24th December, 2020. Accordingly, no transactions are being reported in Form AOC-2 in terms of Section 134 of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014. However, the details of the transactions with Related Party are provided in the Company's financial statements in accordance with the IND AS - 24.

The Policy on Related Party Transactions as approved by the Board is posted on Company's website at

https://arvindsmartspaces.com/wp-content/uploads/2020/10/Related-Party-Transactions-Policy.pdf

26. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS / COURTS / TRIBUNALS:

There are no significant material orders passed by the Regulators / Courts which would impact the going concern status of the Company and its future operations.

27. AUDITORS:

(a) Statutory Auditor:

M/s. S R B C & Co LLP, Chartered Accountants, (ICAI Firm Registration No. 324982E / E300003) were appointed as Statutory Auditors of your Company at the Annual General Meeting ("AGM") held on 14th September, 2017 for a period of 5 (five) consecutive years.

The Report given by M/s. S R B C & Co LLP, Chartered Accountants on the financial statements along with the notes to the financial statements of the Company for the financial year 2020-2021 is forming part of the Annual Report. There has been no qualification, reservation or adverse remark or disclaimer in their Report. During the year under review, the Auditors had not reported any matter under Section 143(12) of the Act, therefore no detail is required to be disclosed under Section 134(3)(ca) of the Companies Act.

(b) Cost Auditors:

On the recommendation of the Audit Committee, the Board of Directors appointed M/s Kiran J. Mehta & Co., Cost Accountants, Ahmedabad (Firm Registration No. 000025), as Cost Auditors of the Company for the year 2021-22 under Section 148 of the Companies Act, 2013 read with The Companies (Cost Records and Audit) Amendment Rules, 2014. M/s Kiran J. Mehta & Co. have confirmed that they are free from disqualification specified under Section 141(3) and proviso to Section 148(3) read with Section 141(4) of the Companies Act, 2013 and that their appointment meets the requirements of Section 141(3)(g) of the Companies Act, 2013. They have further confirmed their independent status and an arm's length relationship with the Company.

The remuneration payable to the Cost Auditors is required to be ratified by the Members in a general meeting.

Accordingly, a Resolution seeking Members' ratification for the remuneration payable to M/s Kiran J. Mehta & Co., Cost Auditors is included at Item No. 3 of the notice convening the Annual General Meeting.

(c) Secretarial Auditors:

Pursuant to the provisions of Section 204 of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Company has appointed M/s N. V. Kathiria & Associates, a firm of Company Secretaries in Practice to conduct the Secretarial Audit of the Company for the financial year 2020-21. Report of the Secretarial Audit in Form MR-3 for the financial year 2020-21 is enclosed as **Annexure - C**. The said Report does not have any qualification, reservation or adverse remark or disclaimer.

28. ENHANCING SHAREHOLDERS VALUE:

Your Company believes that its Members are among its most important stakeholders. Accordingly, your Company's operations are committed to the pursuit of achieving high levels of operating performance and cost competitiveness, consolidating and building for growth, enhancing the productive asset and resource base and nurturing overall corporate reputation. Your Company is also committed to creating value for its other stakeholders by ensuring that its corporate actions positively impact the socio-economic and environmental dimensions and contribute to sustainable growth and development.

29. CORPORATE GOVERNANCE REPORT AND MANAGEMENT DISCUSSION & ANALYSIS:

The Corporate Governance Report and Management Discussion & Analysis, which forms part of this Report, is set out as separate Annexure, together with the Certificate from the Practicing Company Secretary regarding compliance of conditions of Corporate Governance as stipulated in Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

30. BUSINESS RESPONSIBILITY REPORT:

The Business Responsibility Report for the year ended 31st March, 2021 is being reported on voluntary basis, even though it is not applicable to the Company since it is not falling within the prescribed threshold of market capitalization as stipulated under Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

31. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

Information in accordance with the provisions of Section 134(3)(m) of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014 regarding conservation of energy and technology absorption are not given as the Company has not undertaken any manufacturing activity. There were no foreign Exchange Earnings or Outgo during the period under review except on foreign travelling.

32. ANNUAL RETURN:

The Annual Return as required under Section 92 and Section 134 of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014 is posted on Company's website at https://arvindsmartspaces.com/wp-content/uploads/2021/08/Annual-Return-FY-2020-21.pdf

33. PARTICULARS OF EMPLOYEES:

The information required pursuant to Section 197(12) of the Companies Act, 2013 read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of employees of the Company, will be provided upon request. In terms of Section 136(1) of the Companies Act, 2013, the Report and Accounts are being sent to the Members and others entitled thereto, excluding the information on employees' particulars which is available for inspection by the Members at the Registered Office of the Company during business hours on working days of the Company up to the date of the ensuing Annual General Meeting. If any member is interested in obtaining a copy thereof, such member may write to the Company Secretary in this regard.

Disclosures pertaining to remuneration and other details as required under Section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the (Appointment and Remuneration of Managerial Personnel) Rules, 2014 as amended, are given in **Annexure - D** to this report.

34. DISCLOSURE AS PER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

The Company has zero tolerance for Sexual Harassment at Workplace and has adopted a policy against sexual harassment in line with the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the rules framed thereunder. Arvind SmartSpaces Limited Internal Complaint Committee ("ASLICC") is formed by the Company which is working under purview of group level Committee i.e. Arvind Internal Complaints Committee ("AICC"), the details of which are declared across the organization. All the members of ASLICC are trained by the subject experts on handling the investigations and proceedings as defined in the policy.

During the financial year 2020-21 the Company has not received any complaints on sexual harassment and hence no complaints remain pending as of 31st March, 2021.

35. ACKNOWLEDGEMENTS:

Your Directors take this opportunity to express their sincere thanks to all the employees, customers, suppliers, business associates bankers, investors, lenders, regulatory and government authorities and stock exchanges for their support.

By Order of the Board

Date: 28th May, 2021
Place: Ahmedabad

Sanjay S. Lalbhai
Chairman

Annexure – A to the Director's Report

Disclosures required in the Directors' Report pursuant to Clause 12 (9) of the Companies (Share Capital and Debentures) Rules, 2014:

1	**Description of ESOP Scheme:**	**ESOS 2018**	**ESOP 2016**
(a)	Date of shareholder's approval	08-Mar-2013	23-Sep-2016
(b)	Total number of shares approved	10,32,972	15,00,000
(c)	Vesting requirements	Options vest over minimum 1 year and maximum 5 years based on continued service and certain performance parameters.	Options vest over minimum 1 year and maximum 5 years based on continued service and certain performance parameters.
(d)	Exercise price or pricing formula	The exercise price shall be Fair Market Value as on the date of grant	An exercise price will be equal to the latest available closing price, prior to the date of the meeting of the Board in which the options are granted, on the stock exchange on which the equity shares of the Company are listed, or such other price as the Nomination and Remuneration Committee may decide at its discretion and as per applicable laws.
(e)	Maximum term of options granted	5 years from the date of grant	9 years from the date of grant
(f)	Source of shares	Primary	
(g)	Variation of terms of options	None	
2	Method used to account for ESOS	Fair Value Method	
3	Where the Company opts for expensing of the options using the intrinsic value of the options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options shall be disclosed. The impact of this difference on the profits and EPS of the Company shall also be disclosed.	None. The Company follows fair value method of accounting for options.	
	(i) Difference between Intrinsic value and Fair value compensation cost	NA	
	(i) Impact on the Profits of the Company (Rs.)	NA	
	(iii) Impact on Basic Earnings Per Share of the Company (Rs.)	NA	
	(vi) Impact on Diluted Earnings Per Share of the Company (Rs.)	NA	
4	Option movement during the year:		
(a)	Options Outstanding at the beginning of the year	53,729	3,70,000
(b)	Options issued during the year (pursuant to the Scheme)	0	0
(c)	Options forfeited / lapsed during the year	0	0
(d)	Options vested during the year	0	0
(e)	Options exercised during the year	0	0
(f)	Number of shares arising as a result of exercise of option	0	0
(g)	Money realised by exercise of options (Rs.)	0	0
(h)	Loan repaid by the Trust during the year from exercise price received	NA	NA
(i)	Options Outstanding at the end of the year	53,729	3,70,000
(j)	Options Exercisable at the end of the year	53,729	1,85,000

	Description of ESOP Scheme:	ESOS 2018	ESOP 2016
5A	Weighted average exercise prices of options whose Exercise price equals market price of stock Exercise price exceeds market price of stock Exercise price is less than market price of stock	 Rs. 41.25 - -	 Rs. 158.30 - -
5B	Weighted average fair value of options whose Exercise price equals market price of stock Exercise price exceeds market price of stock Exercise price is less than market price of stock	 Rs. 10.68 - -	 Rs. 75.81 - -
6	Grantee wise details of options granted to: (i) Key managerial personnel (ii) any other grantee who receives a grant in any one year of options amounting to five per cent or more of options granted during that year; (iii) identified employees who were granted options, during any one year, equal to or exceeding one per cent of the issued capital (excluding outstanding warrants and conversions) of the issuer at the time of grant.	No grants made during the year.	No grants made during the year.
7	A description of the method and significant assumptions used during the year to estimate the fair values of options, including following weighted average information: (i) Share price (Rs.) (ii) Exercise price (Rs.) (iii) Expected volatility (iv) Expected dividends (v) Risk-free interest rate (vi) Any other inputs to the model (vii) Method used and the assumptions made to incorporate effects of expected early exercise (viii) How expected volatility was determined, including an explanation of the extent of to which expected volatility was based on historical volatility (ix) Whether any or how any other features of option grant were incorporated into the measurement of fair value, such as market condition..	No grants made during the year.	No grants made during the year.

Annexure – B to the Director's Report

Annexure – I

Annual Report on Corporate Social Responsibility Activities FY 2020-21

Brief outline on CSR policy of the Company	Refer section 1 Annexure - II.
Overview of CSR Initiatives	The Corporate Social Responsibility (CSR) Policy of Arvind SmartSpaces Limited ("ASL") aims to work for social advancement and defines its philosophy and guides its actions for undertaking and supporting socially relevant project and programs. Company's underlying value system has a firm belief that only in a healthy society healthy businesses flourish and that business must serve and empower the community in the area where it operates. As per the ASL CSR Policy, the Company is undertaking the CSR initiatives through Strategic Help Alliance for Relief to Distressed Area (SHARDA) Trust. SHARDA Trust have been active since over two and half decades in improving the quality of life of people of the lower socio economic strata. The Company broadly defined its CSR thematic focus area as Rural Advancement and Educational Advancement under **Schedule VII point x Rural Development & point ii Promoting Education.** We have supported the projects mentioned below:
Impact of Pandemic	The world has witnessed the pandemic that hugely distressed everyone during 2020-21. While the report is being written in first quarter of 2021-22, the Pandemic is still causing loss of lives and livelihood. This pandemic has hugely affected one and all and our CSR initiatives are no exception. Our projects around our area of operations were almost at stand still in lockdown and restrictive movements during 2020-21. The Company decided to help communities where we operate as part of our community development initiative and added COVID
Initiatives in brief	As per the reporting format introduced by the Ministry of Corporate Affairs, the required details for the year 2020-21 is annexed as Annexure - II. **1. Projects around Company's Area of Operations & COVID Relief:** SHARDA Trust carried out initiatives around ASL's area of operations, though with low frequency due to lockdown and restricted movement in the fields. As part of our regular rural advancement programme, Farmers' training on sustainable agricultural farming practices were taken up. The farmers were also been oriented on the concept of Farmer Producer Organisation (FPO). Farmers have shown interest in knowing more about it and we will take as soon as the situation improves. A plantation drive was also taken up at village Nasmed. With restricted movements and lockdown, we undertook COVID relief work around the villages of real estate projects Arvind Forreste and Arvind Uplands especially during lockdown period April to June 2020. **2. The COVID relief work:** The work was initiated after receiving requests from the Sarpanch

of different villages that due to lockdown, the food supply was badly affected especially for the families who were dependent on daily wages and external supplies. The SHARDA team worked with local administration, identified suppliers, organised transport permission and local support during the lockdown period with minimal movements, so that the relief work can be completed smoothly.

At few villages, Sarpanch had organized community kitchens with the rations that we provided. At other villages, Sarpanch decided to make food packets and distributed it to families. Ration support was organised in 7 villages including Nasmed and Karoli where our projects are. A total of 6700 families were supported with ration supply. The ration comprised of rice, pulses and oil and other necessities.

3. Home Stay Project at Statue of Unity:

Other important project completed this year was an employee engagement initiative with **Arvind Foundation, CSR wing of Arvind Limited.** Statue of Unity (SOU) is a famous tourist destination in the aspirational tribal district of Narmada in Gujarat. A large section of people are dependent on agriculture in Narmada. Arvind Foundation in association with district panchayat and Gujarat tourism development department undertook a tribal homestay project to develop tourist stay facilities at local tribal homes and ensuring another income stream to families. ASL helped Arvind Foundation to develop and implement the tourist stay facilities at tribal homes. It was being done not only to provide a livelihood to the local tribal community by renting these rooms but also to give the tourist a flavour of tribal homes, their culture and food, without compromising on the comforts.

ASL team did the site survey, feasibility study, house level mapping, vendor management and supervising the overall execution successfully to construct the total 37 rooms in 26 houses. Arvind Foundation has linked the 26 tribal families with dignified livelihood with help of ASL in record time.

In order to continue our involvement through the Project around our area of operations, a programme to improve quality of life of people in and around the Moti Devti village in Ahmedabad where Arvind Highgrove, a Premium weekend home project is coming up is also being proposed. Preliminary Need assessment work is planned and it will start when the Covid Conditions improve in 2021-22.

Annexure – B to the Director's Report

ANNEXURE - II

Annual Report on Corporate Social Responsibility Activities FY 2020-21

1	Brief Outline of the Company's CSR Policy	Arvind SmartSpaces Limited follows the group's CSR philosophy of contributing to the growth and development of the society as we believe that healthy business grows only in a healthy society and that business must serve and empower the community in the area where it operates. The responsibility of undertaking development initiatives has been jointly shared by Strategic Help Alliance for Relief to Distressed Areas (SHARDA) Trust. Our CSR Policy is in sync with the broader areas of Schedule VII of the New Companies Act and will always be aligned to the changes that gets incorporate in the schedule.
2	Composition of the CSR Committee	The Arvind Limited has set up Corporate Social Responsibility Committee (CSR Committee) as per the requirement of the Companies Act. The members of the CSR Committee are:

Sr. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Sanjay S. Lalbhai	Chairman	2	2
2	Mr. Prem Prakash Pangotra	Member	2	2
3	Ms. Pallavi Vyas	Member	2	2
4	Mr. Kamal Singal	Member	2	2

3	Web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.	https://arvindsmartspaces.com/wp-content/uploads/2021/04/CSR-ASL-Policy-final-061117.pdf
4	Details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable.	Not Applicable
5	Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any	Nil
6	Average net profit of the Company as per Section 135(5).	The average net profit of the Company is Rs. 3,982.08 Lacs.
7	(a) Two percent of average net profit of the company as per section 135(5)	Rs. 79.64 Lacs
	(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years	Not Applicable
	(c) Amount required to be set off for the financial year, if any	Nil
	(d) Total CSR obligation for the financial year (7a+7b-7c)	Rs. 79.64 Lacs.

8. (a) **CSR amount spent or unspent for the financial year:**

Total Amount Spent for the Financial Year. (Rs. in Lacs)	Amount Unspent (Rs. in Lacs)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
79.64	Nil	-	NA	Nil	-

(b) **Details of CSR amount spent against ongoing projects for the financial year:**

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)	
Sr No.	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/ No)	Location of the project		Project Duration	Amount allocated for the project (Rs. in Lacs)	Amount spent in the current Financial Year (Rs. in Lacs)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (Rs. in Lacs)	Mode of Implementation - Direct (Yes/No)	Mode of Implementation through Implementing Agency	
				State	District						Name	CSR Registration number
(1)	Projects Around Company's Area of Operations	X	Yes	Ahmedabad, Gandhinagar, Gujarat,		3-5 Years	79.64	79.64	Nil	No	SHARDA Trust CSR Registration Number CSR00004737	
Total								**79.64**				

(c) **Details of CSR amount spent against other than ongoing projects for the financial year: Nil**

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sr. No.	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/ No)	Location of the project		Amount allocated for the project (Rs. in Lacs)	Mode of Implementation - Direct (Yes/No)	Mode of Implementation through Implementing Agency	
				State	District			Name	CSR Registration number
Not Applicable									

d) **Amount spent in Administrative Overheads:**

Nil.

e) **Amount spent on Impact Assessment, if applicable:**

Not Applicable

f) **Total amount spent for the Financial Year (8b+8c+8d+8e):**

Rs. 79.64 Lacs.

g) Excess Amount for set off, if any:

NIL

Sr. No.	Particular	Amount (Rs. in Lacs)
(i)	Two percent of average net profit of the company as per section 135(5)	79.64
(ii)	Total amount spent for the Financial Year	79.64
(iii)	Excess amount spent for the financial year [(ii)-(i)]*	Nil
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	Nil
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	Nil

9. (a) Details of Unspent CSR amount for the preceding three financial years: Nil.

Sr. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135 (6) (Rs. in Lacs)	Amount spent in the reporting Financial Year (Rs. in Lacs)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any			Amount remaining to be spent in succeeding financial years. (Rs. in Lacs)
				Name of the Fund	Amount (Rs. in Lacs)	Date of transfer	
Not Applicable							

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s): Nil

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sr. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project Duration	Total Amount allocated for the project (Rs. in Lacs)	Total Amount spent in the reporting Financial Year (Rs. in Lacs)	Cumulative amount spent at the end of reporting Financial Year. (Rs. in Lacs)	Status of the project Completed / Ongoing
Not Applicable								

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year:

(a) Date of creation or acquisition of the capital asset(s):

No Capital Asset created during the financial year 2020-21.

(b) Amount of CSR spent for creation or acquisition of capital asset:

Not Applicable

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.

Not Applicable

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).

Not Applicable

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5):

Not applicable. The Company has spent the required amount.

Sanjay Lalbhai
Chairman CSR Committee

Kamal Singal
Managing Director & CEO

Annexure – C to the Director's Report

Form MR – 3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2021

[*Pursuant to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014*]

To,
The Members,
Arvind SmartSpaces Limited
24, Govt. Servant's Society,
Nr. Municipal Market, Off. C.G. Road,
Navrangpura, Ahmedabad- 380009.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Arvind SmartSpaces Limited (hereinafter "the Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives in electronic form due to outbreak of COVID 19 pandemic, social distancing norms to be followed and the continuing restriction on movement of persons at several places in the country, during the conduct of the Secretarial Audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2021 (Audit period) complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

1. We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31stMarch, 2021 according to the provisions of:
   - (i) The Companies Act, 2013 ("the Act") and the rules made thereunder;
   - (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
   - (iii) The Depositories Act, 2018 and the Regulations and Bye-laws framed thereunder;
   - (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
2. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
   - (i) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
   - (ii) The Securities and Exchange Board of India(Prohibition of Insider Trading) Regulations, 2015;
   - (iii) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
   - (iv) The Securities and Exchange Board of India (Share based Employee Benefits) Regulations, 2014;
   - (v) The Securities and Exchange Board of India (Listing Obligations & Disclosures Requirements) Regulations, 2015;
   - (vi) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (Not Applicable as the Company has not issue any such securities during the financial year)
   - (vii) The Securities and Exchange Board of India (Registrars to Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; (Not Applicable as the Company is not registered as Registrar and Transfer Agents with SEBI)
   - (viii) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (Not Applicable as the Company has not delisted any of its equity shares during the financial year);
   - (ix) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (Not Applicable as the Company has not bought back any of the securities during the financial year).
3. We have relied on the representation made by the Company and its Officers for systems and mechanism formed by the Company for compliances under other applicable Acts, Laws and Regulations as applicable to the Company. However due to outbreak of COVID 19 pandemic, social distancing norms to be followed and the continuing restriction on movement of persons at several places in the country, physical verification was not possible and hence we have carried out secretarial audit by way of virtual data sharing with appropriate available information technology tool to access relevant documents and records to complete the assignments.

4. The Company has complied with following specific laws to the extent applicable to the Company:
   a) The Real Estate (Regulation and Development) Act, 2016.
   b) Transfer of Property Act, 1882.
   c) The Land Acquisition Act, 1894.
   d) The Contract Labour (Regulation and Abolition) Act, 1970.
   e) The Indian Easements Act, 1882.
   f) The Indian Contract Act, 1872.
   g) The Gujarat Town Planning and Urban Development Act, 1976.
   h) Gujarat Development Control Regulations Act, 2011 as amended from time to time.
   i) The Environment (Protection) Act, 1986.
   j) The Gujarat Land Revenue Code, 1879.
   k) The Gujarat Tenancy & Agricultural Lands Act, 1948.
   l) The Indian Registration Act, 1908.
   m) The Specific Relief Act, 1963.
   n) The Indian Stamp Act, 1899.
   o) The Gujarat Stamp Act, 1958.
   p) The Gujarat Ownership Flats Act, 1973.
   q) The Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996.
   r) The Building and Other Construction Worker's Welfare Cess Act, 1996.
   s) The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
   t) Goods and Service Tax Act.
   u) Employees Provident Fund and Miscellaneous Provisions Act, 1952.
   v) Employees State Insurance Act, 1961 and Rules made there under.
5. We have also examined compliance with the applicable clauses of Secretarial Standards issued by The Institute of Company Secretaries of India and The Listing Agreements entered into by the Company with BSE Limited and National Stock Exchange of India Limited.

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors including woman Director. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period there were no specific events / actions having a major bearing on the company's affairs.

For, N. V. KATHIRIA & ASSOCIATES

Date : 28th May, 2021
Place : Ahmedabad

N. V. KATHIRIA
PROPRIETOR
FCS 4573
COP 3278

(UDIN: F004573C000386427)

To,
The Members,
Arvind SmartSpaces Limited
24, Govt. Servant's Society,
Nr. Municipal Market, Off. C.G. Road,
Navrangpura, Ahmedabad- 380009.

Our Secretarial Audit Report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on the test basis to ensure that correct facts are reflected in the Secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4. Wherever required, we have obtained the management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of corporate and other applicable laws, rules, regulations and standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For, N. V. KATHIRIA & ASSOCIATES

Date : 28th May, 2021
Place : Ahmedabad

N. V. KATHIRIA
PROPRIETOR
FCS 4573
COP 3278
(UDIN: F004573C000386427)

Annexure- D to the Directors' Report

Information required under Section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

Sr. No.	Particulars	Status	Number of times	
			If total remuneration of the director is considered	If total remuneration of the Director excluding variable pay and commission is considered
(i)	The ratio of the remuneration of each director to median remuneration of the employees of the Company for Financial Year 2020-21.	Mr. Sanjay S. Lalbhai	0.00	0.00
		Mr. Kamal Singal	17.84	16.05
		Mr. Kulin S. Lalbhai	0.00	0.00
		Mr. Pratul Shroff	1.27	0.24
		Mr. Prem Prakash Pangotra	1.39	0.37
		Mr. Nirav Shah	1.24	0.22
		Ms. Pallavi Vyas	1.00	0.18
(ii)	The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the Financial Year 2020-21.	**Directors**		%
		Mr. Sanjay S. Lalbhai		NA
		Mr. Kulin S. Lalbhai		NA
		Mr. Pratul Shroff		7%
		Mr. Prem Prakash Pangotra		(1%)
		Mr. Nirav Shah		0%
		Ms. Pallavi Vyas		7%
		Managing Director & CEO		
		Mr. Kamal Singal		(73%)
		Chief Financial Officer		
		Mr. Mehul Shah*		(76%)
		Mr. Ankit Jain**		NA
		Company Secretary		
		Mr. Prakash Makwana		(3%)
(iii)	The percentage increase in the median remuneration of employees in the Financial Year 2020-21.	0%		
(iv)	The number of permanent employees on the rolls of Company.	197		
(v)	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year (i.e. F.Y. 2019-20) and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration.	Average decrease for Key Managerial Personnel 52.12% and for other employees was about 0%.		
(vi)	Affirmation that the remuneration is as per the remuneration policy of the Company.	It is affirmed that the remuneration is as per the Remuneration Policy of the Company.		

* Resigned w.e.f. 30th June, 2020.
** Appointed w.e.f. 1st July, 2021
Read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and forming part of the Director's Report for the year ended 31st March, 2021.

CORPORATE GOVERNANCE REPORT

Your Directors present the Company's Report on Corporate Governance for the year ended on 31st March, 2021.

1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

Corporate governance at Arvind SmartSpaces Limited (here onwards will be referred as 'Arvind SmartSpaces Limited', 'the Company') is a value-based framework to manage our Company affairs in a fair and transparent manner. As a responsible corporate citizen, we use this framework to maintain accountability in all our affairs and employ democratic and open processes. We are adopting applicable guidelines and best practices to ensure timely and accurate disclosure of information regarding our financials, performance and governance of the Company.

Our corporate governance philosophy is based on the following principles:

- Satisfy the spirit of the law and not just the letter of the law. Corporate governance standards should go beyond the law.
- Be transparent and maintain a high degree of disclosure levels.
- Make a clear distinction between personal conveniences and corporate resources.
- Communicate externally, in a truthful manner, about how is the Company running internally.
- Have a simple and transparent corporate structure driven solely by business needs.
- The Management is the trustee of the shareholders' capital and not the owner.

The Board of Directors **("the Board")** is at the core of our corporate governance practice and oversees how the Management serves and protects the long-term interests of all our stakeholders. We believe that an active, well-informed and independent Board is necessary to ensure the highest standards of Corporate Governance. The Company has optimum combination of executive and non-executive directors including Independent Directors with at least one woman director. Given below is the report on Corporate Governance at Arvind SmartSpaces Limited.

2. BOARD OF DIRECTORS

2.1 Composition of the Board:

The Board has 7 (seven) Directors, comprising of Chairman, 1 (one) Managing Director & CEO, 2 (two) Non - Executive Non Independent Directors including Chairman and 4 (four) Non-Executive Independent Directors including a Woman Director. The Non-Executive Independent Directors are leading professionals from varied fields who take care of the stakeholder's interest and bring in independent judgment to the Board's discussions and deliberations.

The Composition of the Board as at 31st March, 2021 is as under:

Sr. No.	Name of Director	Executive/Non-executive/ Independent Director	No. of Directorships Held in Public Limited Companies (Including the Company.)*	*Committee(s) position (Including the Company)	
				Member	Chairman
1	Mr. Sanjay S. Lalbhai	Chairman and Non-Executive Director	5	2	1
2	Mr. Kamal Singal	Executive Director	1	2	0
3	Mr. Kulin S. Lalbhai	Non-Executive Director	6	2	1
4	Mr. Pratul Shroff	Independent Director	1	2	1
5	Mr. Prem Prakash Pangotra	Independent Director	1	2	0
6	Mr. Nirav Shah	Independent Director	4	4	0
7	Ms. Pallavi Vyas	Independent Director	1	0	0

* All the Companies have been considered excluding Companies incorporated under Section 8 of the Companies Act, 2013 (earlier Section 25 of the Companies Act, 1956) and Companies incorporated outside India.

Only Audit Committee and Stakeholders' Relationship Committee has been considered as per Regulation 26 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 **("Listing Regulations").

2.2 List of Directorship in other listed entities:

Sr. No.	Name of Director	Name of Listed Entities	Designation	Audit Committee		Stakeholders' Relationship Committee	
				Member	Chairman	Member	Chairman
1	Mr. Sanjay S. Lalbhai	Arvind SmartSpaces Limited	Chairman & Non-Executive Director	-	-	-	✓
		Arvind Limited	Chairman & Managing Director	-	-	✓	-
		The Anup Engineering Limited	Chairman & Non-Executive Director	-	-	-	-
		Arvind Fashions Limited	Chairman & Non-Executive Director	-	-	-	-
2	Mr. Kamal Singal	Arvind SmartSpaces Limited	Managing Director & CEO	✓	-	✓	-
3	Mr. Kulin S. Lalbhai	Arvind SmartSpaces Limited	Non-Executive Director	-	-	-	-
		Arvind Limited	Executive Director	-	-	-	-
		Arvind Fashions Limited	Non-Executive Director	-	-	-	✓
		Zydus Wellness Limited	Independent Director	✓	-	-	-
4	Mr. Pratul Shroff	Arvind SmartSpaces Limited	Independent Director	-	✓	✓	-
5	Mr. Prem Prakash Pangotra	Arvind SmartSpaces Limited	Independent Director	✓	-	✓	-
6	Mr. Nirav Shah	Arvind SmartSpaces Limited	Independent Director	✓	-	-	-
		Jayatma Enterprises Limited	Director	✓	-	✓	-
		Jayatma Industries Limited	CEO & Director	✓	-	-	-
7	Ms. Pallavi Vyas*	Arvind SmartSpaces Limited	Independent Director	-	-	-	-

2.3 Matrix showing skills/expertise/competencies of Directors:

The Company is engaged in the business of Real Estate Development. The Board comprises of highly renowned professionals drawn from diverse fields. For its effective collective functioning, the Board has identified broad skills/expertise/competencies required in the context of its business and the sector in which it operates viz. (a) standing and knowledge with significant achievements in business, professions and public services (b) financial or business literacy/skills (c) real estate industry experience and the same are available among the Board collectively.

Sr. No.	Name of Director	Skills/Expertise/Competencies
1	Mr. Sanjay S. Lalbhai	Industrialist, Entrepreneur, Board Service & Governance, strategic thinking, track record of spotting disruptive opportunities ahead of time, ability to take calibrated risk, Sales and marketing including an understanding of consumer markets in India etc.
2	Mr. Kamal Singal	Expertise in construction and real estate development along with product delivery, production planning, quality control, technology advancement, financial planning, formulation and its implementation of Strategies
3	Mr. Kulin S. Lalbhai	Industrialist, Entrepreneur, Technology Expert, Sales and marketing including an understanding of consumer markets in India, innovation management to ensure continuing relevance of Company's offerings under changing market etc.
4	Mr. Pratul Shroff	Entrepreneur, Expertise in Information, Communication and Technology (ICT).
5	Mr. Prem Prakash Pangotra	Expertise in Urban Management, Urban Economics, Environment Management and Public Finance.
6	Mr. Nirav Shah	Entrepreneur, Industrialist, Expertise in International Business Strategies and Corporate Finance.
7	Ms. Pallavi Vyas	Expertise in Economics, Public Policy etc. Interest in Labor Economics, Human Capital Theory, Public Health and Development Economics.

2.4 Agendas of the Board and Committee Meetings:

The annual calendar of Board and Committee Meetings is agreed upon at the beginning of each year. Meetings are governed by a structured Agenda and a Board member may bring up any matter for consideration of the meeting in consultation with the Chairman. Agenda papers are generally circulated to the Board members at least 7 working days in advance. In addition, for any business exigencies the resolutions are passed by circulation and are placed at the subsequent Board or Committee Meeting for ratification/approval. Detailed presentations are made at the meetings on all major issues to enable the Board to take informed decisions.

Invitees & Proceedings:

Apart from the Board members, Chief Financial Officer, Chief Operating Officer, Company Secretary, Business Head - Commercial & Controls also attend the Board Meetings. Other senior management executives are called as and when necessary, to provide additional inputs for the items being discussed by the Board. Both, the Managing Director and CFO makes presentation on the quarterly, annual operating & financial performance and also annual operating budget.

Head of Internal Audit department, representatives of the Statutory Auditors are the permanent invitees of the Audit Committee meetings to discuss the areas of internal audit as well as highlights of the financial performance of the Company.

The Company also invites prominent experts of the Real Estate Industry to make relevant presentation to the Board / Committee as and when required.

Support and Role of Company Secretary:

The Company Secretary is responsible for convening the Board and Committee meetings, preparation and distribution of Agenda and other documents and recording of the Minutes of the meetings. He acts as interface between the Board and the Management and provides required assistance to the Board and the Management.

2.5 Attendance of each Director at the meeting of the Board of Directors and the Last Annual General Meeting:

The Board has held 6 (six) Board Meetings on 28th May, 2020, 25th June, 2020, 11th September, 2020, 30th October, 2020, 28th January, 2021 and 18th March, 2021 during the Financial Year 2020-21. The gap between two Board Meetings was within the maximum time gap prescribed in the Companies Act, 2013 and Listing Regulations. The attendance of each Director at these Board Meetings and last Annual General Meeting was as under:

Sr. No.	Name of Directors	Number of Board Meetings held during the year	Number of Board Meetings attended	Whether Present at the Last AGM held on 29th September, 2020
1	Mr. Sanjay S. Lalbhai	6	6	Yes
2	Mr. Kamal Singal	6	6	Yes
3	Mr. Kulin S. Lalbhai	6	6	Yes
4	Mr. Pratul Shroff	6	4	Yes
5	Mr. Prem Prakash Pangotra	6	6	Yes
6	Mr. Nirav Shah	6	6	Yes
7	Ms. Pallavi Vyas	6	6	Yes

2.6 Separate Meeting of Independent Directors:

Independent Directors play an important role in the governance processes of the Board. They bring their expertise and experience on the deliberations of the Board. This enriches the decision making process at the Board with different points of view and experiences and prevents conflict of interest in the decision making process.

None of the Independent Directors serves as “Independent Directors” in more than seven listed companies.

The Independent Directors have confirmed that they meet the criteria of independence laid down under the Companies Act, 2013 and the Listing Regulations.

A separate meeting of Independent Directors was held on 28th January, 2021 to review:

- the performance of the Non-Independent Directors (Executive/Non-Executive Directors).
- the performance of the Board of the Company as a whole.
- the performance of Chairman/Chairperson of the Company taking in to account the views of Executive and Non-Executive Directors on the same.
- To assess the quality, quantity and timeliness of flow of information between the Company Management and the Board.

The members of the Nomination and Remuneration Committee took note of the above.

2.7 Disclosure of relationships between the Directors inter-se:

Except Mr. Sanjay S. Lalbhai, Chairman and Non-Executive Director and his son Mr. Kulin S. Lalbhai, Non-Executive Director, there is no relationship between the Directors inter-se.

2.8 Number of shares and convertible instruments held by Non-Executive Directors:

Mr. Sanjay S. Lalbhai, Chairman and Non-Executive Director of the Company is holding 200155 Equity Shares equivalent to 0.56% of the total paid up capital of the Company.

During the year under review, none of the Non-Executive Directors hold any convertible instruments of the Company.

2.9 Familiarisation programmes imparted to Independent Directors:

On appointment of an individual as Director, the Company issues a formal Letter of Appointment to the concerned director, setting out in detail, the terms of appointment, duties and responsibilities. Each newly appointed Independent Director is taken through a formal familiarisation program including the presentation from the Managing Director & CEO providing information relating to the Company, industry, business model of the Company, geographies in which Company operates, etc. The programme also provides awareness of the Independent Directors on their roles, rights, responsibilities towards the Company. Further, the Familiarisation Programme also provides information relating to the financial performance of the Company and budget and control process of the Company.

The details of the familiarization programme imparted to independent directors is posted on the Company's Website at

https://arvindsmartspaces.com/wp-content/uploads/2018/05/Familiarisation_Programee_for_IDs.pdf

2.10 Prohibition of Insider Trading Code:

In terms of SEBI (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time, the Company has formulated and adopted a Code of Conduct for Prohibition of Insider Trading, Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information and Policy on procedures to be followed while conducting an inquiry in the event of leak or suspected leak of Unpublished Price Sensitive Information.

The codes viz. "Code of Conduct for Prohibition of Insider Trading" and the "Code of Practices & Procedures for Fair Disclosure of Unpublished Price Sensitive Information" allows the formulation of a trading plan subject to certain conditions and requires pre-clearance for dealing in the Company's shares. It also prohibits the purchase or sale of Company's shares by the Designated Persons, while in possession of unpublished price sensitive information in relation to the Company and during the period when the Trading Window is closed.

Chief Financial Officer is responsible for implementation of the Code.

All Directors, designated employees/persons and connected persons have affirmed compliance with the code.

2.11 Committees of the Board:

The Board of Directors has constituted 5 (five) committees of the Board viz.

- Audit Committee
- Nomination and Remuneration Committee
- Stakeholders' Relationship Committee

- Corporate Social Responsibility Committee
- Management Committee

The Board determines the terms of reference of these Committees from time to time. Meetings of these Committees are convened by the respective Committee Chairman/Company Secretary. At each Board Meeting, minutes of these Committee Meetings are placed before the Directors for their perusal and noting.

3. AUDIT COMMITTEE

The Board of Directors of the Company has constituted the Audit Committee in compliance with the provisions of Section 177 of the Companies Act, 2013 and Regulation 18 of the Listing Regulations. The Audit Committee of the Company comprises of 4 (four) members out of which 3 (three) members are Non-Executive Independent Directors. Mr. Pratul Shroff, an Independent Director, acts as Chairman of the Committee. The Committee members are having requisite experience in the fields of Finance, Accounts and Management. The Chief Financial Officer, Internal Auditor and representatives of Statutory Auditors are the permanent invitees to Audit Committee meetings and the Company Secretary acts as the Secretary of the Audit Committee.

The brief terms of reference and composition of committee are as follows:

3.1 Brief description of the terms of reference:

1. Oversight of the company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible;
2. Recommendation for appointment, remuneration and terms of appointment of auditors of the company;
3. Approval of payment to statutory auditors for any other services rendered by the statutory auditors;
4. Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the board for approval, with particular reference to:
   (a) Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013;
   (b) Changes, if any, in accounting policies and practices and reasons for the same;
   (c) Major accounting entries involving estimates based on the exercise of judgment by management;
   (d) Significant adjustments made in the financial statements arising out of audit findings;
   (e) Compliance with listing and other legal requirements relating to financial statements;
   (f) Disclosure of any related party transactions;
   (g) Modified opinion / Qualifications in the draft audit report;
5. Reviewing, with the management, the quarterly financial statements before submission to the board for approval;
6. Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
7. Reviewing and monitoring the auditor's independence and performance and effectiveness of audit process;
8. Approval or any subsequent modification of transactions of the company with related parties;
9. Scrutiny of inter-corporate loans and investments;
10. Valuation of undertakings or assets of the company, wherever it is necessary;
11. Evaluation of internal financial controls and risk management systems;
12. Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;

13. Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

14. Discussion with internal auditors of any significant findings and follow up there on;

15. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board;

16. Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

17. To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;

18. To review the functioning of the Whistle Blower mechanism;

19. Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;

20. Carrying out any other function as mentioned in the terms of reference of the Audit Committee.

21. Reviewing the utilization of loans and/or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crores or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision.

Audit Committee shall mandatorily review the following information:

1. Management discussion and analysis of financial condition and results of operations;

2. Statement of significant related party transactions (as defined by the Audit Committee), submitted by management;

3. Management letters / letters of internal control weaknesses issued by the statutory auditors;

4. Internal audit reports relating to internal control weaknesses; and

5. The appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the Audit Committee.

6. Statement of deviations:

   (a) quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1).

   (b) annual statement of funds utilized for purposes other than those stated in the offer document/prospectus/notice in terms of Regulation 32(7).

3.2 Composition of Audit Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2021, the Audit Committee consist of 4 (four) members. During the year, the Committee has held 4 (four) Meetings on 25th June, 2020, 11th September, 2020, 30th October, 2020 and 28th January, 2021.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Pratul Shroff	Independent Director	Chairman	4	3
2	Mr. Prem Prakash Pangotra	Independent Director	Member	4	4
3	Mr. Nirav Shah	Independent Director	Member	4	4
4	Mr. Kamal Singal	Executive Director	Member	4	4

4. NOMINATION AND REMUNERATION COMMITTEE

The Board of Directors of the Company has constituted the Nomination and Remuneration Committee ("NRC") in compliance with the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of Listing Regulations. The NRC of the Company comprises of 3 (three) Directors out of which 2 (two) are Non-Executive Independent Directors and 1 (one) is Non-Executive Director. Mr. Prem Prakash Pangotra, an Independent Director, acts as Chairman of the Committee.

The brief terms of reference and composition of committee are as follows:

4.1 Brief description of the terms of reference:

Nomination of Directors / Key Managerial Personnel / Senior Management*

1. Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees; formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;
2. Formulation of criteria for evaluation of performance of independent directors and the board of directors;
3. Devising a policy on diversity of board of directors;
4. Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal.
5. Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.
6. Recommend to the board, all remuneration, in whatever form, payable to senior management.
7. To administer and supervise Employee Stock Options Schemes (ESOS) including framing of policies related to ESOS and reviewing grant of ESOS;
8. To review HR Policies and Initiatives.
9. Carrying out any other function as is mentioned in the terms of reference of the Nomination and Remuneration Committee.

Remuneration of Directors / Key Managerial Personnel / Senior Management*/ other Employees:

1. Evolve the principles, criteria and basis of Remuneration Policy and recommend to the Board a policy relating to the remuneration for all the Directors, KMP, senior management and other employees of the Company and to review the same from time to time;
2. The Committee shall, while formulating the policy, ensure the following:
   a) The level and composition of remuneration is reasonable and sufficient to attract, retain and motivate Directors of the quality required to run the Company successfully;
   b) Relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
   c) Remuneration to Directors, KMP and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the Company and its goals.

   * Senior Management for the above purpose shall mean personnel of the Company who are members of its core management team excluding Board of Directors comprising all members of management one level below the executive directors, including the functional heads.

4.2 Composition of Nomination and Remuneration Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2021, the NRC consist of 3 (three) members. During the year, the NRC has held 2 (Two) Meetings on 28th May, 2020 and 25th June, 2020.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Prem Prakash Pangotra	Independent Director	Chairman	2	2
2	Mr. Pratul Shroff	Independent Director	Member	2	2
3	Mr. Sanjay S. Lalbhai	Non-Executive Director	Member	2	2

4.3 Evaluation of the Board's Performance:

During the year, the Board adopted a formal mechanism for evaluating its performance as well as that of its Committees and individual Directors. The exercise was carried out through a structured evaluation process covering various aspects of the Board's functioning such as composition of the Board & committees, experience & competencies, performance of specific duties & obligations, governance issues etc. Separate exercise was carried out to evaluate the performance of individual Directors including the Board Chairman who were evaluated on parameters such as attendance, contribution at the meetings and otherwise, independent judgement, safeguarding of minority shareholders interest etc.

The evaluation of the Independent Directors was carried out by the entire Board and that of the Chairman and the Non-Independent Directors by the Independent Directors.

The Directors were satisfied with the evaluation results, which reflected the overall engagement of the Board and its Committees with the Company.

4.4 Remuneration of Directors:

Remuneration of Executive Directors is recommended by the Nomination & Remuneration Committee and approved by the Board of Directors and the Shareholders of the Company.

The remuneration of Non-Executive Directors is determined by the Board and is also approved by the Shareholders. Non-Executive Independent Directors are paid Sitting Fees of ₹ 10,000/- for every meeting of Board of Directors or Committee attended by them. Apart from this, Non-Executive Directors (other than Managing Director and Whole Time Director(s)) are entitled for commission not exceeding 1% of the net profits of the Company per annum.

Details of remuneration to all the Directors for the financial year 2020-21 is as under:

(Amount in Rs.)

Sr. No.	Name of Director	Salary	Perquisites & Allowances	Sitting Fees	Retrial Benefits	Commission / Bonus
1	Mr. Kamal Singal	72,77,564	41,370	Nil	5,49,249	8,74,680
2	Mr. Sanjay S. Lalbhai	Nil	Nil	Nil	Nil	Nil
3	Mr. Kulin S. Lalbhai	Nil	Nil	Nil	Nil	Nil
4	Mr. Pratul Shroff	Nil	Nil	1,20,000	Nil	5,00,000
5	Mr. Prem Prakash Pangotra	Nil	Nil	1,80,000	Nil	5,00,000
6	Mr. Nirav Shah	Nil	Nil	1,10,000	Nil	5,00,000
7	Ms. Pallavi Vyas	Nil	Nil	90,000	Nil	4,00,000

The details of stock options granted to the eligible employees under Arvind infrastructure Limited - Employee Stock Option Scheme 2013 (ESOP-2013) and 2016 (ESOP-2016) are provided in the Director's Report of the Company.

Please refer point No. 6 - Employee Stock Option Scheme in Director's Report.

(a) There is neither any pecuniary relationship nor any transactions of the Non-Executive Directors i.e. Mr. Sanjay S. Lalbhai, Mr. Kulin S. Lalbhai, Mr. Pratul Shroff, Mr. Prem Prakash Pangotra, Mr. Nirav Shah and Ms. Pallavi Vyas vis-à-vis the Company except remuneration paid as above.

(b) The Company has disclosed the criteria of making payment to Non-Executive Directors and the same is posted on the website of the Company at

https://arvindsmartspaces.com/wp-content/uploads/2018/05/Criteria_of_making_payment_to_Non_Executive_Directors.pdf

5. STAKEHOLDERS' RELATIONSHIP COMMITTEE

The Board of Directors of the Company has constituted the Stakeholders' Relationship Committee ("SRC") in compliance with the provisions of Section 178(5) of the Companies Act, 2013 and Regulation 20 of the Listing Regulations. The SRC of the Company comprises of 4 (four) Directors out of which 2 (two) are Non-Executive Independent Directors, 1 (one) is Non-Executive Director and 1 (one) is Executive Director. Mr. Sanjay S. Lalbhai, Non-Executive Director, acts as Chairman of the Committee.

The brief terms of reference and composition of committee are as follows:

5.1 Brief description of the terms of reference:

1. Resolving the grievances of the security holders of the company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, dematerialization / rematerialization of Shares and debentures, general meetings etc.
2. Review of measures taken for effective exercise of voting rights by shareholders.
3. Review of adherence to the service standards adopted by the company in respect of various services being rendered by the Registrar & Share Transfer Agent.
4. Review of the various measures and initiatives taken by the company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company.
5. To look into the reasons for any defaults in the payment to the Depositors, Debenture holders, Shareholders (in case of non-payment of declared dividends) and Creditors.
6. Carrying out any other function as is mentioned in the terms of reference of the Stakeholder's Relationship Committee.

5.2 Composition of Stakeholders' Relationship Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2021, the SRC consists of 4 (four) members. During the year, the SRC has held 3 (Three) Meetings on 25th June, 2020, 30th October, 2020 and 28th January, 2021.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Sanjay S. Lalbhai	Non-Executive Director	Chairman	3	3
2	Mr. Pratul Shroff	Independent Director	Member	3	2
3	Mr. Prem Prakash Pangotra	Independent Director	Member	3	3
4	Mr. Kamal Singal	Executive Director	Member	3	3

5.3 Name and designation of Compliance Officer:

Mr. Prakash Makwana, Company Secretary is the Compliance officer of the Company.

5.4 Details of Complaints/Queries received and redressed during 1st April, 2020 to 31st March, 2021:

Number of shareholders' complaints pending at the beginning of the year	Number of shareholders' complaints received during the year	Number of shareholders' complaints redressed during the year	Number of shareholders' complaints pending at the end of the year
0	1	1	0

6. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

The Board of Directors of the Company has constituted the Corporate Social Responsibility Committee ("CSRC") in compliance with the provisions of Section 135 read with Schedule VII of the Companies Act, 2013. The CSRC of the company comprises of 4 (four) Directors out of which 2 (two) are Non-Executive Independent Directors, 1 (one) is Non-Executive Director and 1 (one) is Executive Director.

The brief terms of reference and composition of committee are as follows:

6.1 Brief description of the terms of reference:

(a) formulate and recommend to the Board, a Corporate Social Responsibility Policy which shall indicate the activities to be undertaken by the company as specified in Schedule VII to the Companies Act, 2013;

(b) to finalise a list of CSR projects or programs or initiatives proposed to be undertaken periodically including the modalities for their execution / implementation schedules and to review the same from time to time in accordance with requirements of section 135 of the Companies Act 2013;

(c) recommend the amount of expenditure to be incurred on the activities referred to in clause (a);

(d) monitor the Corporate Social Responsibility Policy of the company from time to time;

(e) review the CSR report and other disclosures on CSR matters for the approval of the Board for their inclusion in the Board report;

6.2 Composition of Corporate Social Responsibility Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2021, the CSRC consists of 4 (four) members. During the year, the CSR has held 2 (two) Meetings on 25th June, 2020 and 30th October, 2020.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Sanjay S. Lalbhai	Non-Executive Director	Chairman	2	2
2	Mr. Prem Prakash Pangotra	Independent Director	Member	2	2
3	Ms. Pallavi Vyas	Independent Director	Member	2	2
4	Mr. Kamal Singal	Executive Director	Member	2	2

7. MANAGEMENT COMMITTEE OF BOARD OF DIRECTORS

The Board of Directors of the Company has constituted the Management Committee which comprises of 3 (three) Directors out of which 2 (two) are Non-Executive and 1 (one) is Executive Director.

The role and composition of committee are as follows:

7.1 Role of Management Committee:

The Management committee's primary role is to look after the day-to-day business activities of the Company within Board approved direction/framework. The committee meets frequently, as and when need arises, to transact matters within the preview of its terms of reference.

7.2 Composition of Management Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2021, the Management Committee of Board of Directors consist of 3 (three) Directors. During the year, 18 (eighteen) Management Committee Meetings were held on various dates.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Sanjay S. Lalbhai	Non-Executive Director	Chairman	18	3
2	Mr. Kulin S Lalbhai	Non-Executive Director	Member	18	18
3	Mr. Kamal Singal	Executive Director	Member	18	18

8. INFORMATION OF GENERAL BODY MEETINGS:

8.1 Location and time, where last three Annual General Meetings (AGM) held:

Financial Year	Date	Time	Venue
2019-20	29th September, 2020	11:00 am	24, Government Servant Society, Nr. Municipal Market, Off C G Road, Navrangpura, Ahmedabad - 380009 (through Video Conference ("VC") / Other Audio Visual Means ("OAVM") ("hereinafter referred to as "electronic mode").
2018-19	5th August, 2019	10:00 am	H. T. Parekh Hall, Ahmedabad Management Association, Dr. Vikram Sarabhai Marg, Ahmedabad-380015, Gujarat, India.
2017-18	31st August, 2018	10:00 am	J.B. Auditorium, Ahmedabad Management Association, Opp. Apang Manav Mandal, IIM Road, Dr. V. S. Marg, Ahmedabad - 380015.

8.2 Special Resolutions passed in last three Annual General Meetings:

Financial Year	Date	Details of Special Resolution
2019-20	29th September, 2020	(1) Special Resolution for re-appointment of Mr. Pratul Shroff (DIN 00162576) as an Independent Director for a period of five years up to 27th March, 2025. (2) Special Resolution for re-appointment of Mr. Prem Prakash Pangotra (DIN 00844391) as an Independent Director for a period of five years up to 27th March, 2025. (3) Special Resolution for approval of re-appointment of Mr. Kamal Singal as Managing Director & Chief Executive Officer and overall limit of remuneration payable to him for a period of 5 years from 1st June, 2020. (4) Special Resolution for approval of payment of commission payable to the Non-Executive Director(s) of the Company for a period of five years from 1st April, 2020 to 31st March, 2025.
2018-19	5th August, 2019	No Special Resolution was passed at the Meeting.
2017-18	31st August, 2018	No Special Resolution was passed at the Meeting.

8.3 Extraordinary General Meetings (EGM):

During last 3 years, there was no EGM held.

8.4 Details of Resolution Passed through Postal Ballot, the person who conducted the Postal Ballot Exercise and details of the voting pattern:

During the year under review, the Company has completed process of 3 (Three) postal ballots, in compliance with provisions of Section 110 of the Companies Act, 2013 read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), General Circular No. 14/2020 dated 8th April, 2020, General Circular No. 17/2020 dated 13th April, 2020, General Circular No. 22/2020 dated 15th June, 2020, General Circular No. 33/2020 dated

28th September, 2020 and General Circular No. 39/2020 dated 31st December, 2020 ("General Circulars") issued by the Ministry of Corporate Affairs. The voting was conducted through remote e-voting only in compliance with the General Circulars. The Company had engaged the services of NSDL to provide e-voting facility to its Members. The notice of postal ballot was accompanied with detailed instructions kit to enable the members to understand the procedure and manner in which postal ballot voting (including remote e-voting) to be carried out. The following Resolutions are deemed to have been passed on the last date of remote e-voting.

(i) Postal Ballot Notice dated 24th April, 2020:

Sr. No.	Particulars	No. of votes Polled	No. and % votes in favour	No. and % votes in against
1	Alteration of Objects Clause and Liability Clause of Memorandum of Association to align with the provisions of the Companies Act, 2013.	24352220	24341888 (99.96%)	10332 (0.04%)
2	Adoption of new set of Articles of Association of the Company in conformity with the Companies Act, 2013.	24352102	24341795 (99.96%)	10307 (0.04%)

Mr. Hitesh Buch, Practicing Company Secretary was appointed as Scrutinizer for conducting the aforesaid postal ballots in a fair and transparent manner.

(ii) Postal Ballot Notice dated 30th October, 2020:

Sr. No.	Particulars	No. of votes Polled	No. and % votes in favour	No. and % votes in against
1	To approve Related Party Transaction with Arvind Five Homes LLP.	4034812	4033351 (99.96%)	1461 (0.04%)

Mr. Hitesh Buch, Practicing Company Secretary was appointed as Scrutinizer for conducting the aforesaid postal ballots in a fair and transparent manner.

(iii) Postal Ballot Notice dated 28th January, 2021:

Sr. No.	Particulars	No. of votes Polled	No. and % votes in favour	No. and % votes in against
1	To approve request for reclassification of a shareholder from the 'Promoter Group' to the 'Public' Category.	23816128	23814353 (99.99%)	1775 (0.01%)

Mr. Hitesh Buch, Practicing Company Secretary was appointed as Scrutinizer for conducting the aforesaid postal ballots in a fair and transparent manner.

9. MEANS OF COMMUNICATIONS

9.1 The Quarterly Results are published in Financial Express - All India Editions and Financial Express Gujarati Edition of Ahmedabad and are also posted on Company's Website at www.arvindsmartspaces.com.

9.2 Information released to the press at the time of declaration of results is also sent to all Stock Exchanges where the shares of the Company are listed for the benefit of investors. Moreover, the Company's website hosts a special page giving information which investors usually seek.

Presentations are posted on the Company's website at www.arvindsmartspaces.com.

10. GENERAL SHAREHOLDER INFORMATION

10.1 Annual General Meeting:

Date	Wednesday, 22nd September, 2021
Time	11:00 a.m.
Venue	The Company is conducting meeting through VC / OAVM pursuant to the General Circular No. 20 dated 5th May, 2020 read with General Circular No. 14 dated 8th April, 2020, General Circular No. 17 dated 13th April, 2020, General Circular No. 20/2020 dated 5th May, 2020 and General Circular No. 02/2021 dated 13th January, 2021 issued by the Ministry of Corporate Affairs and as such there is no requirement to have a venue for the AGM. For details please refer to the Notice of this AGM.

10.2 Financial Calendar:

The Financial Year of the Company is for a period of 12 months from 1st April to 31st March.

First quarter results	Last week of July.
Second quarter results	Last week of October.
Third quarter results	Last week of January.
Fourth quarter results / Year end results	Last week of May.

10.3 Book Closure:

Thursday, 16th September, 2021 to Wednesday, 22nd September, 2021 (both days inclusive).

10.4 Dividend payment Date:

Not Applicable

10.5 Listing on Stock Exchanges:

Equity Shares of the Company are listed on the following Stock Exchanges:

Sr. No.	Name of the Stock Exchange	Code	Address
1	BSE Ltd.	539301	Phiroze Jeejeebhoy Tower, Dalal Street Mumbai - 400 001.
2	National Stock Exchange of India Ltd.	ARVSMART	Exchange Plaza, 5th Floor, Plot No. C/1, G. Block, Bandra - Kurla Complex, Bandra (E), Mumbai - 400 051.

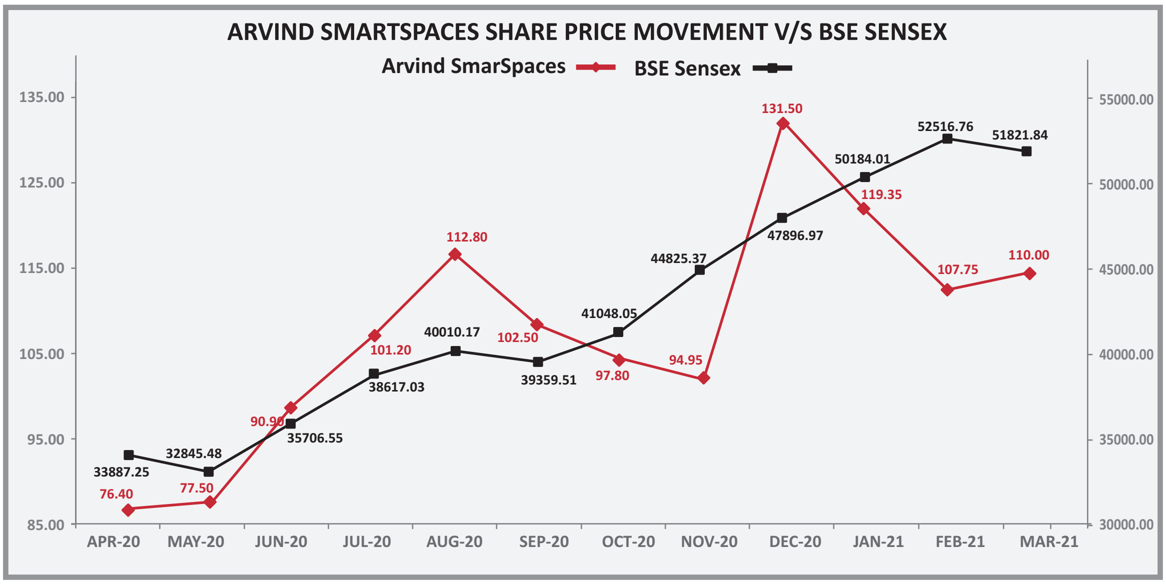
The Company has paid Annual Listing Fees for the Financial Year 2021-2022 to both stock Exchange.

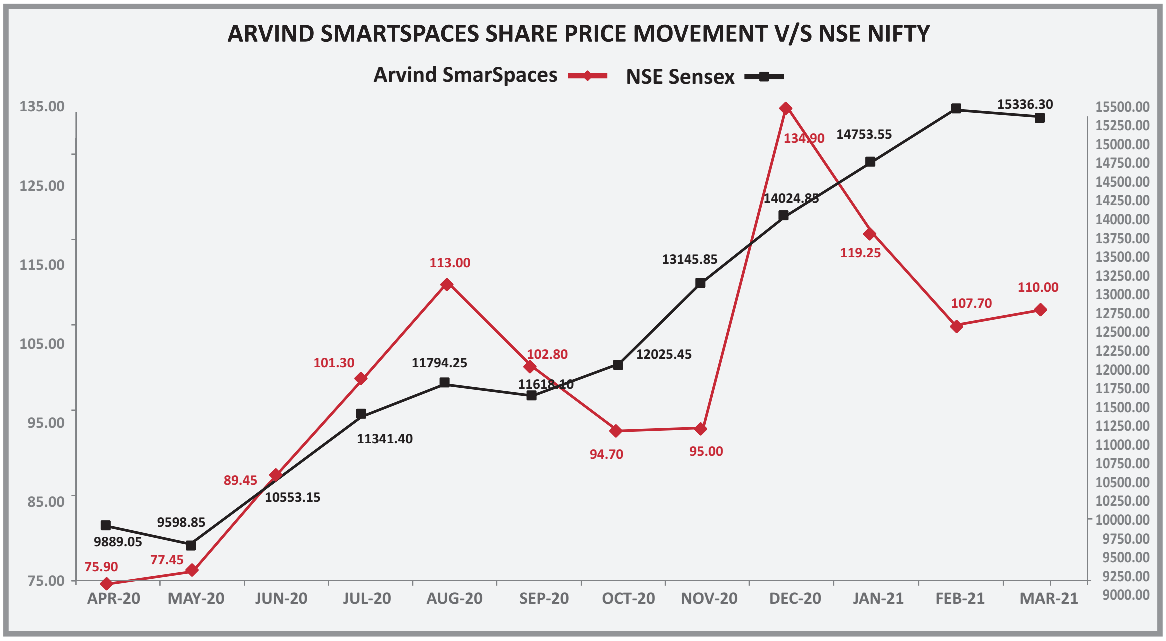
10.6 Market Price data:

The Market and volume of the Company's share traded on BSE Limited and National Stock Exchange of India Limited during the financial year 2020-21 were as under:

Month	Share Price BSE		Volumes No. of Shares	BSE Sensex		Share Price NSE		Volumes No. of Shares	NSE (Nifty)	
	High (₹)	Low (₹)		High	Low	High (₹)	Low (₹)		High	Low
Apr-20	76.40	56.20	141785	33887.25	27500.79	75.90	61.30	1602736	9889.05	8055.80
May-20	77.50	60.50	111884	32845.48	29968.45	77.45	60.50	1297548	9598.85	8806.75
Jun-20	90.90	62.20	443010	35706.55	32348.10	89.45	65.00	5121820	10553.15	9544.35
Jul-20	101.20	73.40	1015252	38617.03	34927.20	101.30	72.40	10597519	11341.40	10299.60
Aug-20	112.80	77.75	1079102	40010.17	36911.23	113.00	77.40	11690085	11794.25	10882.25
Sep-20	102.50	81.25	228221	39359.51	36495.98	102.80	81.15	2515144	11618.10	10790.20
Oct-20	97.80	82.05	221994	41048.05	38410.20	94.70	81.30	2534413	12025.45	11347.05
Nov-20	94.95	83.50	233893	44825.37	39334.92	95.00	84.15	2138839	13145.85	11557.40
Dec-20	131.50	91.00	1827557	47896.97	44118.10	134.90	90.30	17029151	14024.85	12962.80
Jan-21	119.35	95.40	340300	50184.01	46160.46	119.25	96.90	2590431	14753.55	13596.75
Feb-21	107.75	95.60	215689	52516.76	46433.65	107.70	95.60	2615659	15431.75	13661.75
Mar-21	110.00	86.50	570885	51821.84	48236.35	110.00	90.25	2767257	15336.30	14264.40

10.7 Performance in comparison to broad-based indices viz. BSE Sensex and Nifty Fifty:





10.8 Registrars and Transfer Agents:

Link Intime India Private Limited

506-508, Amarnath Business Centre-1 (abc-1),

Beside Gala Business Centre, Near St. Xavier's College Corner,

Off C G Road, Ellisbridge, Ahmedabad 380006. Tel No: +91 79 26465179 /86 / 87

E-mail id. : ahmedabad@linkintime.co.in

Website : www.linkintime.co.in

10.9 Share transfer system:

(I) Delegation of Share Transfer Formalities:

In terms of Regulation 40(1) of SEBI Listing Regulations, as amended, securities can be transferred only in dematerialized form w.e.f. 1st April, 2019, except in case of request received for transmission or transposition of securities. Members holding shares in physical form are requested to consider converting their holdings to dematerialized form. Transfers of equity shares in electronic form are effected through the depositories with no involvement of the Company.

(II) Share Transfer Details for the period from 1st April, 2020 to 31st March, 2021:

Particulars	Physical
Number of Transfers	8
Average Number of Transfers per month	1
Number of Shares Transferred	87
Average Number of Shares Transferred per month	7
No. of Pending Share Transfers	0

(III) Investors' Grievances:

The Registrar and Transfer Agent under the supervision of the Secretarial Department of the Company look after investors' grievances. Link Intime India Private Limited is responsible for redressal of Investors' Grievances. The Company Secretary of the Company has been appointed as the Compliance Officer for this purpose. At each Meeting of the Stakeholders' Relationship Committee, all matters pertaining to investors including their grievances and redressal are reported.

10.10 Shareholding pattern as on 31st March, 2021.

Sr. No.	Category of Shareholders	No. of shares held	% of shares held
(A)	Shareholding of Promoter and Promoter Group		
[1]	Indian		
(a)	Individuals/Hindu Undivided Family	261297	0.73
(b)	Central Government/State Government(s)	0	0.00
(c)	Financial Institutions/Banks	0	0.00
(d)	Any Other (Body Corporate, Partnership Firm)	20595623	57.93
	Sub Total (A)(1)	**20856920**	**58.66**
[2]	Foreign		
(a)	Individuals (Non-Resident Individuals/Foreign Individuals)	0	0.00
(b)	Government	0	0.00
(c)	Institutions	0	0.00
(d)	Foreign Portfolio Investor	0	0.00
(e)	Any Other (Specify)	0	0.00
	Sub Total (A)(2)	**0**	**0.00**
	Total Shareholding of Promoter and Promoter Group(A)=(A)(1)+(A)(2)	**20856920**	**58.66**
(B)	Public Shareholding		
[1]	Institutions		
(a)	Mutual Funds	1202	0.00
(b)	Venture Capital Funds	0	0.00
(c)	Alternate Investment Funds	0	0.00
(d)	Foreign Venture Capital Investors	0	0.00
(e)	Foreign Portfolio Investor	10911	0.03
(f)	Financial Institutions/Banks	796	0.00
(g)	Insurance Companies	584392	1.64
(h)	Provident Funds/Pension Funds	0	0.00
(i)	Any Other (Specify)	96	0.00
	Sub Total (B)(1)	**597397**	**1.68**
[2]	Central Government/State Government(s)/President of India		
	Central Government/State Government(s)	53	0.00
	Sub Total (B)(2)	**53**	**0.00**
[3]	Non-Institutions		
(a)	Individuals		
(i)	Individual shareholders holding nominal share capital upto ₹ 1 lakh.	6773067	19.05
(ii)	Individual shareholders holding nominal share capital in excess of ₹ 1 lakh	5568846	15.66
(b)	NBFCs registered with RBI	5886	0.02

Sr. No.	Category of Shareholders	No. of shares held	% of shares held
(c)	Employee Trusts	0	0.00
(d)	Overseas Depositories (holding DRs) (balancing figure)	0	0.00
(e)	Any Other (Specify)	1751381	4.93
	Sub Total (B)(3)	**14099180**	**39.66**
	Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)	**14696630**	**41.34**
	Total (A)+(B)	**35553550**	**100.00**
(C)	Non Promoter - Non Public		
[1]	Custodian/DR Holder	0	0.00
[2]	Employee Benefit Trust (under SEBI (Share based Employee Benefit) Regulations, 2014)	0	0.00
	Total (A)+(B)+(C)	**35553550**	**100.00**

10.11 Distribution of shareholding as on 31st March, 2021:

Sr. No.	Shares Range	Number of Shareholders	Total Shares for the Range	% of Issued Capital
1	1 to 500	113268	3297859	9.27
2	501 to 1000	1166	934599	2.62
3	1001 to 2000	607	918819	2.58
4	2001 to 3000	206	535668	1.50
5	3001 to 4000	77	278235	0.78
6	4001 to 5000	89	421162	1.18
7	5001 to 10000	123	903246	2.54
8	10001 and above	103	28263962	79.49
	Total	**115639**	**35553550**	**100.00**

10.12 Dematerialisation of shares and liquidity:

Demat ISIN: Equity Shares fully paid: INE034S01021

The Company's shares are available for dematerialisation on both the Depositories viz. National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL). Shares of the Company are compulsorily to be delivered in the demat form on Stock Exchanges by all investors. As on 31st March, 2021, 3,52,93,406 shares representing 99.27% of the issued and paid up capital have been dematerialised by investors and bulk of transfers take place in the demat form.

10.13 Outstanding Global Depository Receipts or American Depository Receipts or Warrants or any Convertible Instruments, conversion date and likely impact on equity:

During the financial year 2020-21, the Company has not issued Global Depository Receipts or American Depository Receipts or Warrants or any Convertible Instruments or granted any stock options to the eligible employee(s) under AIL ESOP 2013 and 2016 (ESOP Schemes).

10.14 Nomination Facility:

Shareholders holding shares in physical form and desirous of making a nomination in respect of their shareholding in the Company, as permitted under Section 72 of the Companies Act, 2013 are requested to submit the prescribed Form SH-13 for this purpose. Shareholders may write to the Secretarial Department of the Company for a copy of the Form.

10.15 Credit rating:

During the financial year 2020-21, the Company has obtained/ re-affirmed following credit ratings from Indian Ratings and Research (IRA).

Sr. No.	Date of Credit Rating Letter	Instruments	Status	Rating
1	08-07-2020	Short Term Loan of ₹ 100/- Crores	Re-affirmed	IND A1
2	07-08-2020	Long Term Loan of ₹ 300/- Crores	Assigned	IND A-/Stable
		Short Term Loan of ₹ 100/- Crores	Re-affirmed	IND A1
3	12-01-2021	Term Loan of ₹ 80/- Crores	Assigned	IND A-/Stable
		Long Term Loan of ₹ 220/- Crores (reduced from 300/- Crores)	Re-affirmed	IND A-/Stable

10.16 Commodity price risk or foreign exchange risk and hedging activities:

The Company is not exposed to commodity price risk since it generally executes projects through its contractors.

10.17 Plant / Site locations:

The Company is engaged in Real Estate business activities, it does not have any manufacturing plant. The Company has various projects spread across in and around Ahmedabad, Bengaluru and Pune.

10.18 Transfer of unclaimed / unpaid amounts to the Investor Education and Protection Fund:

Unpaid / Unclaimed Dividends in accordance with the provisions of Sections 124 and 125 of Companies Act, 2013 and Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016 (IEPF Rules) dividends not encashed / claimed within seven years from the date of declaration are to be transferred to the Investor Education and Protection Fund (IEPF) Authority. The IEPF Rules mandate companies to transfer shares of Members whose dividends remain unpaid / unclaimed for a continuous period of seven years to the demat account of IEPF Authority. The Members whose dividend / shares are transferred to the IEPF Authority can claim their shares / dividend from the Authority.

The following tables give information relating due dates for transfer of dividend unclaimed to IEPF are as follows:

Financial Year	Rate of Dividend	Date of Declaration of Dividend	Due date for transfer to IEPF*
2015-16	No Dividend	-	-
2016-17	No Dividend	-	-
2017-18	No Dividend	-	-
2018-19	15%	5th August, 2019	9th October, 2026
2019-20	No Dividend	-	-

* Actual date of transfer may vary

10.18 Address for correspondence:

Shareholders may correspond with the Company at the Registered Office of the Company or at the office of Registrars and Transfer Agents of the Company:

Arvind SmartSpaces Limited Secretarial Department 24 Government Servant's Society, Near Municipal Market, Off C.G.Road, Navrangpura, Ahmedabad- 380009 Phone No: 079-68267000 Fax No. : 079-68267021 e-mail : investor@arvindinfra.com Website address: www.arvindsmartspaces.com	**Link Intime India Private Limited** 506-508, Amarnath Business Centre-1 (abc-1), Beside Gala Business Centre, Near St. Xavier's College Corner, Off C G Road, Ellisbridge, Ahmedabad 380006. Tel No : +91 79 26465179 /86 / 87 E-mail : ahmedabad@linkintime.co.in Website : www.linkintime.co.in

11. OTHER DISCLOSURE:

11.1 There are no materially significant related party transactions i.e. transactions of the Company of material nature, with its promoters, directors or the management, their subsidiaries or relatives etc. that may have potential conflicts with the interest of the Company at large or which warrants the approval of the shareholders except the Related Party Transaction with Arvind Five Homes LLP which as approved by the Shareholders through Postal Ballot on 24th December, 2020. Suitable disclosure as required under INDAS 24 has been made in the Annual Report. The Related Party Transaction Policy as approved by the Board is posted on the Company's Website at

https://arvindsmartspaces.com/wp-content/uploads/2020/10/Related-Party-Transactions-Policy.pdf

11.2 Transactions with related parties are disclosed in detail in "Notes forming part of the Accounts" annexed to the financial statements for the year. There were no related party transactions having potential conflict with the interest of the Company at large.

11.3 There are no pecuniary relationships or transactions of Non-Executive Directors vis-à-vis the Company which has potential conflict with the interests of the company at large.

11.4 No Strictures or penalties have been imposed on the Company by the Stock Exchanges or by the Security Exchange Board of India (SEBI) or by any statutory authority on any matters related to capital markets during the last three years i.e. 2018-19, 2019-20 and 2020-21.

11.5 During the year ended 31st March, 2021, the Company does not have any Material Unlisted Subsidiary Company as defined in Regulation 16 of the SEBI Listing Regulations. The Company has formed the policy for determining material subsidiary as required by under Regulation 16 of the SEBI Listing Regulations and the same is posted on the Company's website at https://arvindsmartspaces.com/wp-content/uploads/2018/05/AIL-Policy-on-Material-Subsidiaries.pdf

11.6 Vigil Mechanism:

In staying true to our values of Strength, Performance and Passion and in line with our vision of being one of the most respected companies in India, the Company is committed to the high standards of Corporate Governance and stakeholder responsibility.

The Company has Whistleblower Policy (WB Policy) which provides a secured avenue to directors, employees, business associates and all other stakeholders of the company for raising their concerns against the unethical practices, if any. The WB Policy ensures that strict confidentiality is maintained whilst dealing with concerns and also that no discrimination will be meted out to any person for a genuinely raised concern.

Pursuant thereto, a dedicated helpline "Arvind Ethics Helpline" has been set up which is managed by an independent professional organization.

The Ethics Helpline can be contacted to report any suspected or confirmed incident of fraud /misconduct on:

Website for complaints: www.in.kpmg.com/ethicshelpline/Arvind

Toll Free No.: 1800 200 8301

Dedicated Email ID: arvind@ethicshelpline.in

Whistle blower Committee has been constituted which looks into the complaints raised. The Committee reports to the Audit Committee.

No personnel have been denied access to the Chairman of the Audit Committee, for making complaint on any integrity issue.

11.7 Code of Conduct for Directors & Senior Management Personnel:

In terms of Regulation 17 of the Listing Regulations and Section 149 of the Companies Act, 2013, the Board of Directors of the Company has laid down a Code of Conduct for all Board Members and Senior Management Personnel of the Company. The said Code of Conduct has been posted on the website of the Company. The Board Members and Senior Management Personnel of the Company have affirmed compliance with the Code. The Managing Director & CEO of the Company has given a declaration to the Company that all the Board members and Senior Management Personnel of the Company have affirmed compliance with the Code.

11.8 CEO/CFO Certification:

The Managing Director & CEO and Chief Financial Officer (CFO) have issued certificate pursuant to the provisions of Regulation 17(8) of the Listing Regulations, certifying that the financial statements do not contain any materially untrue statement and these statements represent a true and fair view of the Company's affair. The said certificate is annexed and forms a part of the Annual Report.

11.9 The Independent Directors have confirmed that they meet the criteria of "Independent Director" as stipulated under the Companies Act, 2013 and Listing Regulations.

11.10 The minimum information to be placed before the Board of Directors as specified in Part A of Schedule II of Listing Regulations is complied with to the extent applicable.

11.11 The disclosures in relation to the Sexual Harassment of the Woman at workplace (Prevention, Prohibition and Redressal) Act, 2013 is disclosed in the Director's Report forming part of the Annual Report.

11.12 Details of total fees paid to Statutory Auditors:

Details relating to fees paid to the Statutory Auditors are given in Note No. 25 to the Standalone and Consolidated Financial System.

11.13 Certificate from Practicing Company Secretary:

Ms. Ankita Patel, Practicing Company Secretary has issued a certificate that the Company has complied with the conditions of Corporate Governance as stipulated in the Listing Regulations which is forming a part of the Annual Report.

Further she has issued a certificate as required under the Listing Regulations, confirming that none of the directors on the Board of the Company have been debarred or is disqualified from being appointed or continuing as directors of the Company by the Board/Ministry of Corporate Affairs or any such statutory authority.

11.14 Details of compliance with mandatory requirements and adoption of the non-mandatory requirements:

During the year, the Company has fully complied with the mandatory requirements as stipulated under Listing Regulations.

The status of compliance with discretionary recommendations and adoption of the non-mandatory requirements as specified in regulation 27(1) of the SEBI Listing Regulations is provided below:

a. **The Board:** The Chairman of the Company is Non-Executive & Non-Independent Director.

b. **Shareholder Rights:** Half-yearly and other Quarterly financial statements are published in newspapers, uploaded on company's website www.arvindsmartspaces.com and same are not being sent to the shareholders.

c. **Modified Opinion(s) in Audit Report:** The Company already has a regime of un-qualified financial statement. Auditors have raised no qualification on the financial statements.

d. **Reporting of Internal Auditor:** The Internal Auditor reports to the Audit Committee.

The above Report was placed before the Board at its meeting held on 25th June, 2020 and the same was approved.

For and on behalf of the Board

Place: Ahmedabad

Date: 28th May, 2021

Sanjay S. Lalbhai

Chairman

CEO/CFO Certification

(Regulation 17(8) and Part B of Schedule II of SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 (LODR).

To,
The Board of Directors
Arvind SmartSpaces Limited

Dear Sirs,

Ref.: Compliance Certificate by Managing Director & Chief Executive Officer (CEO) & Chief Financial Officer (CFO)

We the undersigned, in our respective capacities as Managing Director & Chief Executive Officer (CEO) and Chief Financial Officer (CFO) of Arvind SmartSpaces Limited ("the Company") to the best of our knowledge and belief certify that:

A. We have reviewed financial statements and the cash flow statement for the financial year ended 31st March, 2021 and that to the best of our knowledge and belief:

    (1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

    (2) these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

B. We further state that to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's code of conduct.

C. We are responsible for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or proposed to take to rectify these deficiencies.

D. We have indicated, to the auditors and the Audit committee;

    (1) significant changes in internal control over financial reporting during the year;

    (2) significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and

    (3) instances of significant fraud of which they have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

Place: Ahmedabad	**Kamal Singal**	**Ankit Jain**
Date: 28th May, 2021	**Managing Director & CEO**	**Chief Financial Officer**

Compliance certificate on Corporate Governance

To the Members of

Arvind SmartSpaces Limited

I have examined the compliance of conditions of Corporate Governance by the company for the year ended on 31st March, 2021, as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and para C and D of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").

The compliance of conditions of Corporate Governance is the responsibility of the management of the company. My examination was limited to a review of the procedures and implementation thereof, as adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In my opinion and to the best of my information and according to the explanations given to me and the representations made by the management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India warranted due to the spread of the COVID-19 pandemic, I certify that the Company has complied with the conditions of Corporate Governance as stipulated in the Listing Regulations during the year ended on 31st March, 2021.

I further state that such compliance is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Place: Ahmedabad
Date: 28th May, 2021

CS Ankita Patel
Practicing Company Secretary
FCS No. F8536
C P No. 16497
UDIN : F008536B000377553

DECLARATION REGARDING COMPLIANCE WITH CODE OF CONDUCT FOR DIRECTORS AND SENIOR MANAGEMENT PERSONNEL:

This is to confirm that the Company has adopted a Code of Conduct for Directors and Senior Management Personnel, which is posted on the Company's website at www.arvindsmartspaces.com

I hereby declare that all the Board Members and Senior Management Personnel have affirmed compliance with the Code of Conduct for the year ended 31st March 2021.

Place:Ahmedabad
Date: 28th May, 2021

Kamal Singal
Managing Director & CEO

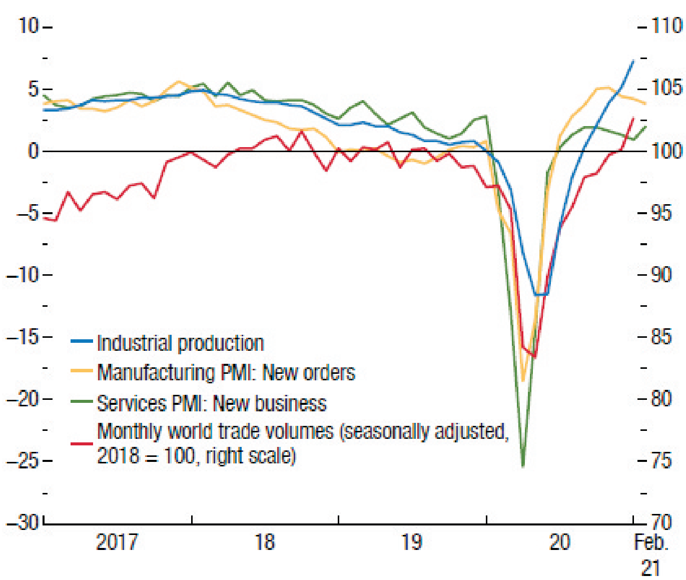
MANAGEMENT DISCUSSION & ANALYSIS

Global Outlook

The year 2020 brought world economy to its feet with emergence of Covid-19 across nations devastating human lives and livelihood. It's been a year since the Covid-19 was declared a global pandemic and since then nations have seen unprecedented times and hardships. The rising human toll worldwide and millions of people that remain unemployed are grim markers of the extreme social and economic strain that the global community still confronts.

Despite subdued overall mobility, adaptation to pandemic life has helped the global economy to do better than expected, leading to a stronger-than-expected rebound across regions. According to latest IMF projections, after an estimated contraction of -3.3% in 2020, 2021 is expected to have stronger recovery then as forecasted earlier with global growth projected to reach 6% in 2021 and 4.4% in 2022. Further, contraction of 2020 is 1.1% smaller than projected in October 2020. This certainly suggest higher-than-expected growth outturns in the second half of the year in most of the regions after lockdown and travel restrictions were eased and economies adapted to new ways of working. Further, availability of vaccines and ingenuity of scientific community to find new treatments presents a way out of this health and economic crisis. The Covid-19 recession is likely to leave smaller scars than 2008 global financial crisis owing to the policy response.

High-frequency indicators suggest that manufacturing and trade are back to pre-pandemic levels, but there is still some way to go in the services sector.



Economic recoveries across regions and sectors are diverging, reflecting variation in pandemic induced disruptions and the extent of policy support. However since the second half of 2020, the release of pent-up demand in durable goods and new products for remote-working have driven the global recovery. Following a short-lived and synchronized collapse, industrial production has returned to pre-pandemic levels. International trade in goods too showcased similar trends with trade volumes for merchandise trades touching pre-pandemic levels. However, Services trade across regions remained subdued. However, the worrisome sign for unemployment rates remain high despite unprecedented policy support by various governments. Unemployment rates have risen by 1.5% against average of pre-pandemic levels.

The fiscal support for managing the impending covid crisis has remained differentiated across regions and is largely funded through debt. While debt service costs are expected to remain manageable across advanced economies owing to large fraction of this debt covered by long-term and negative-yielding bonds. Fiscal support in emerging markets and developing economies has been more limited and may decline once revenue increases and crisis-related expenditure unwind with projected economic recovery.

Commodity prices are expected to show an increasing trend with Oil projected to grow by 30% in 2021 from their low base in 2020 and metal prices may accelerate owing to strong demand from China. As commodity prices are expected to firm up further in the months ahead from their low levels of a year ago. This should lift the consumer price indices and headline inflation in coming months.

Despite higher-than-usual growth as the global economy recovers from the shock of Covid-19, world output is still anticipated to be about 3% lower in 2024 than pre-pandemic projections suggested. Policy support by economies across region is going to be the deciding factor in limiting the persistent damage. Policies making need to focus on human capital accumulation, boost job creation and facilitate worker relocation will be key to address long-term GDP losses. Finally, multilateral cooperation on vaccines to ensure adequate production and timely distribution will be crucial to prevent even worse scarring in developing economies.

India Economic Outlook

India's GDP growth is expected to rebound to 10.5% during 2021-22. India's economy could contract by around 1% in the Q4 if one takes into account and for the full year, it appears that the contraction shall be

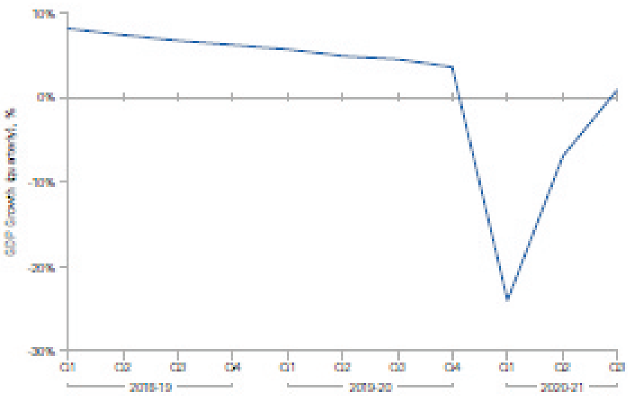
	2020	2021	2022
GDP	4.0	-8.0	10.5
Inflation	4.8	6.5	4.5
Unemployment rate*	7.6	10.4	8.1

Source: Ministry of Statistics and Programme Implementation. Real GDP (at constant prices) for FY21 is advanced estimates.

*FY20 & FY21 is based on CMIE data.

around 8% for the entire year. India recorded stronger comeback in third quarter after recording two consecutive contractions first two quarters. Growth indicators such as GST collections, automobile and tractor sales, rail freight traffic, power demand, PMI and corporate revenues showed a growing trend in the final quarter as well. However, despite the higher growth trajectory, the size of the economy would be around that of 2019-20. With economic activity expected to attain the pre-lockdown levels only gradually amid uncertain prospects, the purported growth trajectory of the nation's economy has been effectively derailed for the next 1-2 years.

Indian government has done a commendable job in initiating the inoculation drive for its citizens with high-risk individuals registering maximum inoculations during the fourth quarter. This was aided by policies which stimulated growth and reforms such as manufacturing sector tends to benefit from Production-linked incentives announced for key sectors that aim to showcase India as preferred manufacturing and exporting hub. Meanwhile, services growth may show an improvement in second half of 2021-22 as vaccine availability and deployment improves.



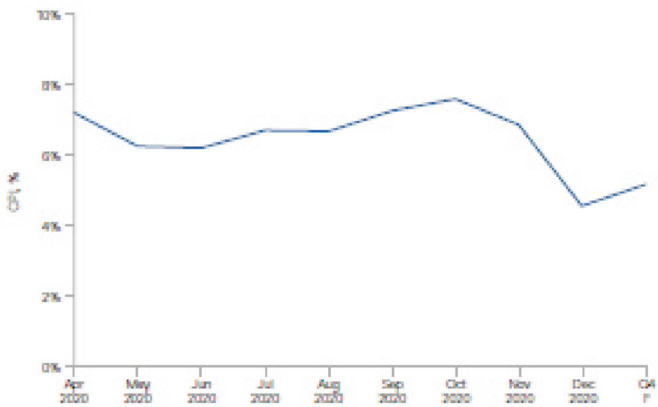
Source: Ministry of Statistics and Programme Implementation. RBI - Reserve Bank of India.

Agriculture may witness a similar growth provided if the monsoon continues to be normal and may register a growth of 3% (Y-o-Y). Indian governments focus on disinvestment even during tough times may help boost public revenues and increase in tax collection may further boost it with return of the Indian economy to normalcy. In this context, the government has indicated that the sale of government stakes in selected State-owned-enterprises as well as publicly owned banks and LICs, is likely to be completed by next financial year. The focus on sustainable economic development along with managing incremental expenditure on healthcare and capital creation coupled with fiscal deficit target of 6.8% can be achieved through this large-scale privatization process.

In the year 2020, pandemic led nation-wide lockdown had a severe impact on the Indian economy. The country's GDP contracted by 16% in H1 2020-21 from the same period a year earlier and shrunk to the level of H1 2016-17. Although, since the unlocking (June'2020 onwards), there has been a resumption in economic activity, the pace and extent of the same have been wavering. India is seen trailing other major economies in terms of recovery.

The Reserve Bank of India's Monetary Policy Committee kept the repo rate and reverse repo rates unchanged at 4.0% and 3.35% respectively in the April 2021 policy review meeting, highlighting the economic recovery that is gradually taking hold although food prices remain elevated, largely due to supply shocks. With repo rate being at the lowest level seen in the last two decades, a continuation of this low interest rate regime works well for the borrowers. "Home loan interest rates in India have been the lowest in the past couple of years and this has led to a significant recovery in transactions in all classes of housing - affordable, mid segment and luxury.

The average CPI inflation in FY 2020-21 recorded an uptick to 6.2 per cent from 4.8 per cent in FY 2019-20, overshooting the Monetary Policy Committee's (MPC's) medium-term target band of 2-6 per cent, after a gap of six years. Overall CPI-C inflation in March 2021 has increased to 5.52 per cent from 5.03 per cent in February 2021, mainly on account of increase in food inflation. Food inflation, based on Consumer Food Price Index (CFPI), increased to 4.94 per cent in March 2021 as compared to 3.87 per cent in February 2021.



Source: Ministry of Statistics and Programme Implementation. RBI - Reserve Bank of India.

Following an uptick in commodity prices, rising demand and firming up of pricing power, the core-CPI inflation (CPI excluding food and beverages, and fuel and light) hardened further to a 29-month high of 6.0 per cent in March 2021 from 5.9 per cent in in February 2021.

Industrial production showed mixed trends, the eight-core index posted a growth of 6.8 per cent (YoY) in March 2021 and 11.1 per cent compared to February 2021. In FY 2020-21, the core sector contracted by 7 per cent compared to 0.4 per cent growth in FY 2019-20. The Purchasing Managers Index for manufacturing rose further to 55.5 in April with consumer goods as the strongest-performing category, followed by capital goods and then intermediate goods. India's trade deficit hit its lowest in FY 2020-21 since FY 2007-08, with a stronger contraction in imports compared to that of exports. While drugs and pharmaceutical were the frontrunners in exports, safe-haven gold led the imports trajectory.

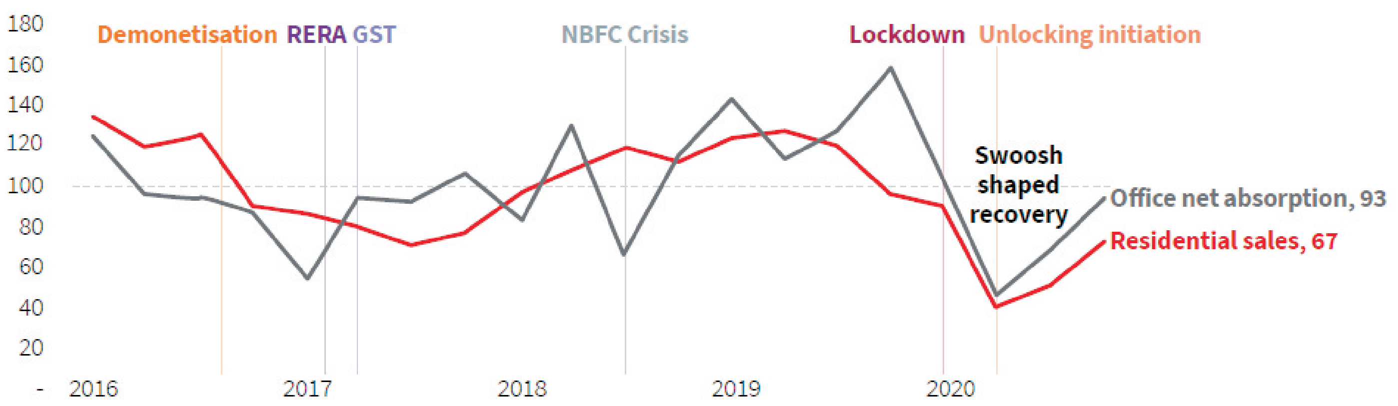
The fiscal position of the Central Government has witnessed improvement in the recent months with a revival in the economic activities during the second half of FY: 2020-21. The second wave of COVID-19 has posed a downside risk to economic activity in the first quarter of FY 2021-22. However, there are reasons to expect a muted economic impact as compared to the first wave. Learning to "operate with COVID-19", as borne by international experience, provides a silver lining of economic resilience amidst the second wave.

India Real Estate Outlook

A. The Year 2020-21

Since the year 2017, Indian real estate underwent series of policy reforms and transformation induced by Demonetization, GST and RERA and had its own share of crisis during the same period such as NBFC crisis. The slew of these reforms had induced transparency and efficiency into Indian real estate and it was expected that the year 2020 may become the year when developers start reaping the benefit from its structural changes. Instead, the year will be remembered for Pandemic throwing global economies uncertainties affecting human lives and livelihood. The nationwide lockdown imposed to curtail the Covid-19 further threw markets into turnmoil, bringing more pain and distress to realty industry.

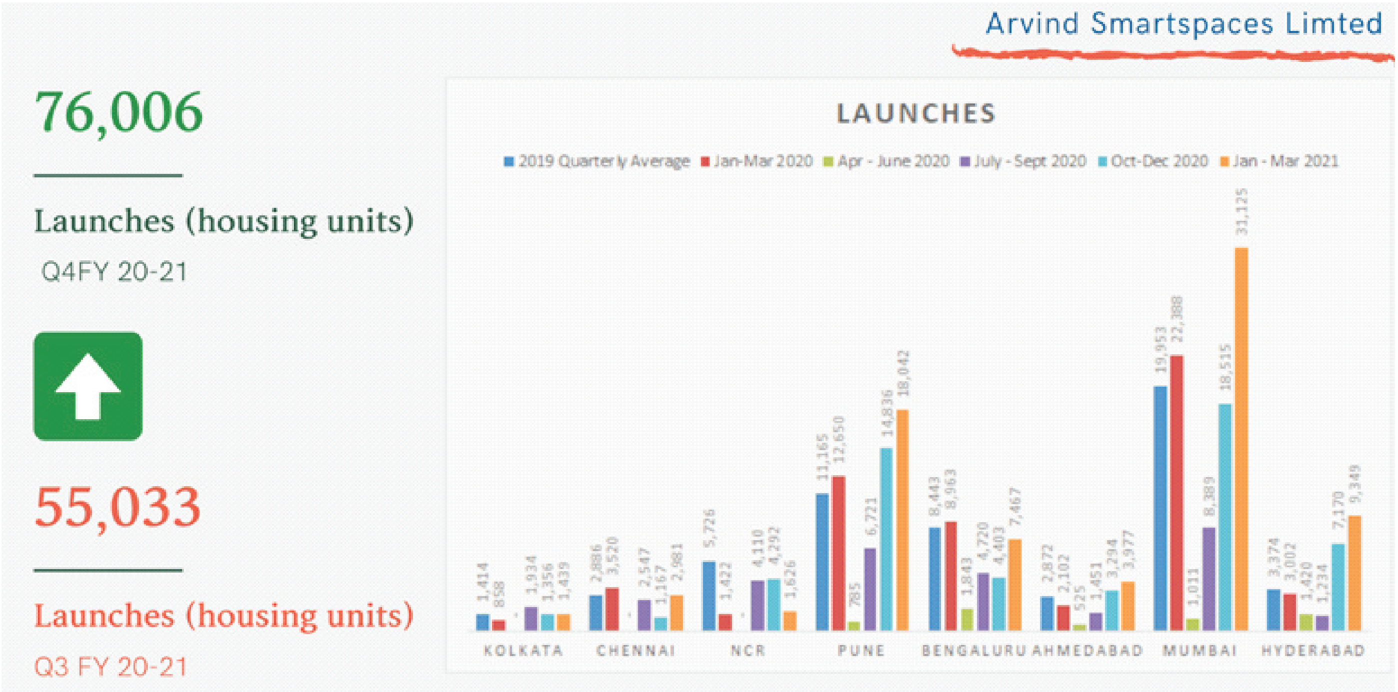
In face of this impending crisis, the India real estate sector showcased resilience beyond par. From the Unlocking phase since second quarter, the sector showed signs of revival in both residential as well as commercial segment.



The residential segment, constituting a major part of the real estate sector in India, bottomed out in 2020 it is now ready to embark on a new growth journey as it enters the next decade. The second half of 2020 depicted a strong comeback of the residential segment as the fence sitters sprang into action and construction activities resumed with cities being unlocked in phases. Despite the launches and sales being short of last year, the trend of sales exceeding launches continued in 2020 as well. While the launches have dropped by 46% on year, the fourth quarter registered a growth of 62% over the previous quarter. Similarly, sales have grown by 72% in the final quarter. The unsold inventory of residential units across the country has reduced marginally by 2% on year.

Resumption of business activities and improvement in sentiments with new potential vaccines, ensured that office transaction volume for the top 8 cities grew by a massive 271% (Q-o-Q) and reached an impressive 115% of Pre-covid-19 levels in quarter ending December 2020. Similarly, a significant amount of latent demand came to market during the festive season in Q3 FY 20-21. This resulted in boost of housing sales by 84% (Q-o-Q) and reaching 100% of pre-covid levels December 2020. A similar increasing sales volume trend was witnessed in Q4 FY 20-21 in residential sector which had 71,693 units sold which was 44% more than Q4 FY19-20. This substantial growth in sales boosted developer confidence and 76,006 units were launched in last quarter of FY20-21, a growth of 38% (Y-o-Y).

In terms of number of units launched, FY2021 recorded new launches of 167,729 units.



Launches during the year decreased by around 45% as compared to last year amid forced lockdown to contain the spread of covid-19. Q1FY20-21 reported the lowest launches in history at 5,584 units amid stringent lockdown measures in place. As the lockdown relaxed in phases, launches started to pick pace.

Among the cities, Mumbai and Pune have fared well in number of launches in Q4FY20-21. The developers in Maharashtra had a major confidence boost when the Government reduced the stamp duty on from 5% to 2% until 31st December 2020 and 3% from 1st January 2021 till 31st March 2021. Registrations in the state revived to 90% of pre-covid levels in September 2020. Registrations in Mumbai was 9 year high at 9500 units in November 2020. This certainly boosted the cash flow for the developers and provided a platform to launch new projects.

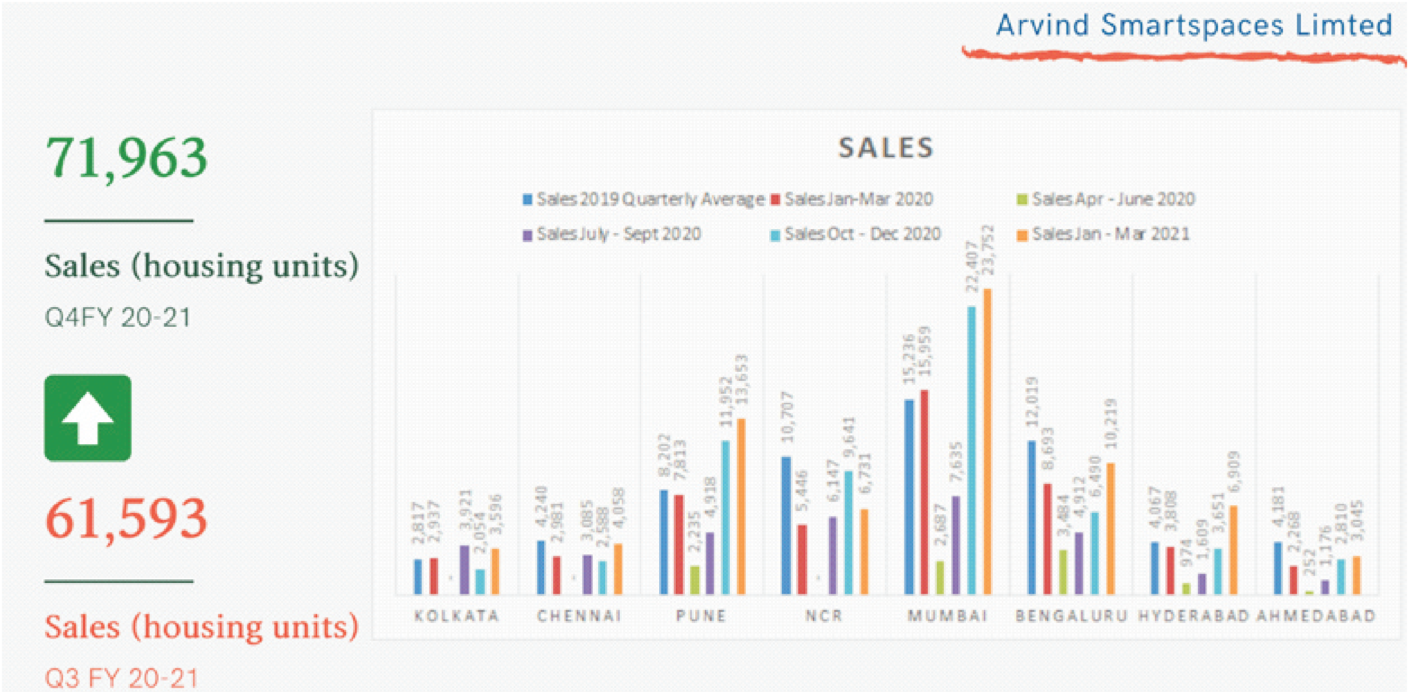
City-wise Budget Segmentation of Supply (2020)

	MMR	NCR	Pune	Kolkata	Hyderabad	Chennai	Bengaluru
< INR 40 Lakh	33%	61%	30%	46%	16%	14%	18%
INR 40 Lakh - INR 80 Lakh	27%	19%	53%	33%	40%	50%	61%
INR 80 Lakh - INR 1.5 Cr	21%	11%	15%	10%	40%	26%	15%
INR 1.5 Cr - INR 2.5 Cr	11%	5%	2%	9%	3%	8%	4%
> INR 2.5 Cr	8%	4%	0%	2%	1%	2%	2%

Source: ANAROCK Research

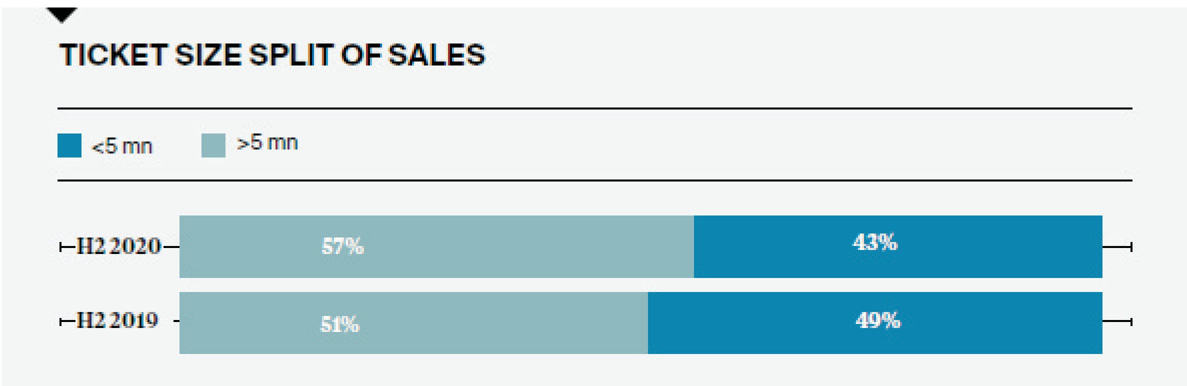
The share of affordable segment further shrunk to 30% in 2020 from 40% in 2019. The segment attracted few developers as the buyers of this segment were more affected by nationwide lockdown further impacting their livelihoods. Also, the share of unsold inventory in this segment was another constraint to launch new projects in this segment particularly. Mid-end and high-end segment together accounted for 61% share in 2020 as against 49% in 2019.

The near term outlook for residential sales remain cautiously optimistic, as buyers increasingly hunt for good deals in the backdrop of a slowly stabilizing economic environment.



Sales momentum increased particularly in Mumbai and Pune supported by the limited period stamp duty cut. Cities such as Hyderabad and Bengaluru, IT Dominated markets also witnessed rise in housing sales as people shifted to remote working strategies.

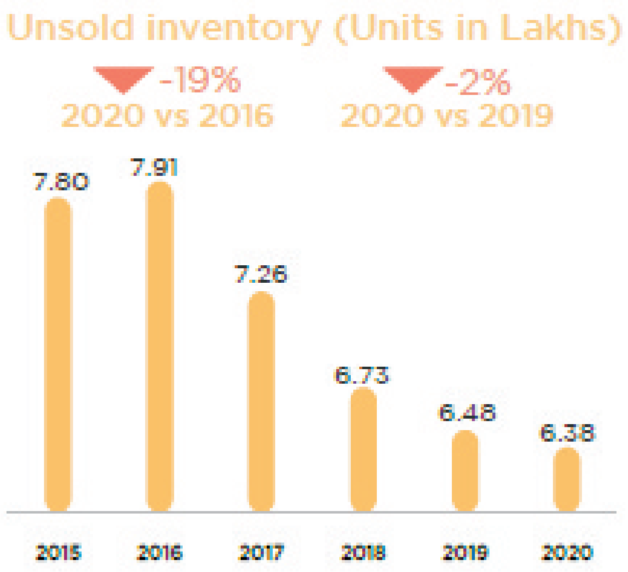
Homebuyers are now more inclined towards ready-to-move-in inventories or near construction completion inventories. The year saw a total of 176,591 units being sold in FY 20-21. This year also sales exceeded the launches which helped in bringing down the unsold inventory levels to 44 lakhs, which is 2% less than a year ago in March 2020. However, sales in 2020 was lowest in last six years. Home buyers bucked a growing trend and were inclined to buying of larger apartments while upgrading from current accommodations and was even true for first-time buyers as well. It was evident in the fact that the apartment's prices over ₹ 50 lakhs had 57% share in sales.



Source: Knight Frank Research

Unsold inventory continued to decline for the 4th consecutive year, it is down by 19% from its previous peak in 2016. Unsold inventory remained largely stagnant in second half of 2020 as demand-supply stuck an equilibrium. Kolkata witnessed the maximum decline in unsold inventory at 8% followed by Bengaluru and MMR that witnessed a decline of 6% each.

Bengaluru emerged as the best market due to lowest change in inventory overhang amongst the top 8 cities of India. Controlled launches relatively better sales kept a check on unsold inventory levels in Bengaluru.



Source: ANAROCK Research

Another key trend observed was the continued focus of developers on residential villas and plots segment. This trend was initiated by the fear of de-densifying and shifting to a slight less dense place then residing in city limits. This trend caught most of the people by the second half of 2020 and plotting sale witnessed and sky rocket trend as they offer extended social distancing. In Ahmedabad, the demand for second-home, from areas around Shilaj to Rancharda has gone up by more 40%. Similarly, close to 900 plots were launched in Chennai in second half of 2020. Township projects outside city also gained admiration as they provide controlled environment in such unprecedented situations.

B. Outlook for FY 20-21

Year 2020 has been a unique and challenging year. Covid-19 brought the world's economy and social activities to a grinding halt for major part of the year. Now, as the world economy resets and businesses reopen with the hope to regain lost ground, 2021 is expected to be the year of retrieval and measured growth that will set the pace for an aggressive momentum during the decade as there are visible green shoots of revival in economic activities across all sectors.

In spite of the immediate challenges, the outlook for residential real estate appears hopeful. We are starting to see activity levels increase in the mid-market/ affordable segment. Prices have remained range-bound across the cities in the last few years, despite the rise in demand during second half of 2020 and it may continue to remain so despite increasing input costs as developers may prefer to further elevate sales momentum among buyers and any price hike may deter buyers from taking the decisions.

EMI to Income Ratio

City	2010	2015	2020
Mumbai	93%	94%	61%
NCR	53%	51%	38%
Bengaluru	48%	48%	28%
Pune	39%	38%	26%
Chennai	51%	43%	26%
Hyderabad	47%	39%	31%
Kolkata	45%	44%	30%
Ahmedabad	46%	36%	24%

The prevailing low-interest rates and all-time best affordability ratio of 27% may keep buyers influenced for the rest of 2021 as well.

We feel that the following trends will play out in the mid-market segment of residential real estate:

Increased desire to own a house: The increased significance of owning a house is gaining as uncertainties of living in a rented accommodation has increased during the pandemic. The desire to own a home now is strongest ever owing to lower interest rate, virtually no price change and increased affordability.

i. **Affordability at an all-time best:** With marginal price increase in the last 7-8 years and income growth during period, affordability improved significantly. With recent reduction in interest rates, affordability has become all-time best.

Technology adoption: It has been on the rise during the pandemic and has proved to be effective. As initial search for properties by prospective customers starts online, integration of technology has become critical. Today lot of footfalls are coming from digital media as people aged between 30-35 years dominate the home-buying decision. They are tech-savvy and are tapped conveniently using digital platforms.

Demand from NRI: Incremental demand from NRI segment are being observed driven by currency depreciation and uncertain economic environment/ risk of job loss abroad. Also, unrest in Middle-east and European markets have forced NRIs to look for alternatives for investments.

Consolidation to garner pace: We believe that the reputation and execution capability of the developer will become even more important in the decision making process of home buyers. Prominent organized developers have gained sales momentum in second half of 2020 and there was greater acceptability of their products.

The residential real estate segments had started seeing a meaningful bounce in the second half of 2020 which resulted in better sentiment among industry stakeholders. However, these got hampered by covid exigencies in last one month, the stakeholders are treading cautiously. The progress of vaccination in the country and the government's stance on restrictions and curbs will be the key influencers of real estate performance in this year. It is expected that mid-segment / affordable housing and plots shall continue to dominate the residential sales for the remaining part of 2021.

Opportunities & Challenges:

Opportunities & Strengths

- Increased revenue and profit to be recognized in the next 3 to 4 years from the ongoing projects
- Well accepted Brand
- Well-designed Projects at strategic locations & Long term value creating projects
- Strong balance sheet and consistent financial performance even in challenging market conditions
- Highly qualified team in terms of execution and implementation
- Strong and well-defined internal control systems
- To set industry benchmarks in:
    - Innovative Design & Architecture
    - Customer Relationship Management
- New geographies – B+ tier cities such as Pune, Hyderabad etc.
- Policy Reforms like implementation of RERA and GST
- Strong Government / Local networking
- Credibility in the industry
    - Continuous Project acquisitions
    - Satisfied Confidence
- Technology leverage – Touchscreens, ERP, customer portal
- Significant leveraging opportunity for further expansions

Challenges

- Unanticipated delays in project approval
- Increased cost of construction and manpower
- Availability of skilled and trained labor force
- Over regulated environment

Threats and Weakness

- Time to Market
- Weak real estate market
- Unsold inventory in the market
- Presence in limited geographies
- Mainly into residential segment

Arvind SmartSpaces Limited **("ASL")** is primarily into residential segment operating in and around Ahmedabad, Bengaluru and Pune market. ASL is currently executing 9 projects through own land, Joint Ventures and Joint Development model. ASL has also successfully executed 9 projects till date.

Completed Projects:

Skylands

Sporcia

Expansia

Alcove

Megatrade

MegaEstate

MegaPark

Citadel

The description of all projects of the Company till date is provided in the table below:

Project	Est. Area (Sq. ft.)	Area booked till date (Sq. ft.)	Inventory as on date (Sq. ft.)	Booking value till date (₹ in lacs)	Revenue recognised till date (₹ in lacs)	Project completion (%)	Avg. Price (₹ / Sq. ft.)
Alcove	10,32,660	9,84,150	48,510	2,474	2,474	100	251
Parishkaar/Trade Square	9,15,809	9,15,809	-	25,423	25,423	100	2,776
Megatrade	82,526	72,318	10,208	2,947	2,903	100	4,075
Expansia	1,40,276	1,38,384	1,892	7,386	7,395	100	5,337
Citadel	1,01,859	1,01,859	-	5,507	5,507	100	5,407
Sporcia	5,01,265	4,96,165	5,100	23,248	23,082	100	4,686
Megapark	5,01,222	4,49,919	51,303	2,583	2,585	100	574
Megaestate	59,180	23,115	36,065	746	675	100	3,228
Skylands	4,91,111	3,97,155	93,956	20,814	18,279	100	5,241
Uplands ONE	31,92,901	26,67,730	5,25,172	41,780	24,570	90	1,566
Oasis	5,47,428	3,22,916	2,24,512	16,460	-	55	5,097
Aavishkaar	5,45,524	2,68,651	2,76,873	6,964	-	70	2,592
Elan	1,34,952	26,976	1,07,976	2,131	-	25	7,901
The Edge	1,68,224	58,906	1,09,318	3,686	-	30	6,257
HighGrove	58,00,589	15,86,665	42,13,924	13,972	-	10	881
Forreste^	22,02,295	17,10,060	4,92,235	22,182	582	20	1,297
Uplands Two	11,12,742	3,28,653	7,84,089	6,255	-	10	1,903
Belair	4,69,620	94,886	3,74,734	5,112	-	35	5,388

ASL has during the year launched additional phases in Forreste.

Ongoing Projects:

Uplands

HighGrove

Forreste

Aavishkaar

Elan

BelAir

Edge

Oasis

Financial Performance (Standalone)

Equity Share Capital: The equity share capital of the Company as on 31st March, 2021, stood at ₹ 3555.36 lacs (same in the previous financial year ₹ 3555.36 lacs). No change during the year.

Debt Equity: The Net debt equity ratio of the Company as on 31st March, 2021, is at 0.29.

Revenue: The revenue from operations of the Company is ₹ 9,387.13 lacs in the FY21 as against ₹ 15,133.84 lacs in FY20, declined by 38%.

EBITDA: EBITDA margin during the financial year FY21 stood at 22% as compared to 23% for the previous financial year.

Finance Costs: Interest & Financial Charges for the financial year FY21 is ₹ 1,967.16 lacs as compared to ₹ 1,822.35 lacs in the previous year, increase by 8%, which is predominantly on account of increased cost of borrowings.

Net Profit: Net profit available for appropriation for the year FY21 stood at ₹ 1,397.14 lacs as compared to ₹ 1,937.70 lacs in the previous year, decrease by 28%.

Earnings Per Share (EPS): The Company's Basic Earnings Per Share (EPS) during the current year is ₹ 3.93 as compared to ₹ 5.46 in the previous year and Diluted EPS is ₹ 3.93 as compared to ₹ 5.46 in the previous year.

Financial Performance (Consolidated)

Equity Share Capital: The equity share capital of the Company as on 31st March, 2021, stood at ₹ 3355.36 lacs (same in the previous financial year ₹ 3355.36 lacs). No change during the year.

Debt Equity: The Net debt equity ratio of the Company as on 31st March, 2021, is at 0.50.

Revenue: The revenue from operations of the Company is ₹ 14,925.81 lacs as against ₹ 29,949.19 lacs in the previous year, a decline of 50%.

EBITDA: EBITDA margin during the financial year FY21 stood at 27% as compared to 30% for the previous financial year.

Finance Costs: Interest & Financial Charges for the financial year FY21 is ₹ 2,687 lacs as compared to ₹ 2,433.79 lacs in the previous year, an increase by 10%.

Net Profit: Net profit attributable to Equity holders for the year FY21 stood at ₹ 874.68 lacs as compared to to ₹ 3,931 lacs in the previous year, decline by 78%.

Earnings Per Share (EPS): The Company's Basic Earnings Per Share (EPS) during the current year is ₹ 2.46 as compared to ₹ 11.08 in the previous year and Diluted EPS is ₹ 2.46 as compared to ₹ 11.07 in the previous year.

Risk Management

ASL is committed to high standard of business conduct with effective risk management policies to achieve sustainable business growth, safe-guard interest of stakeholders and to ensure compliance with applicable legal requirements. In line with this objective, ASL has laid out a well-established Risk Management Policy in order to identify the risks, prioritize risk according to their impact and likeliness on the project.

Following are some of the major risk that ASL faces in its business activities along with their respective mitigating measures:

Economic risks

Indian economy has weathered many challenges successfully in recent times and is currently placed on a cyclical upturn, on the back of strong policies and a whiff of new optimism. Though, presently there are signs of improvement on inflation front yet any significant upward revision in crude oil prices may result in increased inflation which may result in increase in interest rates. The pandemic COVID-19 has disrupted various operations and impacted overall economy. The wave 2 and 3 of COVID-19 have further deteriorated the economy. This can have a direct impact on the performance of the real estate sector and ASL.

ASL is conscious of these risks and is taking measures to mitigate them. For instance, the Company's focus on both residential and township developments has been a significant source of comfort during periods of poor economic performance. Besides, the Company's prudent financial management has also kept it relatively insulated from the economic downturn. The Company will continue to monitor any material changes to future economic condition and its impact, if any.

Operational risks

Key operational risks faced by ASL include longer gestation period for procurement of land, time taken for approvals, delay in completion and delivering projects according to the schedule leading to additional cost of construction, lower customer satisfaction etc.

ASL addresses these issues within a well-structured framework which identifies the desired controls and assigns ownership to monitor and mitigate these risks. ASL has also invested in Enterprise Resource Planning (ERP) for developing in-house systems to ensure strict monitoring of project activities and raising flags for exceptions, if any. The Company's Corporate Governance policies ensure transparency in operations, timely disclosures and adherence to regulatory compliances, leading to enhanced stakeholder value.

Liquidity risks

Weak Sales and delay in payments from the customers may hamper the liquidity crunch and can hamper the progress of the projects.

Mitigation Measures: ASL ensures that all the projects are completed in the stipulated time. Even ASL is a well-known brand in West and South India which ensures that the upcoming projects get good response. This helps to maintain the short term credit facilities with the vendors.

Execution risks

Execution depends on several factors which include labour availability, raw material prices, receipt of approvals and regulatory clearances, access to utilities such as electricity and water, weather conditions and the absence of contingencies such as litigation. ASL manages the adversities with cautious approach, meticulous planning and by engaging established and reputed contractors.

Human Resources

The Company's business is managed by a team of competent and passionate people, capable of enhancing your Company's standing in the competitive market. The Company's employees have a defining role in significantly accelerating its growth and transformation, thereby enhancing its position as one of the leading Real Estate Company. The Company has a structured recruitment process. The focus is on recruiting people who have the right mindset for working at ASL, supported by structured training programs and internal growth opportunities. The Company's focus is on unlocking the people potential and further developing their functional, operational and behavioral competencies.

Industry Relations/Initiatives

The Company has taken various initiatives during the FY 18-19 to promote itself as a reputed brand in the real estate industry. ASL participated into various industry specific events/awards to present its key projects to its prospective buyers/customers and fellow developers.

Awards & Recognition

CNN News 18 India Real Estate & Business Excellence Awards 2021:

- Arvind SmartSpaces Limited,
  Most Trusted Real Estate Brand of the Year.
- Arvind Forreste Project, Most Admired Project of the Year

CRM & Customer related

A. Customer Portal: Arvind CARE

With the objective of providing a one-stop solution for customer needs and working towards our objective of providing transparency in all the transactions, we have introduced the customer portal – Arvind CARE. It has "Do It Yourself" features like updating your personal details, details of Relationship Manager, writing to us for any queries or clarifications, view your unit's financial details, project overview, construction, updates, details of promotional activities like referral schemes and many more. All kinds of change requests are also received through this portal. The portal has helped in the faster resolution of customer queries and complaints because of monitoring mechanism in place in the portal. A personalised service with an assigned and dedicated Relationship Manager to each of the customer is being provided. The initiative has been well appreciated by many customers.

B. Customer Survey

We conduct Customer Surveys to understand our customers better, know their needs, measure satisfaction with our products and services. It further helps us get inputs from the customers to improve our services and products. The first C-Sat survey for Sporcia customers were conducted in Jan'15, which was focused on understanding the customer's demographics and property purchase behaviour and preferences. Since then we have been conducting regular annual surveys across our projects to improve our services. We have conducted the last survey in Sep.'19 through third-party agency, 'Market Insight Consultants' for our project 'Arvind Sporcia'. Considering the pandemic situation, we have not done specific surveys related to the project in this financial year, i.e., FY 20-21. However, our team has been in constant touch with customers to ensure their well-being.

C. Welcome Kit

To start a relationship with the new customers, we have been giving Welcome Kit to all the new members. It gives a new customer personalized feeling with an introductory note, welcome letter, and access to Customer Portal, chocolates, Ganesha Statue. It also gives them the contact details of Customer Relationship Team along with the cards for refer their friends and give their feedback and suggestions. However, considering the pandemic situation, we have stopped giving physical welcome kits to our customers and have now introduced the concept of 'Welcome Email and Call' by the respective Relationship Manager immediately after the booking is created in the system. The Welcome email goes with documents like the agreed payment plan, payment receipts, TDS information etc. The Welcome call ensures that the customer gets one Point of Contact for all his concerns and queries. The Relationship Manager also ensures that the booking terms are clarified and understood by the customer.

D. Newsletter: Spotlight

Spotlight has been started with the purpose of giving our customers news and updates of our company. It showcases our awards and achievement and also give construction updates for all our projects. We have sent an e-newsletter to all our members in October - 2020 to give them updates about the company's progress and project status.

E. Diwali Gifts

Diwali is a festival of joy and lights. We celebrate this festival with our customers by presenting them with a Diwali Gift every year. We, as a company, put great emphasis on using eco-friendly material. We try to present innovative gifts every year to our customers. However, considering the pandemic situation, we have not sent any physical Diwali gifts to our customers in this financial year; but, digital greetings were sent to all our members.

F. New Year Calendars

We send the New Year wishes to our customers in the form of Calendar every year. However, considering the pandemic situation, we have not sent any physical New Year calendar to our customers in this financial year; but, digital greetings were sent to all our members in the form of an e-card.

G. Birthday Cakes

Birthday is a special occasion for every person. To make it extra special for our customers, we have started the birthday cake activity. We send birthday cake to the customer on their birthday (Ahmedabad and Bangalore region). This activity has been quite appreciated by all our members. However, considering the pandemic situation, we have stopped sending physical birthday cakes to our customers of now. Instead of the same, we have started sending Birthday E-greetings to our members.

In house ERP

The Company has also focused on upgrading the IT infrastructure – both in terms of hardware and software. The Company has successfully implemented Sales Force. The software is being leveraged for lead management and CRM with monitoring of customer queries and quality of responses. The company has developed and implemented procurement and contracting module in the in-house ERP.

Further, the Company is in the process of evaluating implementation of SAP for robust integrated ERP which will cater to the ever-changing business needs to facilitate informed decisions.

Legal Compliance Tool

In order to ensure transparency and full compliance of the applicable laws, Company has developed a comprehensive tool which covers entire gamut of compliances applicable to company business. The same has been implemented and also operational during the current financial year.

This tool enables the company to track and ensure compliance to the regulations in the prescribed time frame. At the same time, it also provides opportunity to develop an efficient plan for go-to market strategy for its projects.

Internal Control & its Adequacy

The Company has an Internal Audit team and an Internal Control System which is further supported by external audit firm and group assurance in, commensurate with the size, scale and complexity of its operations. Moreover, the Company's Internal Audit team along with external reviewers possess adequate experience and expertise in internal controls, operating system and standard operating procedures.

The system is supported by approved documented policies, guidelines and procedures in line with best industrial practices to monitor business and operational performance which are aimed at ensuring business integrity and promoting operational efficiency.

The Internal Audit Team regularly reviews the adequacy of internal control systems in the Company, its compliance with operating systems and laid down policies and procedures. Based on the report of the internal audit function, process owners undertake corrective action within the stipulated timeline in their respective areas and thereby strengthen the controls. Significant audit observations and corrective actions thereon are presented on quarterly basis to the Audit Committee of the Board of Directors of the Company.

Cautionary Statement

This report contains forward-looking statements, identified by words like 'plans', 'expected', 'will', 'anticipates', projects', 'estimates' and so on. Statements in this report on Management Discussions and Analysis describing the Company's objectives, estimates and expectations or projections about the future, but not limited to the Company's strategy for growth, product development, market position, expenditures and financial results, are forward looking statements based on certain assumptions and expectations of future events and reflect the Company's current analysis of existing trends, information and plans. These forward looking statements are subject to a number of risks and uncertainties that could cause actual results to differ substantially or materially from those expressed or implied. The Company's actual results, performance or achievements could thus differ from those projected in any forward looking statements. The Company assumes no responsibility nor is under any obligation to publicly amend, modify or revise any forward looking statements on the basis of any subsequent developments, information or events. The Company disclaims any obligation to update these forward-looking statements, except as may be required by law. All forward-looking statements are qualified in their entirety by this cautionary statement.

BUSINESS RESPONSIBILITY REPORT

Introduction

Arvind SmartSpaces was incorporated in 2008 under the provisions of the Companies Act, 1956 and is India's leading Real Estate Development Company headquarter in Ahmedabad. With approximately 18 million square feet of real estate development across the country, the Company is focused on delivering real estate solutions that add value to the lives of its customers and is fast emerging as a leading corporate real estate player in the country. The Company has real estate developments across Ahmedabad, Gandhinagar, Bangalore and Pune.

This report conforms to the Business Responsibility Reporting ("BRR") requirement of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR") and the National Voluntary guidelines on the Social, Environmental and Economic Responsibilities of Business ("NVGs") released in 2011, as per the present threshold limit, not applicable to the Company but this report is voluntarily prepared by the Company.

Section - A: General Information about the Company

1	Corporate Identity Number (CIN)	L45201GJ2008PLC055771
2	Name of the Company	Arvind SmartSpaces Limited
3	Registered address	24, Government Servant's Society, Nr. Municipal Market, Off C. G. Road, Navrangpura, Ahmedabad-380009, Gujarat, India.
4	Website	www.arvindsmartspaces.com
5	E-mail id	investor@arvindinfra.com
6	Financial Year reported	2020-21
7	Sector that the Company is engaged in	Real Estate Development
8	List three key products/services that the Company manufactures/provides (as in balance sheet)	Construction of Residential and Commercial Projects
9	Total number of locations where business activity is undertaken by the Company	Ahmedabad, Gandhinagar, Bangalore and Pune
10	Markets served by the Company – Local/State/National/International	National

Section B: Financial details of the Company

1	Paid up Capital (INR)	3555. 36 Lakhs
2	Total Turnover (INR)	9387.13 Lakhs
3	Total profit after taxes (INR)	1397.14 Lakhs
4	Total Spending on Corporate Social Responsibility (CSR) as percentage of profit after tax (%)	2% of the average net profit of the company made during the three immediately preceding Financial Years. The Company's total spending on CSR for the year ended on 31st March, 2021 was ₹79.64 Lakhs which is 2% of the PAT.
5	List of activities in which expenditure in 4 above has been incurred:-	Refer Annexure - I of CSR Report as per Annexure B to the Directors' Report on Page No.

SECTION C: Other details

1	Any Subsidiary Company/Companies	Yes. The Company has 2 (two) wholly owned subsidiary companies, 9 subsidiary Limited Liability Partnerships and 2 (two) Joint venture Limited Liability Partnerships.
2	Do the Subsidiary Company participate in the BR Initiatives of the parent company? If yes, then indicate the number of such subsidiary company(s)	No, subsidiary companies do not participated in BR initiatives as of now.
3	Do any other entity (e.g. suppliers, distributors etc.) that the Company does business with, participate in the BR initiatives of the Company? If yes, then indicate the percentage of such entity/entities? [Less than 30%, 30-60%, More than 60%]:	No other entities that the Company does business with, participate in its BR initiatives.

BUSINESS RESPONSIBILITY REPORT

SECTION D: BR Information

1 (a) Details of Director/Directors responsible for BR

Name	Mr. Kamal Singal
DIN	02524196
Designation	MD & CEO
Telephone Number	079-6826 7021
Email id	kamal.singal@arvind.in

(b) Details of the BR head

Name	Mr. Ankit Jain
Designation	Chief Financial Officer
Telephone Number	079 6826 7031
Email id	ankit.jain@arvind.in

2 Principle-wise (as per NVGs) BR Policy / policies

National Voluntary Guidelines		Arvind SmartSpaces's Policies
P1	Business should conduct and govern themselves with Ethics, Transparency and Accountability	Code of Conduct for Directors and Senior Management Personnel, Related Party Transactions Policy, Whistleblower Policy
P2	Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle	Environment, Social and Governance guideline/policy
P3	Businesses should promote the well-being of all employees	Safety Policy, Prevention of Sexual Harassment Agreement, Freedom of Association (Code of Conduct), Maternity Policy, health and life insurance policies
P4	Businesses should respect the interests of and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized	Whistleblower Policy and Code of Conduct.
P5	Businesses should respect and promote human rights	Code of Conduct, Whistleblower Policy
P6	Business should respect, protect and make efforts to restore the environment	Environment, Social and Governance guideline/policy
P7	Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner	Code of Conduct
P8	Businesses should support inclusive growth and equitable development	CSR Policy, Maternity Policy
P9	Businesses should engage with and provide value to their customers and consumers in a responsible manner	Code of Conduct, Quality Policy

2. Principle-wise (as per NVGs) BR Policy/policies (Reply in Y/N)										
No.	**Principle-wise Policies**	**P1**	**P2**	**P3**	**P4**	**P5**	**P6**	**P7**	**P8**	**P9**
1	Do you have a policy/policies for:	Y	Y	Y	Y	Y	Y	Y	Y	Y
2	Has the policy being formulated in consultation with the relevant stakeholders?	Y	Y	Y	Y	Y	Y	Y	Y	Y
3	Does the policy conform to any national/international standards? If yes, specify? (50 words)	All policies have been drafted keeping in view the National and local laws, policies and best practices.								
4	Has the policy being approved by the Board? If yes, has it been signed by MD/owner/CEO/appropriate Board of Director?	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Does the Company have a specified committee of the Board/Director/Official to oversee the implementation of the policy?	N	N	N	N	N	N	N	N	N
6	Indicate the link for the policy to be viewed online?	Y	Y	Y	Y	Y	Y	Y	Y	Y
7	Has the policy been formally communicated to all relevant internal and external stakeholders?	Y	Y	Y	Y	Y	Y	Y	Y	Y
8	Does the Company have in-house structure to implement the policy/policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
9	Does the Company have a grievance redressal mechanism related to the policy/policies to address stakeholders' grievances related to the policy/policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
10	Has the Company carried out independent audit/ evaluation of the working of this policy by an internal or external agency?	We have not carried out independent audit of the working of this policy.								

3. **Governance related to BR**

   i. **Indicate the frequency with which the Board of Directors, Committee of the Board or CEO to assess the BR performance of the Company. Within three months, 3-6 months, annually, more than 1 year:**

   MD & CEO along with COO and HODs while meeting for review of operations also discuss applicable BR issues and assess the BR performance of the Company. This discussion happens at least every six monthly.

   ii. **Does the Company publish a BR or a Sustainability Report? What is the hyperlink for viewing this report? How frequently it is published?**

   We are in the process of setting up a section on our website where information relevant to BR and sustainability will be shared on an ongoing basis. Company does not publish a Sustainability report as of now. The BR would be published as an annexure of Annual report and would be available in the investor section of the website.

Section E: Principle-wise Performance

Principle 1 - Business should conduct and govern themselves with Ethics, Transparency and Accountability

1. **Does the policy relating to ethics, bribery and corruption cover only the Company? (Yes/No). Does it extend to the Group/ Joint Ventures/Suppliers/Contractors/NGOs/Others?**

   The Group Corporate Governance practices apply across all businesses including Arvind SmartSpaces and extend to our value-chain partners like suppliers and service providers, sales representatives, contractors, channel partners, consultants, intermediaries and agents; joint-venture partners or other business associates; financial stakeholders.

2. How many stakeholder complaints have been received in the past financial year and what percentage was satisfactorily resolved? If so, provide details thereof, in about 50 words or so.

Arvind SmartSpaces Ltd.'s stakeholder includes Investors, clients, employees, vendors / partners, government and local communities. For details on Investor complaints and resolutions, refer to the 'Investor Grievance' in General Shareholder Information Section of Annual Report.

For details on employee grievances and resolutions, the Company has a robust system of Complaints Handling. The complaints are received through a third-party service agency. Such complaints are routed to the Whistle Blower Committee appointed by the Audit Committee. Its members include the Executive Director and Head of Internal Audit. The complaints are investigated and the investigation results are reported to the Audit Committee, along with action taken. The Company has not received any complaints from employees and business partners during the year.

Principle 2 - Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle

1. List up to 3 of your products or services whose design has incorporated social or environmental concerns, risks and/or opportunities.

We have designed all our projects keeping social and/ or environmental concerns in consideration. Few examples include Project Uplands where we planted more than 10,000 trees, implemented Miyawaki method of dense forestation, various water conservation measures such as STP, recharge well etc., Project Forreste where we are planting 10,000+ trees, developing forest trails, campfire points, forest caves, tree hut etc.

2. For each such product, provide the following details in respect of resource use (energy, water, raw material etc.) per unit of product (optional):

(i) Reduction during sourcing/production/distribution achieved since the previous year throughout the value chain

We constantly look for ways to optimize use of resources across sourcing, production and distribution. During sourcing, we work extensively with our consultants to optimize selection and quantity of raw materials to be used in a project. To reduce water consumption during production, we have used water table recharge wells across our projects. These wells takes water run-off from rooftops, paved areas and roads, filters it and sends it underground to increase the water table. It has proved to be very useful in reducing water consumption during production process, especially for projects with longer tenure. On the distribution front (sales), we have moved to electronic documents/ brochures instead of physical documents/ brochures saving significantly on paper and consequent carbon footprint.

(ii) Reduction during usage by consumers (energy, water) has been achieved since the previous year?

We are implementing water management solution, named WeGot, at our under construction project BelAir. The platform is able to detect leakages and remotely shut them off in real time from mobile phones. It also tracks abnormal consumption, fixture efficiency and help buildings become more water efficient. We expect to achieve a 50% reduction in usage of water after implementation of this water management solution.

3. Does the Company have procedures in place for sustainable sourcing (including transportation)? If yes, what percentage of your inputs was sourced sustainably? Also, provide details thereof.

No

4. Has the Company taken any steps to procure goods and services from local & small producers, including communities surrounding their place of work? If yes, what steps have been taken to improve their capacity and capability of local and small vendors?

We encourage local suppliers/ contractors to work with us. In many of our projects, they play an important part in the value chain, from supplying raw materials to executing construction activities at site. We conduct regular training camps on skills improvement, safety etc to upskill such vendors/ their workers. We even have external trainers from companies such as CQRA visit our sites and provide trainings to the vendors and their workers.

5. Does the Company have a mechanism to recycle products and waste? If yes, what is the percentage of recycling of products and waste (separately as <5%, 5-10%, >10%). Also, provide details thereof.

We have installed Sewage Treatment Plants and dual plumbing lines in our projects. These help in using recycled water being used for flushing, gardening etc. We have been able to use 20-30% of our consumption through recycled water. We have also installed organic waste converters in one of our large township project, which can be used to recycle waste into manure.

Principle 3 - Businesses should promote the well-being of all employees

Sr. No.	Particulars	Details
1	Total number of employees on role	197
2	Total number of employees hired on temporary/ contractual /casual basis	160
3	Number of permanent women employees	33
4	Number of permanent employees with disabilities	1
5	Do you have an employee association that is recognized by management?	NIL
6	What percentage of your permanent employees is members of this recognized employee association?	Not Applicable
7	Please indicate the number of complaints relating to: (i) Child labour, forced labour, involuntary labour, sexual harassment in the last financial year and pending, as on the end of the financial year; (ii) Sexual harassment; (iii) Discriminatory employment.	There were no complaints against child and forced labour as well as for discriminatory employment during the last financial year. Arvind Internal Complaints Committee (AICCC) conducts the proceeding regarding sexual harassment as defined in the Policy. The case is dealt as per the policy guidelines and ICC recommendations in a fair and just manner. During the financial year 2019-20, the Company has not received any complaint on sexual harassment.
8	What percentage of your under mentioned employees were given safety and skill up-gradation training in the last year?	20% of our total employees of respective departments were given training on safety and skill upgradation on subject like "Relationships-Selling", and "Concreate Mix Design"

Principle 4 - Businesses should respect the interests of and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized

1. **Has the Company mapped its internal and external stakeholders?**

   We recognize the fact that as a large business we have several stakeholder groups each with distinct priorities and diverse interests. We therefore developed a method for structured identification of stakeholder groups, understanding their concerns and incorporating their views in our sustainability strategy. This method was developed as part of a Sustainability Roadmap study by Ernst & Young LLP. Based on various parameters which impact the sustainability of business such as dependency, responsibility, tension and influence, we have distilled down to the following key stakeholders:

   - Customers
   - Investors
   - Employees & Workers
   - Local Community
   - Media
   - Government Agencies
   - Suppliers

   The stakeholder identification process was followed by reconstitution of our engagement mechanism. Diverse communication platforms were institutionalised for each stakeholder group, with the objective of communicating our company policies and expectations, and collecting timely feedback from stakeholders. In the reporting year too, we continued to engage with all our stakeholder in a two-way dialogue, around the year and through a host of channels:

Stakeholder Group	Objective Engagement	Methodologies
Customers	Develop a sustained relationship, Anticipate short and long-term expectations	• Dedicated relationship managers to ensure customer's needs and concerns are addressed. • Dedicated portal available for customers to access information (payment record, due amount, construction status etc) and also to raise concerns. • Regular engagement with customer groups to understand their requirements and address these. • Greetings and gifts sent to customers during their birthdays/ festivals like Diwali. • Provide various tactical supports to customers after possession on goodwill basis. • Common facilities designed keeping in mind needs of differently abled customers.
Investors	Understand concerns and expectations, create higher shared value	• Regular dissemination of financial performance through website, newspapers and published accounts • In-depth interactions and investor presentations every half year
Employees & Workers	Understand their career ambitions, job satisfaction parameters, support career growth, training and development Share organisation's vision, short-term and long-term goals, workplace needs and expectations	• Structured interactive appraisals, career path guidance, training programmes, employee rewards and recognitions, development programmes
Local Community	Maintain enduring relations with local communities	• Interactions by business development and civil & execution teams • SHARDA Trust's activities as referred in CSR Report
Media	Communicate key developments, milestone events, growth plans etc.	• Media interaction by MD & CEO periodically • Media announcements of quarterly reports, annual report and major tie-ups
Government Agencies	Understand compliance and applicable regulations. Brief them on steps taken and discuss opportunities to collaborate on pressing issues	• Personal meetings • Submission of relevant compliance documents • Presence in industry forums
Suppliers	Sharing of mutual expectations and needs, especially with regard to quality, cost and timely delivery, growth plans and sharing of best practices	• Periodic interactions by procurement and sourcing teams

2. **Out of the above, has the Company identified the disadvantages, vulnerable and marginalized stakeholders?**

   No.

3. **Are there any special initiatives taken by the Company to engage with the disadvantaged, vulnerable and marginalized stakeholders? If so, provide details thereof, in about 50 words or so.**

   No.

Principle 5 - Businesses should respect and promote human rights

1. **Does the policy of the Company on human rights cover only the Company or extend to the Group/Joint Ventures/Suppliers/Contractors/NGOs/Others?**

   Yes, all companies in the Arvind SmartSpaces Ltd. Group including employees and contractors are covered by CoC standards. Not only our intentions, but also our actions are compliant with all statutory laws and regulations.

2. **How many stakeholder complaints have been received in the past financial year and what percent was satisfactorily resolved?**

   Our stakeholder engagement processes are robust and have strong listening mechanisms. In the financial year, there were no human rights violation complaints relating either to child, forced and involuntary labor, discriminatory employment against the Company.

   Additionally, all our stakeholders have access to the Whistleblower Policy of the Group.

Principle 6 - Business should respect, protect and make efforts to restore the environment

1. **Does the policy related to Principle 6 cover only the Company or extends to the Group/Joint Ventures/ Suppliers/Contractors/NGOs/others.**

   The policy currently covers all group companies and JVs.

2. **Does the Company have strategies/initiatives to address global environmental issues such as climate change, global warming, etc.? Y/N. If yes, please give hyperlink for webpage etc.**

   Our strategies are geared towards ensuring conservation of environment and sustainability. We have implemented diverse range of initiatives from water conservation measures (STP, dual plumbing etc) to afforestation (more than 10,000 trees planted at Uplands, dense jungle as per Miyawaki method implemented at Uplands, 10,000 trees being planted at Forreste etc) to having electric charge points for cars (BelAir).

3. **Does the Company identify and assess potential environmental risks?**

   Yes, we identify/ assess the potential environmental risks on an ongoing basis and take appropriate measures to mitigate any risks.

   Does the Company have any project related to Clean Development Mechanism? If so, provide details thereof, in about 50 words or so. Also, if yes, is any environmental compliance report filed? (Please confirm)

   Currently we do not have any project related to Clean Development Mechanism.

4. **Has the Company undertaken any other initiatives on – clean technology, energy efficiency, renewable energy, etc.? Y/N. If yes, please give hyperlink for webpage etc.**

   We design our buildings to ensure lot of sunlight and reduced need of artificial lighting. Commercial buildings such as Edge where this is even more important have particularly been designed in such a manner to achieve energy efficiency and reduce costs for occupiers. In some of our projects such as BelAir, we are offering electric charging point for cars allowing them to switch to clean energy.

5. **Are the emissions/waste generated by the Company within the permissible limits given by CPCB/SPCB for the financial year being reported?**

   Yes, we comply with all applicable environmental legislations in the locations we operate from. We monitor and track all parameters as defined by CPCB or SPCBs and ensure that they are maintained within norms.

6. **Number of show cause/legal notices received from CPCB/SPCB which are pending (i.e. not resolved to satisfaction) as on end of financial year.**

   None.

Principle 7 - Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner

1. **Is your Company a member of any trade and chamber or association? If yes, name only those major ones that your business deals with.**

   YES. GIHED and Credai.

2. **Have you advocated/lobbied through above associations for the advancement or improvement of public good? Yes/No. If yes specify the broad areas.**

   We work through GIHED/ Credai for advancement of Sustainability agenda on environmental improvements in real estate sector.

Principle 8 - Businesses should support inclusive growth and equitable development

1. **Does the Company have specified programmes/initiatives/projects in pursuit of the policy related to Principle 8? If yes, details thereof.**

   We support inclusive growth and equitable development and do not make any discrimination based on caste, creed, religion, gender etc. All company practices from recruitment to learning and development to appraisals are purely based on merit.

   Apart from this, we take various CSR initiatives for the marginalized. As couple of examples, we run crèche and provide mid-day meals for children of labor who stay inside our projects. We ensure regular visit by doctors to our project sites and labor camps.

2. **Are the programmes/projects undertaken through in-house team/own foundation/external NGO/government structures/any other organization?**

   We run such programmes ourselves and also sometimes in collaboration with external NGOs.

3. **Have you done any impact assessment of your initiative?**

   We regularly assess the impacts of our social program to check whether they are fulfilling desired objects.

4. **What is your Company's direct contribution to community development projects – Amount in INR and the details of the projects undertaken?**

   The brief account of CSR Initiatives is given along with the details of the projects undertaken in CSR Report. Please refer Annexure B to the Directors' Report.

5. **Have you taken steps to ensure that the community successfully adopts this community development initiative? Please explain in 50 words, or so.**

   The brief account of CSR Initiatives is given along with the details of the projects undertaken. Please refer Annexure B to the Directors' Report.

Principle 9 - Businesses should engage with and provide value to their customers and consumers in a responsible manner

1. **What percentage of customer complaints/consumer cases are pending as on the end of financial year.**

   We resolve all the customer queries and complaints in timely and efficient manner. There are no long-standing complaints that are pending resolution.

2. **Does the Company display product information on the product label, over and above what is mandated as per local laws? Yes/No/N.A./Remarks (additional information)**

   We display the information of our products as mandated by law.

3. **Is there any case filed by any stakeholder against the Company regarding unfair trade practices, irresponsible advertising and/or anti-competitive behavior during the last five years and pending as on end of financial year? If so, provide details thereof, in about 50 words or so.**

   Not applicable.

4. **Did your Company carry out any consumer survey/ consumer satisfaction trends?**

   We regularly interact with our present and past customers to review their experiences.

INDEPENDENT AUDITOR'S REPORT

To the Members of Arvind SmartSpaces Limited

Report on the Audit of the Standalone Ind AS Financial Statements

Opinion

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

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

Basis for Opinion

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing (SAs), as 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 Standalone Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone Ind AS financial statements for the financial year ended March 31, 2021. These matters were addressed in the context of our audit of the standalone Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone Ind AS financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone Ind AS financial statements.

Key audit matters	**How our audit addressed the key audit matter**
Revenue from Contract with Customers (Refer note 2.2 of the standalone Ind AS financial statements)	
In accordance with the requirements of Ind AS 115, Company's revenue from real estate projects is recognized at a point in time, which is upon the Company satisfying its performance obligation and the customer obtaining control of the promised asset. Application of Ind AS 115 requires significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer and in assessment of whether the contracts with customers involved any financing element. As the revenue recognition involves significant judgement, we regard this as a key audit matter.	Our audit procedures included, among others, the following: - We obtained and understood management process and controls around transfer of control in case of real estate projects and tested the relevant controls over revenue recognition at a point in time. - We assessed the management evaluation of whether the contracts with customers involved any financing element, taking in to account the consideration received in accordance with the terms of the contract. - We performed test of details, on a sample basis, and inspected the underlying customer contracts, sale deed and handover documents, evidencing the transfer of control of the property to the customer based on which revenue is recognized at a point in time. - We performed cut off procedures for determination of

	revenue in appropriate reporting period. - We assessed the disclosures made in accordance with the requirements of Ind AS 115.
Assessing the carrying value of Inventory (Refer note 2.2 of the standalone Ind AS financial statements)	
As at March 31, 2021, the carrying value of the inventory of ongoing and completed real estate projects is Rs.20691.00 lacs. The inventories are held at the lower of the cost and net realizable value. We identified the assessment of whether carrying value of inventory were stated at the lower of cost and net realizable value ("NRV") as a key audit matter due to the significance of the balance to the standalone Ind AS financial statements as a whole, involvement of estimations in the assessment and uncertainties in the global economic conditions because of the COVID – 19 pandemic . The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.	Our audit procedures included, among others, the following: - Obtained an understanding of the management process for determination of the Net realizable value (NRV) including estimating the future costs to complete stock of ongoing projects. - Obtained, read and assessed the management's process in estimating the future costs to complete stock of ongoing projects. - Assessed the methods used by the management, in determining the NRV of ongoing and completed real estate projects including assessment made by the management on possible effects that may result from the pandemic relating to COVID-19 on the carrying value of the inventory and tested the underlying assumptions used by the management in arriving at those projections. Performed sensitivity analysis on these key assumptions to assess any potential downside. - For sample of selected projects: • Compared the forecasted costs to complete the project to the construction costs of other similar projects • Compared the NRV to recent sales in the project or to the estimated selling price. • Compared the carrying value to the NRV.

Assessing carrying value of investment and other receivables in subsidiaries and joint ventures (Refer note 2.2 of the standalone Ind AS financial statements)	
As at March 31, 2021, the carrying value of Company's investment in subsidiaries and joint ventures is Rs. 14,760.25 lacs and other receivable is Rs 14,846.60 lacs. Management reviews on a periodical basis whether there are any indicators of impairment of such investments. Management performs its impairment assessment by comparing the carrying value of these investments and other receivable to their recoverable amount to determine whether an impairment needs to be recognized. For investments where impairment indicators exist, management estimated the recoverable amounts of the investments, being higher of fair value less costs of disposal and value in use. Significant judgements are required to determine the key assumptions used in determination of fair value / value in use. As the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.	Our audit procedures included, among others, the following - We evaluated the accounting policies with respect to investment. - We assessed Company's evaluation of whether there are any indicators of impairment of such investment and other receivable. - We assessed the Company's valuation methodology applied in determining the recoverable amount, including management consideration of current economic and market conditions including effects of COVID-19 pandemic. - Assessed the financial position of the subsidiaries and joint ventures to identify excess of their net assets over the aggregate of carrying amount of investment and other receivable and assessing the assumptions used for projected profitability in these subsidiaries and joint ventures where applicable. - We compared the recoverable amount of the investment to the aggregate of carrying value in books of investment and other receivable - We assessed the disclosures made in the standalone Ind AS financial statements regarding such investments.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the director's report, but does not include the standalone Ind AS financial statements and our auditor's report thereon.

Our opinion on the standalone Ind AS 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 standalone Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, 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 for the Standalone Ind AS 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 standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 the 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 standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone Ind AS 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.

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

Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone Ind AS 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 standalone Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the 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 standalone Ind AS financial statements, including the disclosures, and whether the standalone Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone Ind AS financial statements for the financial year ended March 31, 2021 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

We did not audit the financial statements and other financial information, in respect of 2 LLPs, whose Ind AS financial statements include Company's share of net profit of Rs.0.37 lakhs and Company's share of total comprehensive income of Rs.0.37 lakhs for the year ended March 31, 2021. These Ind AS financial statements and other financial information of the said LLPs have been audited by other auditors, whose financial statements, other financial information and auditor's reports have been furnished to us by the Management. Our opinion on the standalone Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of these LLPs and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid LLPs, is based solely on the reports of such other auditors. Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.

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

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

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

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

(d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act and;

(f) With respect to the adequacy of the internal financial controls with reference to standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(g) In our opinion, the managerial remuneration for the year ended March 31, 2021 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;

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

   i. The Company has disclosed the impact of pending litigations on its financial position in its standalone Ind AS financial statements – Refer Note 28 to the standalone Ind AS financial statements;

   ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses and;

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

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 21101974AAAACF2541

Place of Signature: Ahmedabad
Date: May 28, 2021

Annexure 1 Referred to in paragraph on report on other Legal and Regulatory Requirements of our report of even date of Arvind Smartspaces Limited For the year ended March 31, 2021

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.

(b) Property, plant and equipment has been physically verified by the management during the year and no material discrepancies were identified on such verification.

(c) According to the information and explanations given by the management and audit procedures performed by us, the title deeds of immovable properties included in property, plant and equipment are held in the name of the company.

(ii) The management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies were noticed on such physical verification.

(iii) According to the information and explanations given to us and audit procedures performed by us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii) (a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.

(iv) In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Companies Act 2013 in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investment made and, guarantees, and securities given are not applicable to the company.

(v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to real estate development, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

(vii) (a) Undisputed statutory dues including provident fund, employees' state insurance, income-tax, duty of customs, goods and service tax, cess and other statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases.

(b) According to the information and explanations given to us and audit procedures performed by us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, duty of custom, goods and service tax, cess and other statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(c) According to the information and explanation given to us, there are no dues of income tax, sales tax, service tax, duty of customs, goods and service tax, duty of excise and value added tax which have not been deposited with the appropriate authorities on account of any dispute, except for the following:

Name of the statute	Nature of the dues	Amount (Rs. lacs)	Period to which the amount relates	Forum where the dispute is pending
The Income tax Act 1961	Income tax	6.75	PY 2011-12	ITAT
The Income tax Act 1961	Income tax	432.46	PY 2013-14	ITAT
The Income tax Act 1961	Income tax	55.36	PY 2016-17	CIT(A)
The KVAT Act 2003	Value Added Tax	12.31	PY 2015-16	Deputy Commi-ssioner of Comme-rcial Taxes

(viii) In our opinion and according to the information and explanations given by the management, the Company has not defaulted in repayment of loans or borrowing from banks or financial institution. The Company did not have any due payable to the debenture holders and government during the year.

(ix) In our opinion and according to the information and explanations given by the management and audit procedures performed by us, the Company has utilized the monies raised by way of term loans for the purposes for which they were raised. The Company has not raised any money by way of initial public offer, further public offer and debt instruments during the year.

(x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the company or no fraud on the company by the officers and employees of the Company has been noticed or reported during the year.

(xi) According to the information and explanations given by the management and audit procedures performed by us, the managerial remuneration has been paid / provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013.

(xii) In our opinion, the Company is not a Nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.

(xiii) According to the information and explanations given by the management and audit procedures performed by us, transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the Ind AS financial statements, as required by the applicable accounting standards.

(xiv) According to the information and explanations given to us and on an overall examination of the balance sheet, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence, reporting requirements under clause 3(xiv) are not applicable to the company and, not commented upon.

(xv) According to the information and explanations given by the management and audit procedures performed by us, the Company has not entered into any non-cash transaction with directors or persons connected with him as referred to in section 192 of Companies Act, 2013.

(xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company and hence, not commented upon.

For **S R B C & CO LLP**

Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 21101974AAAACG2541

Place of Signature: Ahmedabad
Date: May 28, 2021

Annexure 2 to the Independent Auditor's Report of even date on The Standalone Ind As Financial Statements of Arvind Smartspaces Limted

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 Arvind Smartspaces Limited ("the Company") as of March 31, 2021 in conjunction with our audit of the standalone Ind AS 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 the 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these standalone Ind AS financial statements 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, as specified under section 143(10) of the Act, to the extent 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 with reference to these standalone Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Standalone Ind AS Financial Statements

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference to these Standalone Ind AS Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these standalone Ind AS financial statements and such internal financial controls over financial reporting with reference to these standalone Ind AS financial statements were operating effectively as at March 31, 2021, 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 **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 21101974AAAACG2541

Place of Signature: Ahmedabad
Date: May 28, 2021

STANDALONE BALANCE SHEET as at 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

	Notes	As at 31st March, 2021	As at 31st March, 2020
ASSETS			
Non-current assets			
Property, plant and equipment	3.1	**715.84**	730.96
Intangible assets	3.2	**27.38**	3.61
Intangible assets under development		**2.08**	24.92
Financial assets			
Investments	4	**14,760.25**	17,839.79
Loans	5	**435.34**	492.00
Other financial assets	9	**12,682.51**	8,572.68
Deferred tax assets (net)	26	**50.41**	44.41
Income tax assets (net)		**63.92**	404.13
Other non-current assets	11	**367.09**	110.19
Total non-current assets		**29,104.82**	28,222.69
Current Assets			
Inventories	10	**20,691.00**	23,186.30
Financial assets			
Investments	4	**-**	200.00
Trade receivables	6	**226.64**	95.47
Cash and cash equivalents	7	**2,117.39**	425.98
Other bank balances	8	**4.42**	4.42
Loans	5	**3,836.24**	-
Others financial assets	9	**3,407.88**	3,165.76
Other current assets	11	**697.59**	619.06
Total current assets		**30,981.16**	27,696.99
Total assets		**60,085.98**	55,919.68
EQUITY AND LIABILITIES			
Equity			
Equity share capital	12	**3,555.36**	3,555.36
Other equity	13	**30,060.42**	28,686.44
Total Equity		**33,615.78**	**32,241.80**
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	14	**9,442.74**	2,057.77
Long term provisions	17	**223.46**	182.26
Total non-current liabilities		**9,666.20**	2,240.03
Current liabilities			
Financial liabilities			
Borrowings	14	**-**	8,375.00
Trade Payables			
Total outstanding dues of micro enterprise and small enterprise	15	**76.25**	-
Total outstanding dues of creditors other than micro enterprise and small enterprise	15	**1,756.89**	2,547.27
Other financial liabilities	16	**2,473.29**	6,139.80
Other current liabilities	18	**12,428.03**	4,327.52
Short term provisions	17	**51.88**	48.26
Current tax liabilities (net)		**17.66**	-
Total current liabilities		**16,804.00**	21,437.85
Total equity and liabilities		**60,085.98**	55,919.68
Summary of Significant Accounting Policies	2.2		

The accompanying notes are an integral part of the standalone financial statements.

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

STANDALONE STATEMENT OF PROFIT AND LOSS for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

	Notes	For the Year 2020-21	For the Year 2019-20
INCOME			
Revenue from operations	19	**9,387.13**	15,133.84
Other income	20	**1,765.91**	1,060.62
Total Income		**11,153.04**	16,194.46
EXPENSES			
Cost of construction materials and components consumed	21	**362.02**	1,324.62
Land development costs		**-**	5,958.23
Construction and labour costs		**1,902.89**	5,534.97
Changes in inventories	22	**2,407.67**	(5,201.17)
Employee benefit expenses	23	**1,101.41**	1,284.03
Finance costs	24	**1,967.16**	1,822.35
Depreciation and amortisation expense	3.1/3.2	**85.76**	82.39
Other expenses	25	**1,527.11**	2,783.93
Total Expenses		**9,354.02**	13,589.35
Profit before tax		**1,799.02**	2,605.11
Tax expense:			
Current tax	26	**400.08**	273.22
Deferred tax charge	26	**1.80**	394.19
Total tax expense		**401.88**	667.41
Net Profit for the year		**1,397.14**	1,937.70
Other Comprehensive Income			
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods			
Remeasurement gains/(losses) on defined benefit plans		**(30.96)**	2.68
Income tax effect	26	**7.79**	(0.68)
Total other comprehensive income for the year, net of tax		**(23.17)**	2.00
Total Comprehensive Income for the year		**1,373.97**	1,939.70
Earnings per equity share (nominal value per share ₹ 10/- (31st March 2020: ₹ 10/-))	27		
Basic		**3.93**	5.46
Diluted		**3.93**	5.46
Summary of Significant Accounting Policies	2.2		

The accompanying notes are an integral part of the standalone financial statements.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329)	Chairman
Kamal Singal (DIN-02524196)	MD & CEO
Ankit Jain	Chief Financial Officer
Prakash Makwana	Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

STANDALONE CASH FLOW STATEMENT for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

			For the Year 2020-21	For the Year 2019-20
A.	**Cash flow from operating activities**			
	Profit for the year before tax		**1,799.02**	2,605.11
	Adjustments to reconcile profit before tax to net cash flow :			
	Profit from limited liability partnerships		**(369.43)**	(56.24)
	Depreciation and amortization expense		**85.76**	82.39
	Loss on sale of property plant and equipment (Net)		**9.81**	5.22
	Finance cost		**1,967.16**	1,822.35
	Interest income		**(1,753.11)**	(1,027.05)
	Balances written off		**-**	172.93
	Miscellaneous balances written back		**0.06**	(25.13)
	Operating profit before working capital changes		**1,739.27**	3,579.58
	Adjustments for:			
	Increase / (Decrease) in trade payables		**(714.19)**	840.75
	Increase in provisions		**6.07**	45.52
	Increase / (Decrease) in other liabilities		**8,100.48**	(3,483.90)
	Increase in financial liabilities		**-**	4.42
	Decrease in inventory		**2,495.30**	1,798.70
	(Increase) in financial assets		**(2,724.16)**	(6,834.33)
	(Increase) in trade receivables		**(131.17)**	(36.29)
	(Increase) /Decrease in other assets		**(335.42)**	346.85
	Cash generated from/(used in) operations		**8,436.18**	(3,738.70)
	Direct taxes paid (Net of refund)		**(42.21)**	(199.90)
	Net cash generated from/(used in) operating activities	**[A]**	**8,393.97**	(3,938.60)
B.	**Cash flow from investing activities**			
	Investments in subsidiaries and joint ventures		**(4,773.28)**	(4,769.10)
	Proceeds from withdrawal of investments in subsidiaries and joint ventures		**8,422.20**	9,436.71
	Loans given		**(3,779.58)**	(37.00)
	Amount in long term fixed deposits		**(469.05)**	-
	Purchase of property, plant and equipment		**(104.48)**	(75.65)
	Proceeds from Sale of property, plant and equipment		**32.91**	9.52
	Other bank balance - unclaimed dividend		**-**	(4.42)
	Interest received		**592.42**	2,316.86
	Net cash generated from/(used in) investing activities	**[B]**	**(78.86)**	6,876.92

STANDALONE CASH FLOW STATEMENT for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

			For the Year 2020-21	For the Year 2019-20
C.	**Cash flow from financing activities**			
	Proceeds from long term borrowings		**18,495.71**	7,022.73
	Repayment of long term borrowings		**(14,739.75)**	(15,876.30)
	(Repayment) / Proceeds from short term borrowings		**(8,375.00)**	8,285.96
	Finance cost paid		**(2,004.66)**	(1,800.59)
	Dividend Paid including DDT		**-**	(640.08)
	Proceeds from issue of share capital through warrants & ESOPs (including securities premium)		**-**	133.76
	Net cash (used) in financing activities	**[C]**	**(6,623.70)**	(2,874.52)
	Net Increase in cash and cash equivalents	**[A+B+C]**	**1,691.41**	63.80
	Cash and cash equivalents at the beginning of the year		**425.98**	362.18
	Cash and cash equivalents at the end of the year		**2,117.39**	425.98
	Components of cash and cash equivalents (Refer note 7)			
	Balances with banks		**581.83**	424.56
	Cash in hand		**2.06**	1.42
	Fixed deposits having maturity of less than 3 months		**1,533.50**	-
			2,117.39	425.98
Summary of Significant Accounting Policies		2.2		

Notes to the Cash Flow Statement for the year ended on 31st March, 2021.

1) The Cash Flow Statement has been prepared under the Indirect Method as set out in the Indian Accounting Standard 7 on Statement of Cash Flows issued by the Institute of Chartered Accountants of India.

2) Changes in liabilities arising from financing activities :

Particulars	April 1, 2020	Cash Flow	Other	31st March, 2021
Current borrowings (refer Note 14)	8,375.00	(8,375.00)	-	-
Non-current borrowings (Note 14)	2,057.77	3,755.96	3,629.01	9,442.74
Accrued interest (Note 16)	37.50	(37.50)	-	-
Total liabilities from financing activities	**10,470.27**	**(4,656.54)**	**3,629.01**	**9,442.74**

Particulars	April 1, 2019	Cash Flow	Other	31st March, 2020
Current borrowings (refer Note 14)	89.04	8,285.96	-	8,375.00
Non-current borrowings (Note 14)	8,066.71	(8,853.57)	2,844.63	2,057.77
Accrued interest (Note 16)	15.74	(15.74)	37.50	37.50
Total liabilities from financing activities	**8,171.49**	**(583.35)**	**2,882.13**	**10,470.27**

Note : The 'other' column includes accrued interest and the effect of reclassification if any, of non-current portion of borrowings to current due to passage of time.

The accompanying notes are an integral part of the standalone financial statements.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

Standalone Statement of Changes in Equity

for the year ended on 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

	Particulars	No. of shares	Amount
A.	**Equity share capital (Refer Note 12)**		
	As at 1st April, 2019	**3,52,33,550**	**3,523.36**
	Issued during the year pursuant to preferential share warrants	-	-
	Issued during the year pursuant to exercise of ESOP	3,20,000	32.00
	As at 31st March, 2020	**3,55,53,550**	**3,555.36**
	Issued during the year pursuant to preferential share warrants	-	-
	Issued during the year pursuant to exercise of ESOP	-	-
	As at 31st March, 2021	**3,55,53,550**	**3,555.36**

B. Other Equity

Particulars	Attributable to equity holders of the Company (Refer Note 13)				Other compreh-ensive income	Total other equity
	Securities Premium	Share based Payment Reserve	Retained Earnings	Money received against share warrants		
As at 1st April 2019	**17,265.33**	**44.63**	**9,985.90**	**-**	**(10.79)**	**27,285.07**
Profit for the year	-	-	1,937.70	-		1,937.70
Other comprehensive income	-	-	-	-	2.00	2.00
Total comprehensive income	**17,265.33**	**44.63**	**11,923.60**	**-**	**(8.79)**	**29,224.77**
Total comprehensive income	17,265.33	44.63	11,923.60	-	(8.79)	29,224.77
Issue of equity shares pursuant to exercise of stock options	139.96	(38.21)	-	-	-	101.75
Dividend (including DDT)	-	-	(640.08)			(640.08)
As at 31st March, 2020	**17,405.29**	**6.42**	**11,283.52**	**-**	**(8.79)**	**28,686.44**
As at 1st April 2020	**17,405.29**	**6.42**	**11,283.52**	**-**	**(8.79)**	**28,686.44**
Profit for the year	-	-	1,397.14	-		1,397.14
Other comprehensive income	-	-	-	-	(23.17)	(23.17)
Total comprehensive income	**17,405.29**	**6.42**	**12,680.66**	**-**	**(31.95)**	**30,060.42**
Issue of share warrants	-	-	-	-	-	-
Issue of equity shares pursuant to exercise of stock options	-	-	-	-	-	-
Dividend (including DDT)	-	-	-	-	-	-
As at 31st March, 2021	**17,405.29**	**6.42**	**12,680.66**	**-**	**(31.95)**	**30,060.42**

Summary of Significant Accounting Policies **2.2**

The accompanying notes are an integral part of the standalone financial statements.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

Notes to standalone financial statements for the year ended 31st March, 2021

1. Corporate Information

Arvind SmartSpaces Limited ("Company" or "ASL") is a public company domiciled in India and is incorporated on 26th December, 2008 under the provisions of the Companies Act applicable in India. Its shares are listed on the National Stock Exchange of India Limited and Bombay Stock Exchange Limited. The registered office of the Company is located at 24, Government Servant society, Nr Municipal Market, CG road, Navrangpura, Ahmedabad – 380009.

The company is engaged in the development of real estate comprising of residential, commercial and industrial projects.

The standalone financial statements were authorized for issue in accordance with a resolution of the directors on May 28, 2021.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The standalone financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the Standalone Financial Statements.

The standalone financial statements have been prepared on the historical cost basis, except for certain financial assets and liabilities measured at fair value at the end of each reporting period, as explained in the accounting policies below. The standalone financial statements are presented in INR and all values are rounded to the nearest lacs (INR 00,000), except when otherwise indicated.

2.2 Summary of Significant Accounting Policies

a) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

b) 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 realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized 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.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Company's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects is based on 12 months period. Assets and liabilities have been classified into current and non-current based on their respective operating cycle.

c) Business combinations

The Company acquires subsidiaries that own real estate. At the time of acquisition, the Company considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Company accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

d) Property, Plant and Equipment

Property, plant and equipment, are stated at cost net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition 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 Property, plant and equipment is de-recognized.

e) Depreciation on Property, Plant and Equipment

Depreciation on property, plant and equipment are provided on straight line method over the useful lives of assets specified in Part C of Schedule II to the Companies Act 2013.

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.

f) Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized on a straight line basis over a period of three years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate. Gains or losses arising from de-recognition of an intangible asset 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 asset is derecognized.

g) Borrowing Costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

h) Inventories

Direct expenditures relating to real estate activity are inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

i. Work-in-progress (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods – unsold flats and plots: Valued at lower of cost and net realizable value.

iii. Construction material: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale..

Notes to standalone financial statements for the year ended 31st March, 2021

i) Land

Advances paid by the Company to the seller/ intermediary towards outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Company under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress.

j) Revenue from contracts with customers

(i) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration and adjusted for discounts, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company 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 Company considers the effects of variable consideration and the existence of significant financing components, if any.

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

(ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

(iii) Cost to obtain a contract

The Company recognises as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The Company incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

(iv) Share in profit/ loss of Limited liability partnerships ("LLPs") and partnership firm

The Company's share in profits from LLPs and partnership firm, where the Company is a partner, is recognised as income in the statement of profit and loss as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and the partnership entity.

(v) Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

k) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund and Employee State Insurance are defined contribution schemes (collectively the 'Schemes'). The company has no obligation, other than the contribution payable to the schemes. The company recognizes contribution payable to the schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The company recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the company recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

Accumulated leave, which is expected to be utilized within the next twelve months, is treated as short-term employee benefit. The company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

l) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

I. Current income tax - Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

II. Deferred income tax - Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Notes to standalone financial statements for the year ended 31st March, 2021

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

m) Share based payment

Employees (including senior executives) of the company receives remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments (equity-settled transactions).

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model and the cost is recognised, together with a corresponding increase in share options outstanding account in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

n) Segment reporting

The company's operating businesses are organized and managed separately according to the nature of products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. The analysis of geographical segments is based on the areas in which major operating divisions of the company operate.

o) Leases

The Company assesses whether a contract contains a lease, at the inception of the contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether (i) the contract involves the use of identified asset; (ii) the Company has substantially all of the economic benefits from the use of the asset through the period of lease and (iii) the Company has right to direct the use of the asset.

Where the Company is the lessee

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the site on which it is located, less any lease incentives received.

Certain lease arrangements include the option to extend or terminate the lease before the end of the lease term. The right-of-use assets and lease liabilities include these options when it is reasonably certain that the option will be exercised.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

The lease liability is measured at amortised cost using the effective interest method. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if Company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Lease payments have been classified as financing activities in Statement of Cash Flow.

The Company has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of less than or equal to 12 months with no purchase option and assets with low value leases. The Company recognises the lease payments associated with these leases as an expense in statement of profit and loss over the lease term. The related cash flows are classified as operating activities.

Notes to standalone financial statements for the year ended 31st March, 2021

Lease under Ind AS 17:

Finance Leases, which effectively transfer to the Company substantially all the risks and rewards incidental to the ownership of lease item, are capitalised at the lower of the fair value and present value of the minimum lease payments at the inception of the leased term and disclosed as leased assets.

Leases, where the lessor effectively retains substantially all the risks and benefits of ownership of the leased item, are classified as operating leases. Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term since the payment to the lessor are structured in a manner that the increase is not expected to be in line with expected general inflation.

p) Provisions and contingent liabilities

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. 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.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within 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 it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

q) Financial Instruments

Financial assets and liabilities are recognized when the company becomes a party to the contractual provisions of the instrument. Financial assets and 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 measured on initial recognition of financial asset or financial liability.

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.

iii. Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables

iv. Equity investment in subsidiaries and joint ventures

Notes to standalone financial statements for the year ended 31st March, 2021

Investment in subsidiaries and joint ventures are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

v. De-recognition of financial asset

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

vi. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

vii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

viii. Financial liabilities at amortized cost

Financial liabilities are subsequently carried at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

ix. De-recognition of financial liability

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

x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

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 reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

q) Impairment

a. Financial assets

The company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and /or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

b. 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 impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use. 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. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

s) 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.

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

t) Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

2.3 Significant accounting judgements, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

(a) Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the financial statements:

Classification of property

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Company develops and intends to sell before or during the course of construction or upon completion of construction.

(b) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they occur.

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the company, based on comparable transactions identified by the company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

The Company applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

a) Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the

Company considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfil its promise under the contract to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

b) Timing of satisfaction of performance obligation

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time, the Company considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.

c) Significant financing component

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

2.4 New Standards, Interpretation and amendments adopted by the company

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended March 31, 2020, except for the adoption of new standards effective or amendments to the existing Indian Accounting Standards (Ind AS) as of April 01, 2020. The Company has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. The Company applies, for the first time, following new interpretation and amendments w.e.f., April 01, 2020 and do not have material impact on the financial statements of the Company.

a. Amendments to Ind AS 1, Ind AS 10: Definition of Material;

b. Amendments to Ind AS 107 and Ind AS 109: Interest Rate Benchmark Reform;

c. Amendments to Ind AS 103 Business Combination; Clarification on Definition of Business;

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

3.1 Property Plant and Equipment

	Buildings	Equipments	Furniture & Fixtures	Office Equipments	Computers	Vehicles	Total
Cost							
At 1st April, 2019	**504.02**	**91.36**	**112.77**	**8.96**	**49.34**	**230.42**	**996.87**
Additions	-	9.41	19.59	0.50	10.01	10.78	50.29
Disposals	-	4.01	-	0.83	0.15	18.73	23.72
At 31st March, 2020	**504.02**	**96.76**	**132.36**	**8.63**	**59.20**	**222.47**	**1,023.44**
Additions	-	3.13	1.44	1.13	2.68	84.11	92.49
Disposals	-	5.52	20.73	2.30	2.91	32.56	64.02
At 31st March, 2021	**504.02**	**94.37**	**113.07**	**7.46**	**58.97**	**274.02**	**1,051.91**
Depreciation and impairment							
At 1st April, 2019	**52.50**	**19.93**	**49.20**	**4.93**	**30.68**	**62.77**	**220.01**
Depreciation charge for the year	17.50	8.86	14.79	1.25	8.93	30.12	81.45
On disposals	-	0.63	-	0.43	0.14	7.78	8.98
At 31st March, 2020	**70.00**	**28.16**	**63.99**	**5.75**	**39.47**	**85.11**	**292.48**
Depreciation charge for the year	17.50	8.89	18.78	0.93	8.28	30.12	84.51
On disposals	-	1.21	18.70	2.07	2.23	16.71	40.92
At 31st March, 2021	**87.50**	**35.84**	**64.08**	**4.61**	**45.52**	**98.52**	**336.07**
Net book value							
At 31st March, 2021	**416.52**	**58.53**	**48.99**	**2.85**	**13.45**	**175.50**	**715.84**
At 31st March, 2020	**434.02**	**68.60**	**68.37**	**2.88**	**19.73**	**137.36**	**730.96**

3.2 Intangible assets

	Software	Total
Cost		
At 1st April, 2019	**8.46**	**8.46**
Additions	2.53	2.53
Disposals	-	-
At 31st March, 2020	**10.99**	**10.99**
Additions	25.02	25.02
Disposals	-	-
At 31st March, 2021	**36.01**	**36.01**
Amortisation and impairment		
At 1st April, 2019	**6.44**	**6.44**
Amortisation charge for the year	0.94	0.94
At 31st March, 2020	**7.38**	**7.38**
Amortisation charge for the year	1.25	1.25
At 31st March, 2021	**8.63**	**8.63**
Net book value		
At 31st March 2021	**27.38**	**27.38**
At 31st March 2020	**3.61**	**3.61**

Note 1 : For property plant & equipment existing as on 1 April 2016 i.e. the date of transition to Ind AS, the company has used Indian GAAP carrying value as deemed cost as permitted by Ind AS 101 "First Time Adoption of Indian Accounting Standard". Accordingly, the net WDV as per Indian GAAP as on 1 April 2016 has been considered as Gross block under Ind AS. The accumulated depreciation so netted off as on 1 April 2016.

Note 2 : Intangible assets under development consists of patents and trademark related costs.

Notes to standalone financial statements for the year ended 31st March, 2021

4 Investments

(Amount in INR Lacs unless stated otherwise)

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	**31st March, 2021**	31st March, 2020
Unquoted (carried at cost)				
In equity instruments of				
Wholly owned subsidiary				
Arvind Hebbal Homes Private Limited 10,000 (31st March 2020: 10,000) shares of ₹10/- each, fully paid up	**1.00**	1.00	-	-
Arvind Homes Private Limited 80,10,000 (31st March 2020: 10,000) shares of ₹10/- each, fully paid up	**801.00**	1.00	-	-
In capital of Limited Liability Partnership firms (subsidiaries)				
Ahmedabad East Infrastructure LLP	**7,409.84**	10,892.59	-	-
Ahmedabad Industrial Infrastructure (One) LLP	**482.63**	417.31	-	200.00
ASL Facilities Management LLP	**32.49**	26.49	-	-
Uplands facility Management LLP (Formerly known as Arvind Altura LLP)	**2.36**	1.11	-	-
Arvind Beyond Five Club LLP	**420.38**	330.73	-	-
Arvind Five Homes LLP	**3,073.92**	3,206.92	-	-
Arvind Infracon LLP	**349.31**	880.03	-	-
Changodar Industrial Infrastructure (One) LLP	**10.52**	5.26	-	-
Yogita Shelters LLP	**2,033.14**	1,933.89	-	-
In capital of Limited Liability Partnership firms (joint ventures)				
Arvind Bsafal Homes LLP	**143.45**	143.20	-	-
Arvind Integrated Projects LLP	**0.21**	0.26	-	-
Total investments	**14,760.25**	17,839.79	-	200.00
Aggregate value of unquoted investments	**14,760.25**	17,839.79	-	200.00

Note (i) Aggregate and fair value of quoted investment is ₹ NIL
(ii) Aggregate value of impairment of investment is ₹ NIL

5 Loans

Particulars	**31st March, 2021**	31st March, 2020	**31st March, 2021**	31st March, 2020
(Unsecured, considered good)				
Loans given (refer note below)	**435.34**	492.00	**3,836.24**	-
	435.34	492.00	**3,836.24**	-

Note : (i) Since all the above loans given by the company are unsecured and considered good, the bifurcation of loan in other categories as required by Schedule III of Companies Act, 2013 Viz : (a) Secured, (b) Loans which have significant increase in credit risk and (c) credit impaired is not applicable.

(ii) As required under section 186(4) of the Companies Act, total loan outstanding of ₹ 435.34 lacs (March 31, 2020 : ₹ 492 lacs) is given at 12% rate of interest and current loans of ₹ 2900 lacs (March 31, 2020 : ₹ Nil) is given at the rate of 8.75% and the same is repayable on demand and current loans of ₹ 936.24 lacs (March 31, 2020 : ₹ Nil) is given at the rate of 12% and the same is repayble on demand.

(iii) For amounts due and terms and conditions relating to related party receivables, refer Note 37.

6 Trade receivables

Particulars	**31st March, 2021**	31st March, 2020
(Unsecured, considered good)		
Trade receivables (Refer note below)	**226.64**	95.47
	226.64	95.47

Note : (i) Since all the above trade receivables of the company are unsecured and considered good, the bifurcation of trade receivables in other categories as required by Schedule III of Companies Act, 2013 Viz : (a) Secured, (b) Receivables which have significant increase in credit risk and (c) credit impaired is not applicable.

(ii) For amounts due and terms and conditions relating to related party receivables, refer Note 37

(iii) For information about credit risk and market risk related to trade receivables, refer note 35

(iv) No trade or other receivables are due from directors or other officers of the company, either severally or jointly with any other person. Nor any trade or other receivables are due from firms or Private companies respectively in which any director is a partner, director or a member.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

7 Cash and cash equivalents

Particulars	31st March, 2021	31st March, 2020
Balances with banks in current accounts	**581.83**	424.56
Cash on hand	**2.06**	1.42
Fixed deposits having maturity of less than 3 months	**1,533.50**	-
	2,117.39	425.98

8 Other bank balances

Particulars	31st March, 2021	31st March, 2020
Earmarked balances for unclaimed dividend	**4.42**	4.42
	4.42	4.42

9 Other financial assets

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020
(Unsecured, considered good)				
Security deposits	**27.50**	27.50	**4.70**	4.70
Interest accrued but not due from Limited Liability Partnership firms (Refer note 37)	**1,936.61**	1,026.43	**1,789.21**	1,413.93
Interest accrued - Others	**12.57**	149.67	**12.33**	-
Receivables from Limited Liability Partnership firms for sharing of common costs (Refer note 37)	**1,215.98**	369.08	**796.65**	841.92
Advance for land, recoverable in cash	**-**	-	**587.01**	699.16
Bank deposits*	**438.16**	-	**160.88**	130.00
Other Receivables from LLP / Subsidiaries (Refer Note 37)	**9,051.69**	7,000.00	**56.45**	75.40
Others	**-**	-	**0.65**	0.65
	12,682.51	8,572.68	**3,407.88**	3,165.76

* Bank deposits consists of deposits which are lien as a stipulation of sanction for various loans.

10 Inventories (At lower of cost and net realisable value)

Particulars	31st March, 2021	31st March, 2020
Construction work-in-progress	**14,559.47**	22,478.80
Unsold developed plots of land and units	**6,094.02**	582.36
Construction materials	**37.51**	125.14
	20,691.00	23,186.30

11 Other assets

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020
(Unsecured, considered good)				
Prepaid expenses	**54.38**	9.94	**186.98**	41.97
Advances to suppliers	**-**	-	**153.47**	449.05
Balance with government authorities	**207.44**	-	**282.25**	2.56
Advance for land (refer note below)	**100.00**	100.00	**-**	-
Others advances	**5.27**	0.25	**74.89**	125.48
	367.09	110.19	**697.59**	619.06

Note: Advance for land though unsecured, are considered good as the advances have been given based on arrangement/memorandum of understanding executed by the company and the company/seller/intermediary is in the course of obtaining clear and marketable title, free from all encumbrances, including for certain properties under litigation.

Notes to standalone financial statements for the year ended 31st March, 2021

12 Equity share capital

(Amount in INR Lacs unless stated otherwise)

Particulars	31st March, 2021	31st March, 2020
(a) Authorised		
5,00,00,000 (31st March, 2020 : 5,00,00,000) equity shares of ₹10/- each (P.Y. ₹ 10/-)	**5,000.00**	5,000.00
(b) Issued, subscribed and fully paid-up		
3,55,53,550 (31st March, 2020 : 3,55,53,550) equity shares of ₹ 10/- each (P.Y. ₹ 10/-)	**3,555.36**	3,555.36

(c) Reconciliation of shares outstanding at the beginning and at the end of the reporting year

Particulars	31st March, 2021		31st March, 2020	
	No. of shares	Amount	No. of shares	Amount
Outstanding at beginning of the year	**3,55,53,550**	**3,555.36**	3,52,33,550	3,523.36
Add :				
Exercise of share options under ESOS / ESOP	-	-	3,20,000	32.00
Shares issued pursuant to preferential share warrants	-	-	-	-
Outstanding at end of the year	**3,55,53,550**	**3,555.36**	3,55,53,550	3,555.36

(d) Terms / rights attached to the equity shares

(i) The company has only one class of shares referred to as equity shares having a par value of ₹10/-. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian Rupees. The dividend proposed by the Board of director is subject to the approval of the shareholders in the ensuing Annual General meeting.

(ii) In the event of liquidation of the company the holders of the equity shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by shareholders.

(iii) During the year ended 31st March, 2021 the Company has allotted Nil (31st March, 2020: 3,20,000) equity shares of ₹ 10/- each to the eligible employee's pursuant to the exercise of stock options granted to them under Employees Stock Option Scheme - 2013 (AIL ESOP 2013).

(e) Shareholders holding more than 5% in the shareholding of the company

Name of the shareholder	31st March, 2021			31st March, 2020		
	No. of shares	₹ in Lacs	% Holding	No. of shares	₹ in Lacs	% Holding
Equity shares of ₹ 10 each fully paid						
Aura Securities Private Limited (The holding company)	**1,87,12,646**	**1,871.26**	**52.63%**	1,87,12,646	1,871.26	52.63%
Ketankumar Ratilal Patel	**22,65,101**	**226.51**	**6.37%**	22,63,923	226.39	6.37%

As per records of the company, including its register of shareholders / Members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

(f) Distribution made and proposed

Particulars	31st March, 2021	31st March, 2020
Cash dividend on equity shares declared and paid :		
Final dividend for the year ended 31st March 2021 : ₹ Nil per share (31st March, 2020 : ₹ 1.50 per share)	-	**533.31**
DDT on final dividend	-	**106.77**
	-	**640.08**
Proposed dividend on equity shares		
Final dividend for the year ended 31st March 2021 : ₹ Nil (31st March, 2020 : ₹ Nil)	-	-
DDT on final dividend	-	-
	-	-

(g) For details of shares reserved for issue under the share based payment plan of the company, Please refer note 31.

Notes to standalone financial statements for the year ended 31st March, 2021

13 Other equity

(Amount in INR Lacs unless stated otherwise)

Particulars	31st March, 2021	31st March, 2020
(a) Securities Premium		
Balance at the beginning of the year	**17,405.29**	17,265.33
Add : Received during the year on issue of equity shares	**-**	139.96
Balance at the end of the year	**17,405.29**	17,405.29
(b) Share Based Payment Reserve		
Balance at the beginning of the year	**6.42**	44.63
Less : Transferred to securities premium on exercise of stock options	**-**	(38.21)
Balance at the end of the year	**6.42**	6.42
(c) Surplus in the statement of profit and loss		
Balance at the beginning of the year	**11,283.52**	9,985.90
Add: Profit for the year	**1,397.14**	1,937.70
Less : Dividend (including DDT)	**-**	(640.08)
Balance at the end of the year	**12,680.66**	11,283.52
(d) Other comprehensive income reserve		
Balance at the beginning of the year	**(8.79)**	(10.79)
Add: Movement in OCI (Net) during the year	**(23.17)**	2.00
Balance at the end of the year	**(31.95)**	(8.79)
	30,060.42	28,686.44

Securities premium

Securities premium is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

Share based payment reserve

The share options based payment reserve is used to recognise the grant date fair value of options issued to employees under Employee stock option plan.

14 Borrowings

Particulars	Effective Rate of Interest	Maturity	31st March, 2021	31st March, 2020
Non-current borrowings				
Secured				
Line of credit facility from NBFC	HDFC CPLR Plus 100 bps	2020-2024	1,283.92	3,073.36
Vehicle loans from banks	9-10%	2014-2026	101.53	94.14
Term loans	10.25-11.75%	2020-2024	10,526.16	4,988.15
Total			**11,911.61**	**8,155.65**
Less : Current maturity of long term borrowings clubbed under other financial liabilities (Refer Note 16)			(2,468.87)	(6,097.88)
Total			**9,442.74**	**2,057.77**
Current borrowings				
Secured				
Term loans	IFCI IBR - ST Plus 145 bps	2020-2021	-	8,375.00
Total			**-**	**8,375.00**
The above amount includes :				
Secured Borrowings			9,442.74	10,432.77
Unsecured borrowings			-	-

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

Nature of Securities on above Loans:

1. The line of credit facility amounting to ₹ 1283.92 lacs (March 31, 2020 : ₹ 3,073.36 lacs) from HDFC Limited is secured by first mortgage of project land named "Arvind Sporcia" bearing Revenue Survey Nos. 89/6, 90/1 and 90/2 all situated at Rachenahalli village, Krishnarajapuram Hobli, Bangalore East with the development with thereon- present and future and further secured by unsold units of "Arvind Citadel" project being developed on Plot no. 162, TPS 20, City Survey no. 555, Behind Super Mall, off C G Road, Navrangpura, Ahmedabad along with undivided share in land , further secured by unsold units of "Arvind Expansia" project being developed on Survey No. 55, Mahadevapura village, Krishnarajapuram Hobli, Whitefield Road, Bangalore along with undivided share in land and further secured by first mortgage of project land named "Arvind Skylands" bearing Revenue Survey Nos. 40, 45/2B, & 45/2C, Jakkur Main Road, Shivanahalli, GKVK layout, Yelahanka Hobli, Bangalore along with construction thereon and further secured by first mortgage of project land named "Arvind Aavishkaar" bearing together all rights appurtenant thereto and mortgage of NA Land bearing sub plot No. 2/C of final plot Nos. 41/P/1 and 42/P/1 under town planning scheme 12 (Asarwa extension south) at asarwa along with construction thereon and togather with all rights appurtenant thereto.
2. Vehicle loans amounting to ₹ 101.53 lacs (March 31, 2020 : ₹ 94.14 lacs) are secured by vehicles.
3. Non current term loan taken and outstanding of ₹ 738.13 lacs (March 31, 2020 : ₹ 4,988.15 lacs) is secured against residential land owned by Ahmedabad East infrastructure LLP (Subsidiary company) which is repayable in financial year 2020-21.
4. Non current term loan taken and outstanding of ₹ 5,956.57 lacs (March 31, 2020 : ₹ Nil) is secured against security owned by Ahmedabad East infrastructure LLP (Subsidiary company) and hypothecation of recievables, of project under the said entity.
5. Non current term loan taken and outstanding of ₹ 3,831.46 lacs (March 31, 2020 : ₹ Nil) is secured by way of mortgage of NA land at project Uplands II situated at Nasmed village, gandhinagar owned by Ahmedabad East Infrastructure LLP (Subsidiary Company) and recievables of Elan project owned by Yogita Shelters LLP (subsidiary company).
6. Current term loan of ₹ Nil (March 31, 2020 : ₹ 8375 Lacs) was secured against unsold villas and cash flow of project owned by Ahmedabad East infrastructure LLP (Subsidiary company).

Terms of Repayment of Loans

Secured Loan

Line of Credit Facility

HDFC Limited	The Company will ensure at least 15% of sales receivable towards the principal repayment from the date of first disbursement; this percentage will be reviewed subsequently every quarter and will be mutually modified with company as per progress of work. However, the maximum principal of the loan will not exceed ₹ 1,800.00 lacs at the end of 42nd month and will be repaid by 48th month.

Vehicle Loan

HDFC Bank Limited	Loan is repayable in monthly instalments on varied dates as mentioned above.

Term Loan

Bajaj Finance Limited	loan of ₹ 738.15 Lacs (March 31, 2020 : ₹ 4,988.15 Lacs) which is at the rate of 10.25% repayable at the end of May-2021.
IFCI Limited	loan of ₹ Nil (March 31, 2020 : ₹ 8,375) which was at the rate of IFCI IBR-ST + 145 bps which during the current year is 10.75% repaid fully by September 2020.
SBM bank (India) Limited	During the year company has availed loan of ₹ 5,000.00 lacs (March 31, 2020 : ₹Nil) which is at the rate of 11.4% , repayable quaterly by ₹ 454.55 lacs, Loan repayable fully by September 2023.
Arka Fincap Limited	During the year company has availed loan of ₹ 3,000.00 lacs (March 31, 2020 : ₹Nil) which is at the rate of 11.75%, repayable quaterly by ₹ 272.73 lacs, Loan repayable fully by September 2023.
TATA capital financial services limited	During the year company has availed loan of ₹ 3,900.00 lacs (March 31, 2020 : ₹Nil) which is at the rate of 11.50% , repayable quaterly by ₹ 557.14 lacs starting from September 2022 , Loan repayable fully by March 2024.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

15 Trade payables

Particulars	31st March, 2021	31st March, 2020
Total Outstanding dues of micro and small enterprise	**76.25**	-
Total Outstanding dues of creditors other than micro and small enterprise		
For goods and services	**1,713.32**	2,503.70
For land	**43.57**	43.57
	1,833.14	2,547.27

1. Trade payables for goods and services are non-interest bearing and are normally settled on 30 to 90 days terms
2. Based on information available with company, there are suppliers who are registered as micro, small or medium enterprise under "The Micro, Small and Medium Enterprise Development Act, 2006" (Act) till 31st March, 2021. Accordingly disclosures are required to be made under said Act. This has been relied upon by the Auditors.

On the basis of the information and records available with management, details of dues to micro and small enterprises as defined under the MSMED Act, 2006 are as below:

Particulars	As at 31st March, 2021	As at 31st March, 2020
Principal amount remaining unpaid to any supplier as at the year end	**76.25**	-
Interest due thereon	**-**	-
Amount of interest paid in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting year	**-**	-
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED.	**-**	-
Amount of interest accrued and remaining unpaid at the end of the accounting year.	**-**	-
Amount of further interest remaining due and payable even in succeeding years.	**-**	-

3. Refer Note 35 for company's credit risk management process.
4. Refer Note 37 for balance of related parties.

16 Other financial liabilities

Particulars	31st March, 2021	31st March, 2020
Current maturities of non-current borrowings (Refer Note 14)	**2,468.87**	6,097.88
Unclaimed Dividend	**4.42**	4.42
Interest accrued and not due on borrowings	**-**	37.50
	2,473.29	6,139.80

17 Provisions

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020
Provision for employee benefits				
Provision for gratuity (Refer Note 30)	**129.71**	95.56	**29.26**	22.53
Provision for leave encashment	**93.75**	86.70	**22.62**	25.73
	223.46	182.26	**51.88**	48.26

18 Other current liabilities

Particulars	31st March, 2021	31st March, 2020
Advances from customers (Refer Note 38 - contract liabilities)	**12,319.55**	4,136.20
Statutory dues	**106.28**	188.93
Other payables	**2.20**	2.39
	12,428.03	4,327.52

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

19 Revenue from operations

Particulars	For the year 2020-21	For the year 2019-20
Revenue from contracts with customers (Refer note 38)		
Commercial and residential units	**8,488.43**	14,788.32
Transferrable development rights	**-**	155.16
Other operating revenue		
Share of profit from investments in Limited Liability Partnership firms	**369.43**	56.24
Plot cancellation and transfer fees	**38.06**	30.92
Project consultancy income	**488.18**	93.17
Miscellaneous	**3.03**	9.49
	9,387.13	15,133.84

20 Other income

Particulars	For the year 2020-21	For the year 2019-20
Interest income from loans to subsidiaries and others	**979.10**	93.26
Interest from investments in Limited Liability Partnership firms	**774.01**	933.79
Others	**12.80**	33.57
	1,765.91	1,060.62

21 Cost of construction materials and components consumed

Particulars	For the year 2020-21	For the year 2019-20
Inventory at the beginning of the year	**125.14**	280.17
Add : Purchases	**274.39**	1,169.59
Less : Inventory at the end of the year	**(37.51)**	(125.14)
Cost of construction materials and components consumed	**362.02**	1,324.62

22 Changes in inventories

Particulars	For the year 2020-21	For the year 2019-20
Closing Stock		
Unsold developed plots of land and units	**6,094.02**	582.36
Construction work-in-progress	**14,559.47**	22,478.80
	20,653.49	23,061.16
Opening Stock		
Unsold developed plots of land and units	**582.36**	728.34
Construction work-in-progress	**22,478.80**	23,976.49
	23,061.16	24,704.83
Less: Recovery of project cost transferred	**-**	(6,844.84)
Decrease/(Increase) in inventories	**2,407.67**	(5,201.17)

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

23 Employee benefit expenses

Particulars	For the year 2020-21	For the year 2019-20
Salaries, allowances & bonus	**972.32**	1,139.21
Contribution to provident & other funds (Refer note 30)	**84.08**	86.95
Gratuity (Refer note 30)	**27.57**	27.08
Staff welfare expenses	**17.44**	30.79
	1,101.41	1,284.03

24 Finance costs

Particulars	For the year 2020-21	For the year 2019-20
Interest on		
Inter-corporate deposits	**-**	6.57
Term loan from NBFC	**1,198.33**	1,177.92
Line of credit facility from NBFC	**611.14**	577.31
Vehicle loans from banks	**9.17**	9.78
Others	**148.52**	50.77
	1,967.16	1,822.35

Note : Net of interest amounting to ₹ 196.37 lacs/- (31 March 2020: ₹ 875.64 lacs) inventorised to qualifying construction work-in-progress.

25 Other expenses

Particulars	For the year 2020-21	For the year 2019-20
Repairs and maintenance		
Buildings	**0.84**	33.22
Others	**19.53**	16.26
Rates and taxes	**145.40**	764.13
Travelling expenses	**16.25**	70.02
Power and fuel	**42.06**	41.63
Advertisement	**130.40**	272.28
Brokerage and commission charges	**366.21**	54.44
Legal and professional charges	**433.81**	838.91
Secretarial expenses	**63.36**	73.76
Information Technology expenses	**52.56**	13.84
Auditors' remuneration (Refer note a)	**18.38**	18.32
Insurance charges	**32.91**	36.00
CSR expenses (Refer note b)	**79.64**	37.30
Loss on sale of property, plant and equipment	**9.81**	5.55
Rent (Refer note 39)	**13.98**	17.47
Land advance written off	**-**	50.00
Security deposit written off	**-**	123.17
Donation	**-**	100.00
Miscellaneous expenses	**101.97**	217.63
	1,527.11	2,783.93

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

a. Payment to Auditors

Particulars	For the year 2020-21	For the year 2019-20
Statutory audit fees	**12.50**	12.50
Limited review fees	**5.70**	5.70
Out of pocket expenses	**0.18**	0.12
	18.38	18.32

b. Details of CSR expenditure

Particulars	For the year 2020-21			For the year 2019-20		
	In cash	Yet to be paid in cash	Total	In cash	Yet to be paid in cash	Total
Gross amount required to be spent during the year	**-**	**-**	**79.64**	-	-	37.25
Amount spent during the year						
Construction/acquisition of any asset	**-**	**-**	**-**	-	-	-
On purposes other than above	**79.64**	**-**	**79.64**	37.30	-	37.30
Total	**79.64**	**-**	**79.64**	37.30	-	37.30

26 Income Tax

(a) Tax expenses

The major components of income tax expenses for the years ended 31st March, 2021 and 31st March, 2020 are :

Statement of Profit and Loss :

Particulars	For the year 2020-21	For the year 2019-20
Profit or loss section :		
Current income tax		
Current income tax charge	**400.08**	273.22
Deferred tax		
Relating to origination and reversal of temporary differences	**1.80**	394.19
Income tax expense reported in the statement of profit or loss	**401.88**	667.41
OCI section :		
Deferred tax related to items recognised in OCI during in the year:		
Net loss/(gain) on remeasurements of defined benefit plans	**7.79**	(0.68)
Income tax effect recognised in OCI	**7.79**	(0.68)

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

(b) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31st March 2021 and 31st March 2020:

Particulars	For the year 2020-21	For the year 2019-20
Accounting profit before income tax	**1,799.02**	2,605.11
Tax on accounting profit at statutory income tax rate 25.17% (31st March, 2020: 25.17%]	**452.81**	655.71
Income exempt from taxes / income Already offered in Previous years	**(92.99)**	(14.16)
Expenses disallowed	**39.39**	5.14
Revaluation of deferred tax assest due to change in tax rate (refer note below)	**-**	59.59
Others	**2.67**	(38.86)
Tax expense reported in the statement of profit or loss	**401.88**	667.41

Note : In previous year, the Company elected to exercise the option permitted under Section 115 BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) ordinance, 2019. Accordingly, the Company had recognized the provision for income tax for the year ended March 31, 2020 and remeasured its deferred tax basis the rate prescribed in the aforesaid section. The resultant impact of INR 59.59 lacs has been accounted in the previous year's financial statements.

(c) Deferred tax

Particulars	Balance sheet		Other comprehensive income		Statement of profit and loss	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020	For the year 2020-21	For the year 2019-20
a) Deferred Tax Liabilities						
Impact of difference between tax depreciation and depreciation charged for the financial reporting	32.30	33.80	-	-	1.49	5.76
Gross deferred tax liabilities	**32.30**	**33.80**	**-**	**-**	**1.49**	**5.76**
b) Deferred Tax Assets						
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes on payment basis	70.96	57.34	7.79	(0.68)	(13.61)	5.18
Income offered for tax but not recognized in the books	3.96	20.87	-	-	16.91	394.77
Gross deferred tax assets	**74.92**	**78.21**	**7.79**	**(0.68)**	**3.29**	**399.95**
Deferred tax expense/(income)			**7.79**	**(0.68)**	**1.80**	**394.19**
Deferred tax assets/(liabilities)	**50.41**	**44.41**				

Reconciliation of deferred tax liabilities/(assets) (net):

Particulars	31st March, 2021	31st March, 2020
Opening balance as at 1st April	**44.41**	439.27
Deferred tax credit/(charge) during the period recognised in profit or loss	**(1.80)**	(394.19)
Deferred tax credit/(charge) during the period recognised in OCI	**7.79**	(0.68)
Closing balance as at 31st March	**50.41**	44.41

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

27 Earnings per share (EPS)

Basic EPS is calculated by dividing the profit for the year attributable to equity shareholders by weighted average number of equity shares outstanding during the year. Diluted EPS is calculated by dividing the profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares. The following table reflects the income and share data used in the basic and diluted EPS computation.

Particulars	For the year 2020-21	For the year 2019-20
Earnings per share (Basic and Diluted)		
Profit after tax	**1,397.14**	1,937.70
Total number of equity shares at the end of the year	**3,55,53,550**	3,55,53,550
Weighted average number of equity shares		
For basic EPS	**3,55,53,500**	3,54,77,762
For diluted EPS	**3,55,86,857**	3,55,18,264
Nominal value of equity shares	**10.00**	10.00
Basic earnings per share	**3.93**	5.46
Diluted earnings per share	**3.93**	5.46
Weighted average number of equity shares for basic EPS	**3,55,53,500**	3,54,77,762
Effect of dilution: stock options granted under ESOP	**33,357**	40,502
Weighted average number of equity shares adjusted for the effect of dilution	**3,55,86,857**	3,55,18,264

28 Commitments and Contingencies

a. Commitments

As at March 31, 2021 the company has given net advance of ₹ 687.01 lacs/- (31st March, 2020: ₹ 799.16 lacs) for purchase of land. Under the agreements executed with the land owners, the company is required to make further payments based on the agreed terms.

b. Contingent liabilities

Particulars	31st March, 2021	31st March, 2020
Disputed demands in respect of -		
Income tax	**494.56**	541.22
Indirect Tax (TDR)	**207.44**	-
Indirect Tax (VAT)	**17.58**	-

Notes:

The Company has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 494.56 (31st March, 2020: ₹ 541.22 lacs) which have been made against the company by Department of Income Tax since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The company has been advised by its legal counsel that it is only possible, but not probable, that the action will succeed. Accordingly, no provision for any liability has been made in these financial statements.

The Company has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 225.02 (31st March, 2020: ₹ Nil) which have been made against the company by Department of Goods and Service tax and Karnataka VAT, since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The claim of TDR of ₹ 207.44 lacs is paid under protest while we have paid ₹ 17.58 lacs in cash and by furnishing bank guarantee. The company has been advised by its legal counsel that it is only possible, but not probable, that the action will succeed. Accordingly, no provision for any liability has been made in these financial statements.

29 Segment Reporting

The Company's primary business is development of real estate comprising of residential, commercial and industrial projects. Company's performance for operation as defined in Ind AS 108 is evaluated as a whole by chief operating decision maker ('CODM') of the Company based on which development of real estate activities are considered as a single operating segment. The Company reports geographical segment which is based on the areas in which major operating divisions of the Company operate and the entire operations are based only in India and hence no further disclosures are made in this regards. During the year 2019-20 and 2020-21 , no single external customer has generated revenue of 10% or more of the Company's total revenue.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

30 Disclosure pursuant to employee benefits

A. Defined contribution plans : Provident fund and employee state insurance

The company makes contribution towards employees' provident fund and employees' state insurance plan scheme. Under the rules of these schemes, the Company is required to contribute a specified percentage of payroll costs. The Company during the year recognized ₹ 84.08 lacs (31st March,2020: ₹ 86.95 lacs) as expense towards contributions to these plans.

B. Defined benefit plans

(a) Gratuity

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

31st March, 2021 : Changes in defined benefit obligation

Particulars	1st April, 2020	Gratuity cost charged to statement of profit and loss			Benefit paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	31st March, 2021
		Service cost	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity												
Defined benefit obligation	118.09	20.20	7.37	27.57	(17.65)	-	-	9.10	21.86	30.96	-	158.97
Benefit liability	**118.09**	**20.20**	**7.37**	**27.57**	**(17.65)**	**-**	**-**	**9.10**	**21.86**	**30.96**	**-**	**158.97**

31st March, 2020 : Changes in defined benefit obligation

Particulars	1st April, 2019	Gratuity cost charged to statement of profit and loss			Benefit paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	31st March, 2020
		Service cost	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity												
Defined benefit obligation	97.55	19.80	7.28	27.08	(3.86)	-	0.40	7.82	(10.90)	(2.68)	-	118.09
Benefit liability	**97.55**	**19.80**	**7.28**	**27.08**	**(3.86)**	**-**	**0.40**	**7.82**	**(10.90)**	**(2.68)**	**-**	**118.09**

The principal assumptions used in determining above defined benefit obligations for the Company's plans are shown below:

Particulars	**31st March, 2021**	31st March, 2020
Discount rate	**6.06%**	6.24%
Future salary increase	**10% P.a. for next 1 year, 7% P.a. thereafter starting from 2nd year**	5% P.a. for next 2 years, 7% P.a. thereafter starting from third year
Attrition rate	**15.00%**	15.00%
Mortality rate during employment	**Indian Assured Lives Mortality (2006-08)**	Indian Assured Lives Mortality (2006-08)

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

A quantitative sensitivity analysis for significant assumptions is as shown below:

Gratuity

Particulars	Sensitivity level	Increase / (Decrease) in defined benefit obligation (Impact)	
		31st March, 2021	31st March, 2020
Gratuity			
Discount rate	1% increase	**(6.80)**	(5.12)
	1% decrease	**7.49**	5.65
Salary increase	1% increase	**7.31**	5.59
	1% decrease	**(6.77)**	(5.16)
Attrition rate	1% increase	**(0.92)**	(0.70)
	1% decrease	**0.96**	0.74

The following are the expected future benefit payments for the defined benefit plan :

Particulars	31st March, 2021	31st March, 2020
Gratuity		
Within the next 12 months (next annual reporting period)	**29.26**	22.53
2 to 5 years	**72.55**	54.04
Beyond 5 years	**73.71**	47.15
Total expected payments	**175.52**	123.72

Weighted average duration of defined plan obligation (based on discounted cash flows)

Particulars	Years	
	31st March, 2021	31st March, 2020
Gratuity	**6**	6

31 Share-based payments

The company provides share-based payment schemes to its employees. During the year ended 31st March, 2021, an employee stock option plan (ESOP) was in existence. The relevant details of the scheme and the grant are as below:

Employee Stock Option (ESOP) Scheme (2013)

The Company instituted an Employees Stock Option Scheme ('ESOP 2013') pursuant to the approval of the shareholders of the company at their Extraordinary General Meeting held on March 8, 2013. As per ESOP 2013, the Group granted 10,32,972 options comprising equal number of equity shares in one or more tranches to the eligible employees of the company. The options under this grant would vest to the employees over a minimum period of 1 year and maximum 5 years based on continued service and certain performance parameters, with an exercise period of maximum five years from the date of respective vesting. As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of ₹ 41.50. There were no grants made during the year.

Employee Stock Option (ESOP) Scheme (2016)

The Company instituted an Employees Stock Option Scheme ('ESOP 2016') pursuant to the approval of the shareholders of the company at their Annual General Meeting held on 23rd September, 2016. As per ESOP 2016, the Group granted 3,70,000 options comprising equal number of equity shares in one or more tranches to the eligible employees of the company. The options under this grant would vest to the employees over a minimum period of 1 year and maximum 5 years based on continued service and certain performance parameters, with an exercise period of maximum five years from the date of respective vesting. As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of ₹ 158.05. There were no grants made during the year.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

Expense recognised for employee services received during the year is shown in the following table:

Particulars	For the year 2020-21	For the year 2019-20
Expense arising from equity-settled share-based payment transactions	-	-
Total	**-**	**-**

* There were no cancellations or modifications to the plan during the year ended 31st March, 2021 or 31st March, 2020.

Movement during the year:
The following table illustrates the number and weighted average exercise price of share options during the year:

Particulars	31st March, 2021		31st March, 2020	
	ESOP scheme 2013	ESOP scheme 2016	ESOP scheme 2013	ESOP scheme 2016
Options				
Outstanding at the beginning of the year	53,729	3,70,000	3,73,729	3,70,000
Granted during the year	-	-	-	-
Exercised during the year	-	-	3,20,000	-
Outstanding at the end of the year	53,729	3,70,000	53,729	3,70,000
Exercisable at the end of the year	53,729	1,85,000	53,729	92,500
weighted average share price at the exercise date	-	-	104.11	-
weighted average remaining contractual life (In years)	1.08	6.39	2.08	7.39

The fair value of the share options is estimated at the grant date using Binomial Model taking into account the terms and conditions upon which the share options are granted and there are no cash settled alternatives for employees.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

32 Fair value disclosures for financial assets and financial liabilities

Set out below is a comparison, by class, of the carrying amounts and fair value of the Company's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values:

Particulars	Carrying amount		Fair value	
	31st March, 2021	31st March, 2020	**31st March, 2021**	31st March, 2020
Financial assets measured at amortised cost				
Investments (Refer Note 4)	**14,760.25**	18,039.79	**14,760.25**	18,039.79
Loans given (Refer Note 5)	**4,271.58**	492.00	**4,271.58**	492.00
Trade Receivables (Refer Note 6)	**226.64**	95.47	**226.64**	95.47
Other financial assets (Refer Note 9)	**16,090.40**	11,738.44	**16,090.40**	11,738.44
Cash and cash equivalents (Refer Note 7)	**2,117.39**	425.98	**2,117.39**	425.98
Other bank balances (Refer Note 8)	**4.42**	4.42	**4.42**	4.42
Total	**37,470.68**	30,796.10	**37,470.68**	30,796.10
Financial liabilities measured at amortised cost				
Borrowings (Refer Note 14)	**9,442.74**	10,432.77	**9,442.74**	10,432.77
Trade payables (Refer Note 15)	**1,833.14**	2,547.27	**1,833.14**	2,547.27
Other financial liabilities (Refer Note 16)	**2,473.29**	6,139.80	**2,473.29**	6,139.80
Total	**13,749.17**	19,119.84	**13,749.17**	19,119.84

The management assessed that the fair values of financial assets and financial liabilities approximate their carrying amounts due to the short-term maturities.

33 Fair value measurement hierarchy

The details of fair value measurement hierarchy of company's financial assets/liabilities are as below:

Particulars	Level	31st March, 2021	31st March, 2020
Assets disclosed at fair value			
Investments (Refer Note 4)	Level - 2	**14,760.25**	18,039.79
Loans given (Refer Note 5)	Level - 2	**4,271.58**	492.00
Trade Receivable (Refer Note 6)	Level - 2	**226.64**	95.47
Other financial assets (Refer Note 9)	Level - 2	**16,090.40**	11,738.44
Cash and cash equivalents (Refer Note 7)	Level - 2	**2,117.39**	425.98
Other bank balances (Refer Note 8)	Level - 2	**4.42**	4.42
Liabilities disclosed at fair value			
Borrowings (Refer Note 14)	Level - 2	**9,442.74**	10,432.77
Trade payables (Refer Note 15)	Level - 2	**1,833.14**	2,547.27
Other financial liabilities including current maturities of long term borrowings (Refer Note 16)	Level - 2	**2,473.29**	6,139.80

There have been no transfers between Level 1 and Level 2 or Level 3 during the period.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

34 Capital management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board of Directors of the Company seek to maintain a balance between the higher returns that might be possible with higher level of borrowings and advantages of a sound capital position.

The Company monitors capital using a net debt to equity ratio, which is as follows:

1. Equity includes equity share capital and all other equity components attributable to the equity holders.
2. Net debt includes borrowings (non-current and current) less cash and cash equivalents

Particulars	31st March, 2021	31st March, 2020
Borrowings	**11,911.61**	16,530.65
Less: Cash and cash equivalents	**(2,117.39)**	(425.98)
Net Debt (A)	**9,794.22**	16,104.67
Equity share capital	**3,555.36**	3,555.36
Other equity	**30,060.42**	28,686.44
Total Equity (B)	**33,615.78**	32,241.80
Net Debt to Equity Ratio (C=A/B)	**0.29**	0.50

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

35 Financial risk management objectives and policies

The Company's principal financial liabilities, comprise of borrowings, 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 are derived directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

1. 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 two types of risk: interest rate risk and other price risk, such as commodity/ real-estate risk.

The sensitivity analysis in the following sections relate to the position as at 31st March, 2021 and 31st March, 2020. The sensitivity analysis has been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31st March, 2021 and 31st March, 2020.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The entity's exposure to the risk of changes in Interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables.

The company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

Interest rate sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in interest rates, with all other variables held constant for variable rate instruments. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The year end balances are not necessarily representative of the average debt outstanding during the year.

Particulars	Changes in interest rate	Effect of profit before tax
31st March, 2021	+1%	(118.09)
	-1%	118.09
31st March, 2020	+1%	(114.48)
	-1%	114.48

2. **Credit Risk**

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The carrying amount of following financial assets represents the maximum credit exposure.

Trade receivables

Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership, therefore substantially eliminating the company's credit risk in this respect.

The ageing of trade receivables is as follows:

Particulars	31st March, 2021	31st March, 2020
More than 6 months	**50.86**	43.23
Others	**175.78**	52.24
Total receivables	**226.64**	95.47

Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the company's treasury department in accordance with the company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the company's Board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The company's maximum exposure to credit risk for the components of the statement of financial position at 31st March, 2021 and 31st March, 2020 is the carrying amounts.

3. **Liquidity Risk**

Liquidity risk is the risk that the company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The table below summarises the remaining contractual maturities of the company's financial liabilities at the reporting date.

Particulars	On demand	Less than 3 months	3 months to 1 year	1 year to 5 years	Total
Year ended 31st March, 2021					
Borrowings*	-	1,393.88	1,075.00	9,442.74	11,911.61
Trade payables	-	1,833.14	-	-	1,833.14
	-	**3,227.02**	**1,075.00**	**9,442.74**	**13,744.75**
Year ended 31st March, 2020					
Borrowings*	-	5,750.59	8,759.79	2,057.77	16,568.15
Trade payables	-	2,503.70	43.57	-	2,547.27
	-	**8,254.29**	**8,803.36**	**2,057.77**	**19,115.42**

*Includes current maturities of non-current borrowings and interest accrued but not due on borrowings

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

36 Disclosure in respect interest in joint ventures and subsidiaries

(a) List of subsidiaries

Sr No.	Name of subsidiary	Country of incorporation	Percentage of holding	
			31st March, 2021	31st March, 2020
(i)	**Companies**			
1	Arvind Hebbal Homes Pvt. Ltd.	India	**100.00%**	100.00%
2	Arvind Homes Pvt. Ltd.	India	**100.00%**	100.00%
(ii)	**LLPs**			
1	ASL Facilities Management LLP	India	**99.00%**	99.00%
2	Arvind Altura LLP	India	**99.00%**	99.00%
3	Changodar Industrial Infrastructure (One) LLP	India	**99.00%**	99.00%
4	Ahmedabad Industrial Infrastructure (One) LLP	India	**99.00%**	99.00%
5	Ahmedabad East Infrastructure LLP*	India	**51.43%**	51.00%
6	Arvind Five Homes LLP	India	**51.00%**	99.00%
7	Arvind Infracon LLP	India	**99.00%**	99.00%
8	Arvind Beyond Five Club LLP	India	**99.00%**	99.00%
9	Yogita Shelters LLP	India	**99.79%**	99.79%

* Profit sharing of Arvind SmartSpaces Limited in Ahmedabad East Infrastructure LLP is 94% during 31st March, 2021 and 31st March 2020.

(b) List of joint ventures

Sr No.	Name of joint ventures	Country of incorporation	Percentage of holding	
			31st March, 2021	31st March, 2020
(i)	**LLPs**			
1	Arvind Bsafal Homes LLP*	India	**50.00%**	50.00%
2	Arvind Integrated Projects LLP	India	**50.00%**	50.00%

* Profit sharing of Arvind SmartSpaces Limited in Arvind Bsafal Homes LLP is 41% during 31st March, 2021 and 31st March, 2020.

In case of LLPs percentage of holding in the above table denotes the share of capital contribution in the LLP which is same as share of profit, unless stated otherwise.

Particulars	As at 31st March, 2021		As at 31st March, 2020	
	Arvind Bsafal Homes LLP	**Arvind Integerated Projects LLP**	**Arvind Bsafal Homes LLP**	**Arvind Integerated Projects LLP**
Assets	**263.14**	**0.52**	262.45	0.52
Liabilities	**0.48**	**0.26**	0.14	0.21
Income	**0.46**	**-**	0.42	-
Expense (Including depreciation and tax)	**0.21**	**0.05**	39.44	0.05

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

37 Related party transactions

As per the Indian Accounting Standard on "Related Party Disclosures" (Ind AS 24), the related parties of the company are as follows :

A. Name of related parties and nature of relationship :

Entity name	Relationship
Arvind Hebbal Homes Pvt Ltd	Subsidiary Company
Arvind Homes Private Limited	Subsidiary Company (w.e.f 16th May, 2019)
Arvind Integrated Projects LLP	Joint Venture
Arvind Bsafal Homes LLP	Joint Venture
ASL Facilities Management LLP	Subsidiary Entity (Partner in LLP)
Uplands facility management LLP (Formerly known as Arvind Altura LLP)	Subsidiary Entity (Partner in LLP)
Changodar Industrial Infrastructure (One) LLP	Subsidiary Entity (Partner in LLP)
Ahmedabad Industrial Infrastructure (One) LLP	Subsidiary Entity (Partner in LLP)
Ahmedabad East Infrastructure LLP	Subsidiary Entity (Partner in LLP)
Arvind Five Homes LLP	Subsidiary Entity (Partner in LLP)
Arvind Infracon LLP	Subsidiary Entity (Partner in LLP)
Arvind Beyond Five Club LLP	Subsidiary Entity (Partner in LLP)
Yogita Shelters LLP	Subsidiary Entity (Partner in LLP)
Mr. Sanjay Lalbhai	Chairman & Non-Executive Director
Mr. Kamal Singal	Managing Director and Chief Executive Officer- Key Managerial Personnel
Mr. Kulin Lalbhai	Non-Executive Director
Mr. Prem Prakash Pangotra	Non-Executive Director
Mr. Pratul Shroff	Non-Executive Director
Ms. Pallavi Vyas	Non-Executive Director (w.e.f 5th August, 2019)
Mr. Nirav Kalyanbhai Shah	Non-Executive Director
Mr. Mehul Shah	Chief Financial Officer - Key Managerial Personnel (Upto 30th June,2020)
Mr. Ankit Jain	Chief Financial Officer - Key Managerial Personnel (w.e.f 1st July, 2020)
Mr. Prakash Makwana	Company Secretary - Key Managerial Personnel
Mrs. Divya Mehul Shah	Relative of Key Managerial Personnel (Upto 30th June,2020)
Aura Securities Private limited	Holding Company
Arvind Lifestyle brands Ltd	Enterprise having significant influence by Key Management Personnel
Arvind and Smartvalue Homes LLP	Enterprise having significant influence by Key Management Personnel
Arvind Limited	Enterprise having significant influence by Key Management Personnel

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

B. Disclosure in respect of total amount of transactions that have been entered into with related parties :

Particulars	31st March, 2021	31st March, 2020
Remuneration		
Mr. Kamal Singal	**87.43**	322.99
Mr. Mehul Shah	**8.90**	36.60
Mr. Ankit Jain	**61.24**	-
Mr. Prakash Makwana	**28.75**	29.45
Director's Sitting Fees & Commission		
Mr. Prem Prakash Pangotra	**6.80**	6.90
Mr. Pratul Shroff	**6.20**	5.80
Ms. Pallavi Vyas	**4.90**	4.60
Mr. Nirav Kalyanbhai Shah	**6.10**	6.10
Revenue from operations		
Mrs. Divya Mehul Shah	**-**	41.55
Project Management Consultancy Income		
Arvind Limited	**488.18**	93.71
Yelahanka Project transferred		
Arvind Hebbal Homes Private Limited	**-**	6,844.84
Surplus on transfer of Yelahanka Project		
Arvind Hebbal Homes Private Limited	**-**	155.16
Expenses incurred		
Arvind Lifestyle Brands Ltd	**1.88**	8.70
Purchase of materials		
Arvind Limited	**-**	3.75
Rent and Professional charges paid		
Arvind Limited	**18.93**	11.33
Reimbursement of Employee Benefit Expense		
Arvind Five Homes LLP	**5.17**	-
Ahmedabad East Infrastructure LLP	**362.75**	361.11
Arvind Infracon LLP	**329.60**	345.79
Arvind Hebbal Homes Private Limited	**146.58**	-
Yogita Shelters LLP	**103.79**	178.09
Reimbursement of expenses received (net)		
Arvind Limited	**49.24**	30.35
Arvind Infracon LLP	**28.95**	35.19
Ahmedabad East Infrastructure LLP	**74.00**	16.91
Yogita Shelters LLP	**14.27**	18.43
Arvind Hebbal Homes Private Limited	**51.99**	-
Arvind homes private limited	**11.53**	-

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

Particulars	31st March, 2021	31st March, 2020
Interest income from Limited Liability Partnerships		
Ahmedabad East Infrastructure LLP	**413.14**	402.86
Arvind Five Homes LLP	**324.56**	305.64
Arvind Infracon LLP	**36.31**	225.30
Arvind homes private limited	**71.32**	-
Arvind Hebbal Homes Private Limited	**778.74**	-
Investments made during the year		
Ahmedabad East Infrastructure LLP	**1,020.35**	2,105.00
Ahmedabad Industrial Infrastructure (One) LLP	**5.00**	19.50
Arvind Five Homes LLP	**1,550.52**	413.12
Arvind Beyond Five Club LLP	**325.65**	15.00
Arvind Infracon LLP	**830.00**	1,890.00
Changodar Industrial Infrastructure (One) LLP	**5.25**	1.00
Uplands facility management LLP	**1.25**	-
ASL Facilities Management LLP	**6.00**	-
Yogita Shelters LLP	**229.25**	324.48
Arvind Homes Private Limited	**800.00**	1.00
Investments withdrawn during the year		
Ahmedabad East Infrastructure LLP	**4,872.28**	558.00
Arvind Five Homes LLP	**1,683.52**	64.00
Ahmedabad Industrial infrastructure (One) LLP	**139.68**	216.63
Arvind Infracon LLP	1,360.71	8,563.08
Arvind Beyond Five Club LLP	**236.00**	15.00
Yogita Shelters LLP	**130.00**	20.00
Loans Given		
Arvind Homes Private Limited	**4,944.24**	37.00
Loans Repaid		
Arvind Homes Private Limited	**4,045.00**	-
Share of Profit/(Loss) from investments in LLP		
Ahmedabad East Infrastructure LLP	**369.23**	72.23
Arvind Bsafal Homes LLP	**0.25**	(15.96)
Arvind Integrated LLP	**(0.05)**	(0.03)
Exercise of share options under ESOS / ESOP		
Mr. Kamal Singal	**-**	113.44
Receipts from customers		
Mrs. Divya Mehul Shah	**-**	44.61

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

C. Disclosure in respect of outstanding balance as at 31st March, 2021 :

Particulars	31st March, 2021	31st March, 2020
Receivables for common sharing expenses		
Arvind Five Homes LLP	**164.10**	158.93
Ahmedabad East Infrastructure LLP	**796.65**	433.90
Yogita Shelters LLP	**313.94**	210.15
Arvind Infracon LLP	**737.62**	408.03
Arvind Bsafal Homes LLP	**0.32**	-
Other recievables from LLP		
Yogita Shelters LLP	**32.01**	18.43
Ahmedabad East Infrastructure LLP	**32.10**	16.05
Arvind Infracon LLP	**56.44**	40.92
Arvind Beyond Five Club LLP	**0.07**	-
Arvind Hebbal Homes Pvt Ltd	**658.01**	-
Arvind Five homes LLP	**1,329.50**	-
Receivables for Interest accrued but not due		
Arvind Five Homes LLP	**1,091.85**	829.29
Ahmedabad East Infrastructure LLP	**1,789.21**	1,413.93
Arvind Infracon LLP	**58.45**	197.14
Arvind Hebbal Homes Pvt Ltd	**720.33**	-
Arvind homes private limited	**65.98**	-
Trade Receivable		
Arvind Limited	**202.91**	32.44
Other receivable in respect of Project transfer		
Arvind Hebbal Homes Pvt Ltd	**7,000.00**	7,000.00
Trade payables		
Arvind Hebbal Homes Pvt Ltd	**43.57**	43.57
Arvind Limited	**39.36**	38.25
Ahmedabad East Infrastructure LLP	**0.15**	0.15
Arvind Infracon LLP	**26.78**	-
Arvind Five Homes LLP	**16.45**	-
Mr. Prem Prakash Pangotra	**4.63**	4.50
Mr. Pratul Shroff	**4.63**	4.50
Ms. Pallavi Vyas	**4.68**	3.60
Mr. Nirav Kalyanbhai Shah	**4.63**	4.50
Mr. Kamal Singal	**8.75**	131.73
Mr. Mehul Shah	**-**	2.59
Mr. Ankit Jain	**6.27**	-
Mr. Prakash Makwana	**1.24**	2.10
Advance to suppliers		
Arvind Limited	**18.48**	17.52

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

C. Disclosure in respect of outstanding balance as at 31st March, 2020 :

Particulars	31st March, 2021	31st March, 2020
Loans Given		
Arvind Homes Private Limited	**936.24**	37.00
Capital Contributions (Initial and Additional)		
Ahmedabad East Infrastructure LLP	**7,409.83**	10,892.59
Arvind Bsafal Homes LLP	**143.45**	143.20
Ahmedabad Industrial Infrastructure (One) LLP	**482.63**	617.31
ASL Facilities Management LLP	**32.49**	26.49
Arvind Altura LLP	**2.36**	1.11
Arvind Five Homes LLP	**3,073.92**	3,206.92
Arvind Infracon LLP	**349.31**	880.21
Changodar Industrial Infrastructure (One) LLP	**10.52**	5.26
Arvind Beyond Five Club LLP	**420.38**	330.73
Yogita Shelters LLP	**2,033.14**	1,933.89
Arvind Integrated Projects LLP	**0.21**	0.26
Investment in subsidiary company		
Arvind Hebbal Homes Private Limited	**1.00**	1.00
Arvind Homes Private Limited	**801.00**	1.00

D. Terms and conditions of transactions with related parties :

1) Transaction entered into with related party are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. The company has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.

2) In respect of the transactions with the related parties, the Company has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.

E. Commitments with related parties :

The company has not provided any commitment to the related party as at 31st March, 2021 ₹ Nil (31st March, 2020: ₹ Nil)

F. Transactions with key management personnel :

Compensation of key management personnel of the Company

Particulars	31st March, 2021	31st March, 2020
Short-term employee benefits	**186.32**	389.04
Total compensation paid to key management personnel	**186.32**	389.04

The company creates provision for post-employment gratuity benefits based on actuarial valuation of such liability. Such an actuarial valuation is carried out on a company-level and not an individual level. Hence, expenses incurred on key management personnel during the year to this extent is not identifiable and has thus not been disclosed.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

38 **Disclosures for Ind AS 115**

Revenue from contracts with customers:

The Company has adopted Ind AS 115 using the modified retrospective method w.e.f 1st April, 2018.

1 **Disaggregation of revenue**

Set out below is the disaggregation of the Company's revenue from contracts with customers, which is in agreement with the contracted price.

Particulars	Note	Year Ended 31st March, 2021	Year Ended 31st March, 2020
Revenue from contracts with customers			
Commercial and residential units	19	**8,488.43**	14,788.32
Transferrable development rights	19	**-**	155.16
		8488.43	14943.48
Other operating revenue			
Share of profit from investments in Limited Liability Partnership firms	19	**369.43**	56.24
Plot cancellation and transfer fees	19	**38.06**	30.92
Project consultancy Income	19	**488.18**	93.71
Miscellaneous	19	**3.03**	9.49
		898.70	190.36
		9387.13	15133.84

2 **Contract balances**

Particulars	Note	As at 31st March, 2021	As at 31st March, 2020
Trade and other receivables	6	**226.64**	95.47
Contract liabilities	18	**12,319.55**	4,136.20

Trade receivables are generally on credit terms of upto 30-60 days.

Contract liabilities include advances received from customers as well as deferred revenue representing transaction price allocated to unsatisfied performance obligations. The increase in contract liabilities majorly pertains to revenue to be recognised pertaining to Uplands - II and Highgrove projects since BU for the same is yet to be recieved.

Particulars	31st March, 2021	31st March, 2020
• Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the year.	**7,130.48**	6,682.07

3 **Performance obligations**

Particulars	31st March, 2021	31st March, 2020
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the current year **		
Revenue to be recognised at a point in time	**44,026.64**	8,273.15

** The entity expects to satisfy the performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development and are expected to be completed in the coming periods of upto four years.

Notes to standalone financial statements for the year ended 31st March, 2021

(Amount in INR Lacs unless stated otherwise)

39 The Company has operating lease for head office premise for 11 months which is renewable on periodic basis and cancellable on non payment of rent. The Company has availed the exemption of short term lease.

40 The COVID-19 pandemic has disrupted various business operations due to lockdown and other emergency measures imposed by the governments. The operations of the Company were impacted briefly, due to shutdown of sites and offices following nationwide lockdown, as appearing in the results for the period and to that extent, numbers are not comparable . The Company continues with its operations in a phased manner in line with directives from the authorities. The company has made detailed assessment of its liquidity positions and business operations and its possible effect on the carrying value of assets including that of the second wave. The Company does not expect significant impact on its operations and recoverability of value of its assets based on current indicators of future economic conditions. However, the impact assessment of COVID-19 is a continuing process given the uncertainties associated with its nature and duration and accordingly the impact may be different from that estimated as at the date of approval of these financial results. The company will continue to monitor any material changes to future economic condition and its impact, if any.

41 The figures for the previous year have been regrouped/reclassified wherever necessary to conform with the current year's classification.

The accompanying notes are an integral part of the standalone financial statements.
As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329)	Chairman
Kamal Singal (DIN-02524196)	MD & CEO
Ankit Jain	Chief Financial Officer
Prakash Makwana	Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

INDEPENDENT AUDITOR'S REPORT

To the Members of Arvind SmartSpaces Limited

Report on the Audit of the Consolidated Ind AS Financial Statements

Opinion

We have audited the accompanying consolidated Ind AS financial statements of Arvind SmartSpaces Limited (hereinafter referred to as "the Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures comprising of the consolidated Balance sheet as at March 31, 2021, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries and joint ventures, the aforesaid consolidated Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group and its joint ventures as at March 31, 2021, their consolidated profit including other comprehensive income, their consolidated cash flows and the consolidated statement of changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the consolidated Ind AS financial statements in accordance with the Standards on Auditing (SAs), as 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 Consolidated Ind AS Financial Statements' section of our report. We are independent of the Group and its joint ventures in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated Ind AS financial statements for the financial year ended March 31, 2021. These matters were addressed in the context of our audit of the consolidated Ind AS financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated Ind AS financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated Ind AS financial statements. The results of audit procedures performed by us, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated Ind AS financial statements.

Key audit matters	**How our audit addressed the key audit matter**
Revenue from Contract with Customers (Refer note 2.2 of the Consolidated Ind AS financial statements)	
In accordance with the requirements of Ind AS 115, Group's revenue from real estate projects is recognized at a point in time, which is upon the Company satisfying its performance obligation and the customer obtaining control of the promised asset. Application of Ind AS 115 requires significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer and in assessment of whether the contracts with customers involved any financing element. As the revenue recognition involves significant judgement, we regard this as a key audit matter.	Our audit procedures included, among others, the following: - We obtained and understood management process and controls around transfer of control in case of real estate projects and tested the relevant controls over revenue recognition at a point in time. - We assessed the management evaluation of whether the contracts with customers involved any financing element, taking in to account the consideration received in accordance with the terms of the contract. - We performed test of details, on a sample basis, and inspected the underlying customer contracts, sale deed documents, evidencing the satisfaction of performance obligation and the transfer of

	control of the property based on which revenue is recognized at a point in time. - We performed cut off procedures for determination of revenue in appropriate reporting period. - We assessed the disclosures made in accordance with the requirements of Ind AS 115.
Assessing the carrying value of Inventory (Refer note 2.2 of the Consolidated Ind AS financial statements)	
As at March 31, 2021, the carrying value of the inventory of ongoing and completed real estate projects is Rs. 70,333.77 lacs. The inventories are held at the lower of the cost and net realizable value. We identified the assessment of whether carrying value of inventory were stated at the lower of cost and net realizable value ("NRV") as a key audit matter due to the significance of the balance to the consolidated Ind AS financial statements as a whole, involvement of estimations in the assessment and uncertainties in the global economic conditions because of the COVID – 19 pandemic . The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.	Our audit procedures included, among others, the following :- Obtained an understanding of the management process for determination of the Net realizable value (NRV) including estimating the future costs to complete for stock of ongoing projects - Obtained, read and assessed the management's process in estimating the future costs to complete for stock of ongoing projects. - Assessed the methods used by the management, in determining the NRV of ongoing and completed real estate projects including assessment made by the management on possible effects that may result from the pandemic relating to COVID-19 on the carrying value of the inventory and tested the underlying assumptions used by the management in arriving at those projections. Performed sensitivity analysis on these key assumptions to assess any potential downside. - For sample of selected projects: ● Compared the forecasted costs to complete the project to the construction costs of other similar projects ● Compared the NRV to recent sales in the project or to the estimated selling price. ● Compared the carrying value to the NRV.

Other Information

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's report, but does not include the consolidated Ind AS financial statements and our auditor's report thereon.

Our opinion on the consolidated Ind AS 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 Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the consolidated Ind AS financial statements or our knowledge obtained in the 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 for the Consolidated Ind AS Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated Ind AS financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group including its joint ventures in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The respective Board of Directors of the companies and management of limited liability partnerships included in the Group and of its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and of its joint ventures 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated Ind AS 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 Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated Ind AS financial statements, the respective Board of Directors of the companies and management of limited liability partnerships included in the Group and of its joint ventures are responsible for assessing the ability of the Group and of its joint ventures 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.

Those respective Board of Directors of the companies included in the Group and of its joint ventures are also responsible for overseeing the financial reporting process of the Group and of its joint ventures.

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

Our objectives are to obtain reasonable assurance about whether the consolidated Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated Ind AS 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 Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its joint ventures 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 Ind AS 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 and its joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated Ind AS financial statements, including the disclosures, and whether the consolidated Ind AS 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 and its joint ventures of which we are the independent auditors, to express an opinion on the consolidated Ind AS 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 Ind AS financial statements of which we are the independent auditors. For the other entities included in the consolidated Ind AS 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 Ind AS 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 Ind AS financial statements for the financial year ended March 31, 2021 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

(a) We did not audit the financial statements and other financial information, in respect of 6 subsidiaries, whose financial statements include total assets of Rs 24,591.22 Lakhs as at March 31, 2021, and total revenues of Rs 93.90 Lakhs and net cash inflows of Rs 527.21 Lakhs for the year ended on that date. These financial statement and other financial information have been audited by other auditors, which financial statements, other financial information and auditor's reports have been furnished to us by the management. The consolidated Ind AS financial statements also include the Group's share of net profit of Rs. 0.20 Lakhs for the year ended March 31, 2021, as considered in the consolidated financial statements, in respect of 2 joint ventures, whose financial statements, other financial information have been audited by other auditors and whose reports have been furnished to us by the Management. Our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures, and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries and joint ventures is based solely on the report(s) of such other auditors.

(b) Our opinion above on the consolidated Ind AS financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements and other financial information certified by the Management.

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries and joint ventures, as noted in the 'other matter' paragraph we report, to the extent applicable, that:

(a) We/the other auditors whose report we have relied upon 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 Ind AS financial statements;

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors;

(c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Consolidated Cash Flow Statement and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements;

(d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2021 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies and joint ventures, none of the directors of the Group's companies and its joint ventures, incorporated in India, is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) With respect to the adequacy and the operating effectiveness of the internal financial controls with reference to consolidated Ind AS financial statements of the Holding Company and its subsidiary companies and joint ventures, incorporated in India, refer to our separate Report in "Annexure" to this report;

(g) In our opinion and based on the consideration of reports of other statutory auditors of the subsidiaries and joint ventures incorporated in India, the managerial remuneration for the year ended March 31, 2021 has been paid / provided by the Holding Company, its subsidiaries and joint ventures incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act;

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries and joint ventures , as noted in the 'Other matter' paragraph:

i. The consolidated Ind AS financial statements disclose the impact of pending litigations on its consolidated financial position of the Group and joint ventures in its consolidated Ind AS financial statements – Refer Note 28 to the consolidated Ind AS financial statements;

ii. The Group and its joint ventures did not have any material foreseeable losses in long-term contracts including derivative contracts during the year ended March 31, 2021;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, its subsidiaries and joint ventures, incorporated in India during the year ended March 31, 2021.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 21101974AAAACF2518

Place of Signature: Ahmedabad
Date: May 28, 2021

Annexure to the Independent Auditor's Report of even date on the Consolidated Ind As Financial Statements of Arvind Smartspaces Limited

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 Arvind Smartspaces Limited (hereinafter referred to as the "Holding Company") and its subsidiary companies, which are companies incorporated in India, as of March 31, 2021 in conjunction with our audit of the consolidated Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding Company and its subsidiary companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding 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 (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 the respective 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.

Auditor's Responsibility

Our responsibility is to express an opinion on the Holding Company's internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements 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, both, 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. 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 with reference to these consolidated Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

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

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to consolidated Ind AS financial statements.

Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Consolidated Ind AS Financial Statements

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting With Reference to these Consolidated Ind AS Financial Statements

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

Opinion

In our opinion, the Holding Company and its subsidiary companies, which are companies incorporated in India, have, maintained in all material respects, adequate internal financial control system over financial reporting with reference to these consolidated Ind AS financial statements and such internal financial controls over financial reporting with reference to these consolidated Ind AS financial statements were operating effectively as at March 31,2021, based on the internal control over financial reporting criteria established by the Holding 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.

Other matter

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting with reference to these Consolidated Ind AS financial statements of the Holding Company, in so far as it relates to 1 subsidiary, which is a company incorporated in India, is based on the corresponding reports of the auditors of such subsidiaries and incorporated in India.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 21101974AAAACF2518

Place of Signature: Ahmedabad
Date: May 28, 2021

CONSOLIDATED BALANCE SHEET as at 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

	Notes	As at 31st March, 2021	As at 31st March, 2020
ASSETS			
Non-current assets			
Property, plant and equipment	3.1	**897.76**	889.92
Capital work in progress	3.1	**3,011.13**	2,005.36
Intangible assets	3.2	**27.38**	3.61
Intangible assets under development		**2.29**	25.13
Financial assets			
Investments in Joint Ventures	4	**143.66**	143.46
Loans	5	**585.34**	605
Other financial assets	9	**3,998.51**	3,648.59
Deferred tax assets (net)	26	**1,182.84**	1,093.96
Income tax assets (net)		**364.49**	936.3
Other non-current assets	11	**487.67**	231.12
Total non-current assets		**10,701.07**	9,582.45
Current Assets			
Inventories	10	**70,333.77**	66,276.31
Financial assets			
Trade receivables	6	**227.39**	101.97
Cash and cash equivalents	7	**3,503.80**	548.72
Other bank balances	8	**4.42**	4.42
Loans	5	**2,900.00**	-
Others financial assets	9	**1,882.66**	1,164.54
Other current assets	11	**3,015.02**	2,081.45
Total current assets		**81,867.06**	70,177.41
Total assets		**92,568.13**	79,759.86
EQUITY AND LIABILITIES			
Equity			
Equity share capital	12	**3,555.36**	3,555.36
Other equity	13	**27,579.95**	25,325.72
Equity attributable to equity holders of the parent		**31,135.31**	28,881.08
Non-controlling interests		**3,867.73**	1,576.63
Total Equity		**35,003.04**	**30,457.71**
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	14	**16,454.00**	7,336.06
Long term Provisions	17	**223.46**	182.26
Total non-current liabilities		**16,677.46**	7,518.32
Current liabilities			
Financial liabilities			
Borrowings	14	**-**	8,375.00
Trade payables			
Total outstanding dues of micro enterprise and small enterprise	15	**80.87**	-
Total outstanding dues of creditors other than micro enterprise and small enterprise	15	**5,913.83**	6,873.37
Other financial liabilities	16	**3,247.96**	8,019.84
Other current liabilities	18	**31,554.17**	18,465.28
Short term Provisions	17	**51.88**	48.26
Current tax liabilities (net)		**38.92**	2.08
Total current liabilities		**40,887.63**	41,783.83
Total equity and liabilities		**92,568.13**	79,759.86
Summary of Significant Accounting Policies	2.3		

The accompanying notes are an integral part of these consolidated financial statements.

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

CONSOLIDATED STATEMENT OF PROFIT AND LOSS for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

	Notes	For the year 2020-2021	For the year 2019-2020
INCOME			
Revenue from operations	19	**14,925.81**	29,949.19
Other income	20	**188.78**	221.43
Total Income		**15,114.59**	30,170.62
EXPENSES			
Cost of construction materials and components consumed	21	**939.54**	1,969.47
Land development costs/rights		**4,106.62**	7,025.76
Construction and labour costs		**4,661.12**	9,103.63
Changes in inventories	22	**(4,195.15)**	(3,716.59)
Employee benefits expenses	23	**2,057.20**	2,175.16
Finance costs	24	**2,687.00**	2,433.79
Depreciation and amortisation expense	3.1 & 3.2	**113.16**	110.85
Other expenses	25	**2,618.98**	3,792.04
Partners' Remuneration		**676.1**	721.53
Total Expenses		**13,664.57**	23,615.64
Share of profit/(loss) of joint ventures		**0.2**	(15.99)
Profit before tax		**1,450.22**	6,538.99
Tax expense:			
Current tax charge	26	**628.33**	403.69
Deferred tax charge/(credit)	26	**(81.09)**	2,021.22
Total tax expense		**547.24**	2,424.91
Profit for the year		**902.98**	4,114.08
Other Comprehensive Income			
Other comprehensive income that will not be reclassified to profit or loss in subsequent periods:			
Remeasurement gains/(losses) on defined benefit plans		**(30.96)**	2.68
Income tax effect		**7.79**	(0.68)
Total other comprehensive income for the year, net of tax		**(23.17)**	2.00
Total Comprehensive Income for the year		**879.81**	4,116.08
Profit for the year attributable to :			
Equity holders of the parent company		**874.68**	3,931.00
Non-controlling interests		**28.30**	183.08
Other comprehensive income attributable to :			
Equity holders of the parent company		**(23.17)**	2.00
Non-controlling interests		**-**	-
Total comprehensive income attributable to :			
Equity holders of the parent company		**851.51**	3,933.00
Non-controlling interests		**28.30**	183.08
Earnings per equity share (nominal value per share ₹ 10/- (31st March 2020: ₹ 10/-))	27		
Basic		**2.46**	11.08
Diluted		**2.46**	11.07
Summary of Significant Accounting Policies	2.3		

The accompanying notes are an integral part of these consolidated financial statements.

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

CONSOLIDATED CASH FLOW STATEMENT for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

	Notes	For the Year 2020-21	For the Year 2019-20
A. Cash flow from operating activities			
Profit for the year before taxation		**1,450.24**	6,538.99
Adjustments for :			
Share of (profit) / loss of joint ventures		**(0.20)**	15.99
Depreciation and amortization expense		**113.16**	110.85
Loss on sale of property, plant and equipment (Net)		**9.82**	5.22
Finance cost		**2,687.00**	2,433.79
Interest income		**(174.46)**	(110.68)
Balances written off		**-**	172.93
Miscellaneous balance written back		**-**	(33.96)
Operating profit before working capital changes		**4,085.56**	9,133.13
Adjustments for:			
(Decrease) / Increase in trade payables		**(878.67)**	970.81
Increase in provisions		**6.07**	48.2
Increase / (decrease) in other liabilities		**13,088.89**	(8,107.80)
(Decrease) / Increase in financial liabilities		**(1,105.38)**	938.06
(Increase) in inventory		**(4,057.46)**	(3,631.98)
(Increase) / Decrease in financial assets		**(702.27)**	154.33
(Increase) / Decrease in trade receivables		**(125.42)**	10.63
(Increase) / Decrease in other assets		**(1,190.12)**	223.04
Cash generated from/(used in) operations		**9,121.21**	(261.59)
Direct taxes paid (Net)		**(19.68)**	(1,308.53)
Net cash generated from/(used in) operating activities	**[A]**	**9,101.53**	(1,570.12)
B. Cash flow from investing activities			
Loans given		**(2,880.34)**	-
Purchase of property, plant and equipment		**(1,209.98)**	(681.64)
Amount in long term Fixed deposits		**(469.05)**	-
Proceeds from sale of property, plant and equipment		**72.46**	20.14
Investment in earmarked balance of unclaimed dividend		**-**	(4.42)
Interest received		**282.75**	9.59
Net cash generated from/(used in) investing activities	**[B]**	**(4,204.16)**	(656.33)

CONSOLIDATED CASH FLOW STATEMENT for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

	Notes	For the Year 2020-21	For the Year 2019-20
C. Cash flow from financing activities			
Proceeds from long term borrowings		**19,495.71**	13,022.73
Repayment of long term borrowings		**(15,509.64)**	(16,598.01)
(Repayment) / Proceeds from short term borrowings		**(8,375.00)**	8,285.96
Proceeds from issue of debentures		**2,905.54**	-
Capital contribution in LLP by minority partners		**2,490.04**	2,640.10
Withdrawal from LLP by minority partners		**(224.45)**	(2,292.58)
Finance costs paid		**(2,724.50)**	(2,412.03)
Dividend Paid including divident distribution tax		**-**	(640.08)
Proceeds from issue of share capital through warrants & ESOPs (including securities premium)		**-**	133.76
Net cash generated from/(used) in financing activities	**[C]**	**(1,942.30)**	2,139.85
Net Increase/(Decrease) in cash and cash equivalents	**[A+B+C]**	**2,955.07**	(86.60)
Cash and cash equivalents at the beginning of the year		**548.73**	635.32
Cash and cash equivalents at the end of the year		**3,503.80**	548.73
Components of cash and cash equivalents (Refer note - 7)			
Balances with banks		**1,916.63**	545.89
Cash in hand		**6.19**	2.84
Fixed deposits having maturity of less than 3 months		**1,580.99**	-
		3,503.80	548.73
Summary of Significant Accounting Policies	2.3		

Notes to the Cash Flow Statement for the year ended on 31st March, 2021.

1) The Cash Flow Statement has been prepared under the Indirect Method as set out in the Indian Accounting Standard 7 on Statement of Cash Flows issued by the Institute of Chartered Accountants of India.

2) Changes in liabilities arising from financing activities :

Particulars	April 1, 2020	Cash Flow	Other	31st March, 2021
Current borrowings (refer Note 14)	8,375.00	(8,375.00)	-	-
Non-current borrowings (Note 14)	7,336.06	5,488.92	3,629.02	16,454.00
Accrued interest (Note 16)	37.50	(37.50)	-	-
Total liabilities from financing activities	**15,748.56**	**(2,923.58)**	**3,629.02**	**16,454.00**

Particulars	April 1, 2019	Cash Flow	Other	31st March, 2020
Current borrowings (refer Note 14)	89.04	8,285.96	-	8,375.00
Non-current borrowings (Note 14)	8,066.73	(3,575.28)	2,844.61	7,336.06
Accrued interest (Note 16)	15.74	(15.74)	37.50	37.50
Total liabilities from financing activities	**8,171.51**	**4,694.94**	**2,882.11**	**15,748.56**

Note : The 'other' column includes accrued interest and the effect of reclassification if any, of non-current portion of borrowings to current due to passage of time.

The accompanying notes are an integral part of these consolidated financial statements.

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

Consolidated Statement of Changes in Equity

for the year ended on 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

Particulars	No. of shares	Amount
A. Equity share capital (Refer Note 12)		
As at 1st April, 2019	**3,52,33,550**	**3,523.36**
Issued during the year pursuant to exercise of ESOP	3,20,000	32.00
As at 31st March, 2020	**3,55,53,550**	**3,555.36**
As at 31st March, 2021	**3,55,53,550**	**3,555.36**

B. Other equity

Particulars	Attributable to equity holders of the Company (Refer note 12)								Non-controlling Interest	Total other equity
	Securities premium	Capital Reserve	Share Based Payment Reserve	Retained Earnings	Money received against share warrants	Other comprehensive income reserve	Equity Component of Compound Financial Instrument	Total		
As at 1st April 2019	**17,265.33**	**38.36**	**44.63**	**4,593.52**	**-**	**(10.79)**	**-**	**21,931.05**	**1,046.03**	**22,977.08**
Profit for the year	-	-	-	3,931.00	-	-		3,931.00	183.08	4,114.08
Other comprehensive income	-	-	-	-	-	2.00		2.00	-	2.00
Total comprehensive income for the year	**17,265.33**	**38.36**	**44.63**	**8,524.52**	**-**	**(8.79)**	**-**	**25,864.05**	**1,229.11**	**27,093.16**
Issue of equity shares pursuant to exercise of preferential warrants and stock options	139.96	-	(38.21)	-	-	-	-	101.75	-	101.75
Additional capital contribution by non controlling interests	-	-	-	-	-	-	-	-	347.52	347.52
Dividend paid (including DDT)	-	-	-	(640.08)	-	-	-	(640.08)		(640.08)
As at 31st March, 2020	**17,405.29**	**38.36**	**6.42**	**7,884.44**	**-**	**(8.79)**	**-**	**25,325.72**	**1,576.63**	**26,902.35**
As at 1st April 2020	**17,405.29**	**38.36**	**6.42**	**7,884.44**	**-**	**(8.79)**	**-**	**25,325.72**	**1,576.63**	**26,902.35**
Profit for the year				874.68			-	874.68	28.30	902.98
Ind AS - 115 Adjustment (Refer Note 41)							-	-		-
Other comprehensive income						(23.17)	-	(23.17)	-	(23.17)
Total comprehensive income for the year	**17,405.29**	**38.36**	**6.42**	**8,759.13**	**-**	**(31.96)**	**-**	**26,177.23**	**1,604.93**	**27,782.17**
Issue of share warrants	-	-	-	-	-	-	-	-	-	-
Equity Component of Compound Financial Instrument	-	-	-	-	-	-	1,402.72	1,402.72	-	1,402.72
Additional capital contribution by non controlling interests	-	-	-	-	-	-	-	-	2,262.80	2,262.80
Dividend Paid	-	-	-	-		-	-	-		-
As at 31st March, 2021	**17,405.29**	**38.36**	**6.42**	**8,759.13**	**-**	**(31.96)**	**1,402.72**	**27,579.95**	**3,867.73**	**31,447.68**

Summary of Significant Accounting Policies **2.3**

The accompanying notes are an integral part of these consolidated financial statements.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

Notes to consolidated financial statements for the year ended 31st March, 2021

1. Corporate Information

The consolidated financial statements comprise financial statements of Arvind SmartSpaces Limited ("Holding Company" or "ASL") and its subsidiaries (the Holding Company and its Subsidiaries together referred to as "the Group") and its Joint Ventures for the year ended 31st March 2021. The Company is a public company domiciled in India and is incorporated on 26th December, 2008 under the provisions of the Companies Act applicable in India. Its shares are listed on the National Stock Exchange of India Limited and Bombay Stock Exchange Limited. The registered office of the group is located at 24, Government Servant society, Nr Municipal Market, CG road, Navrangpura, Ahmedabad – 380009.

The Group is in the business of development of real estate comprising of residential, commercial and industrial projects.

The consolidated financial statements were authorized for issue in accordance with a resolution of the directors on May 28, 2021.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The consolidated financial statements of the Group and its joint ventures have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the CFS

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year except for items disclosed below.

The consolidated financial statements have been prepared on the historical cost basis, except for certain financial assets and liabilities measured at fair value at the end of each reporting period, as explained in the accounting policies below. The consolidated financial statements are presented in INR and all values are rounded to the nearest lacs (INR 00,000), except when otherwise indicated.

2.2 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Holding Company and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures as at 31 March 2021. 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 and are de-consolidated from the date that control ceases.

Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Group uses accounting policies other than those adopted in the consolidated financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that Group member's financial statements in preparing the consolidated financial statements to ensure conformity with the Group's accounting policies.

Consolidation procedure:

a. Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.

b. Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary. Business combinations policy explains how to account for any related goodwill.

c. Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS 12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

d. The financial statements of all subsidiaries used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e., year ended on March 31st and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

e. Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated balance sheet and consolidated statement of changes in equity, respectively.

2.3 Summary of Significant Accounting Policies

a. Business combination

The Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

b. Investment in Joint ventures

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an Arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Group's investments in its joint ventures are accounted for using the equity method. Under the equity method, the investment in a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the joint venture since the acquisition date.

Goodwill relating to the joint venture is included in the carrying amount of the investment and is not tested for impairment individually.

The consolidated statement of profit and loss reflects the Group's share of the results of operations of the joint ventures. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the joint venture, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint venture is eliminated to the extent of the interest in the joint venture.

If an entity's share of losses of a joint venture equals or exceeds its interest in joint venture, the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture. If the joint venture subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of a joint venture is shown on the face of the consolidated statement of profit and loss. The financial statements of the joint venture is prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its joint venture. At each reporting date, the Group determines whether there is objective evidence that the investment in the joint venture is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint venture and its carrying value, and then recognises the loss as 'Share of profit of a joint venture' in the consolidated statement of profit or loss.

Upon loss of joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the joint venture upon loss of joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

c. Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

d. Current versus non-current classification

The Group presents assets and liabilities in the consolidated balance sheet based on current/non-current classification.

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized 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.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The Group's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects is based on 12 months period. Assets and liabilities have been classified into current and non-current based on their respective operating cycle.

e. Property, Plant and Equipment

Property, plant and equipment, are stated at cost net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the consolidated statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition 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 Property, plant and equipment is de-recognized.

f. Depreciation on Property, Plant and Equipment

Depreciation on property, plant and equipment are provided on straight line method over the useful lives of assets specified in Part C of Schedule II to the Companies Act 2013.

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.

g. Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

Intangible assets comprising of computer software are amortized on a written down value basis over a period of three years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the consolidated statement of profit and loss when asset is derecognized.

h. Borrowing Costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to consolidated statement of profit and loss.

i. Inventories

Direct expenditures relating to real estate activity are inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the consolidated statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

i. Work-in-progress (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods – unsold flats and plots: Valued at lower of cost and net realizable value.

iii. Construction material: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

j. Land

Advances paid by the Group to the seller/ intermediary towards outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to The group, whereupon it is transferred to land stock under inventories.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Group under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress. Further, the amount of refundable deposit paid by the group under JDA is recognized as deposits under loans.

k. Revenue from contracts with customers

(i) Revenue recognition

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration and adjusted for discounts, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company 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 Company considers the effects of variable consideration and the existence of significant financing components, if any.

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the

Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

(ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

(iii) Cost to obtain a contract

The Group recognises as an asset the incremental costs of obtaining a contract with a customer if the Group expects to recover those costs. The Group incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

(iv) Share in profit/ loss of Limited liability partnerships ("LLPs") and partnership firm

The Company's share in profits from LLPs and partnership firm, where the Company is a partner, is recognised as income in the statement of profit and loss as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and the partnership entity.

(v) Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

If the Group has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognises any impairment loss that has occurred on assets dedicated to that contract.

l. Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund, Employee State Insurance is defined contribution schemes (collectively the 'Schemes'). The Group has no obligation, other than the contribution payable to the schemes. The Group recognizes contribution payable to the schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Group recognizes the net obligation of a defined benefit plan in its consolidated balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to consolidated statement of profit and loss. As required under Ind AS compliant Schedule III, the Group recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

Accumulated leave, which is expected to be utilized within the next twelve months, is treated as short-term employee benefit. The Group measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Group treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the consolidated statement of profit and loss. The Group presents the leave as a current liability in the consolidated balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Group has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

m. Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognized in the consolidated statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

I. **Current income tax -** Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

II. **Deferred income tax -** Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

The Group offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

n. Share based payment

Employees (including senior executives) of the Group receives remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments (equity-settled transactions).

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model and the cost is recognised, together with a corresponding increase in share options outstanding account in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and The Group's best estimate of the number of equity instruments that will ultimately vest. The consolidated statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

o. Segment reporting

The Group's operating businesses are organized and managed separately according to the nature of products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. The analysis of geographical segments is based on the areas in which major operating divisions of the Group operate.

p. Leases

Notes to consolidated financial statements for the year ended 31st March, 2021

The Group assesses whether a contract contains a lease, at the inception of the contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group assesses whether (i) the contract involves the use of identified asset; (ii) the Group has substantially all of the economic benefits from the use of the asset through the period of lease and (iii) the Group has right to direct the use of the asset.

Where the Group is the lessee

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the site on which it is located, less any lease incentives received.

Certain lease arrangements include the option to extend or terminate the lease before the end of the lease term. The right-of-use assets and lease liabilities include these options when it is reasonably certain that the option will be exercised.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate.

The lease liability is measured at amortised cost using the effective interest method. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or if Group changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Lease payments have been classified as financing activities in Statement of Cash Flow.

The Group has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of less than or equal to 12 months with no purchase option and assets with low value leases. The Group recognises the lease payments associated with these leases as an expense in statement of profit and loss over the lease term. The related cash flows are classified as operating activities.

Lease under Ind AS 17:

Finance Leases, which effectively transfer to the Group substantially all the risks and rewards incidental to the ownership of lease item, are capitalised at the lower of the fair value and present value of the minimum lease payments at the inception of the leased term and disclosed as leased assets.

Leases, where the lessor effectively retains substantially all the risks and benefits of ownership of the leased item, are classified as operating leases. Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term since the payment to the lessor are structured in a manner that the increase is not expected to be in line with expected general inflation.

q. Provisions and contingent liabilities

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. 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.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within 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 it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

If the Group has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognises any impairment loss that has occurred on assets dedicated to that contract.

r. Financial Instruments

Financial assets and liabilities are recognized when the Group becomes a party to the contractual provisions of the instrument. Financial assets and 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 measured on initial recognition of financial asset or financial liability.

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in consolidated statement of profit and loss.

iii. Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables

iv. Equity investment in subsidiaries and joint ventures

Investment in subsidiaries and joint ventures are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

v. De-recognition of financial asset

The Group derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

vi. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

vii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of

Notes to consolidated financial statements for the year ended 31st March, 2021

repurchasing in the near term.

viii. Financial liabilities at amortized cost

Financial liabilities are subsequently carried at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the consolidated statement of profit and loss.

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

ix. De-recognition of financial liability

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

x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Group uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

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 reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

s. Impairment

a. Financial assets

The Group assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Group recognizes lifetime expected losses for all contract assets and /or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

b. 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 impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use. 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. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

t. 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.

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

u. Cash and cash equivalents

The Group considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

2.3 Significant accounting judgements, estimates and assumptions

The preparation of consolidated financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

(a) Judgements

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the financial statements:

Classification of property

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the group develops and intends to sell before or during the course of construction or upon completion of construction.

(b) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the group. Such changes are reflected in the assumptions when they occur.

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

The Group applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

a) Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Group considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.

Notes to consolidated financial statements for the year ended 31st March, 2021

- whether the entity will be able to fulfil its promise under the contract to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

b) Timing of satisfaction of performance obligation

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time, the Group considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.

c) Significant financing component

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

2.4 New Standards, Interpretation and amendments adopted by the company

The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the preparation of the Company's annual financial statements for the year ended March 31, 2020, except for the adoption of new standards effective or amendments to the existing Indian Accounting Standards (Ind AS) as of April 01, 2020. The Company has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. The Company applies, for the first time, following new interpretation and amendments w.e.f., April 01, 2020 and do not have material impact on the financial statements of the Company.

a. Amendments to Ind AS 1, Ind AS 10: Definition of Material;

b. Amendments to Ind AS 107 and Ind AS 109: Interest Rate Benchmark Reform;

c. Amendments to Ind AS 103 Business Combination; Clarification on Definition of Business;

Notes to consolidated financial statements for the year ended 31st March, 2021

3.1 Property Plant and Equipment

(Amount in INR Lacs, unless stated otherwise)

	Buildings	Equipments	Furniture & Fixtures	Office Equipments	Computers	Vehicles	Total	Capital work in progress *
Cost								
At 1st April, 2019	**504.02**	**237.20**	**158.26**	**13.32**	**61.94**	**280.35**	**1,255.09**	**1,411.99**
Additions	-	20.18	20.28	0.88	10.78	10.78	62.9	
Disposals	-	29.74	-	0.83	0.15	18.73	49.45	
At 31st March, 2020	**504.02**	**227.64**	**178.54**	**13.37**	**72.57**	**272.4**	**1,268.54**	**2,005.36**
Additions	-	50.07	6.31	1.77	4.87	84.11	147.13	
Disposals	-	5.53	20.73	2.3	2.91	41	72.47	
At 31st March, 2021	**504.02**	**272.18**	**164.12**	**12.84**	**74.53**	**315.51**	**1,343.20**	**3,011.13**
Depreciation and impairment								
At 1st April, 2019	**52.5**	**59.39**	**57.76**	**7.07**	**35.2**	**80.88**	**292.8**	
Depreciation charge for the year	17.5	21.64	19.60	2.03	11.98	37.15	109.9	-
On Disposals	-	15.73	-	0.43	0.14	7.78	24.08	-
At 31st March, 2020	**70**	**65.3**	**77.36**	**8.67**	**47.04**	**110.25**	**378.62**	
Depreciation charge for the year	17.5	21.09	23.74	1.73	11.75	36.1	111.91	-
On Disposals	-	1.2	18.72	2.06	2.23	20.88	45.1	-
At 31st March, 2021	**87.5**	**85.19**	**82.38**	**8.34**	**56.56**	**125.47**	**445.44**	**-**
Net book value								
At 31st March, 2021	**416.52**	**186.99**	**81.73**	**4.5**	**17.97**	**190.04**	**897.76**	**3,011.13**
At 31st March, 2020	**434.02**	**162.34**	**101.18**	**4.7**	**25.53**	**162.15**	**889.92**	**2,005.36**

* Capital Work in progress mainly includes amount incurred towards development of club house at Arvind Uplands.

3.2 Intangible assets

Particulars	**Software**	**Total**
Cost		
At 1st April, 2019	**8.46**	**8.46**
Additions	2.54	2.54
Disposals	-	-
At 31st March, 2020	**11.00**	**11.00**
Additions	25.02	25.02
Disposals	-	-
At 31st March, 2021	**36.02**	**36.02**
Amortisation and impairment		
At 1st April, 2019	**6.44**	**6.44**
Amortisation for the year	0.95	0.95
At 31st March, 2020	**7.39**	**7.39**
Amortisation for the year	1.25	1.25
At 31st March, 2021	**8.64**	**8.64**
Net book value		
At 31st March 2021	**27.38**	**27.38**
At 31st March 2020	**3.61**	**3.61**

Note 1 : For property plant & equipment existing as on 1 April 2016 i.e. the date of transition to Ind AS, the company has used Indian GAAP carrying value as deemed cost as permitted by Ind AS 101 "First Time Adoption of Indian Accounting Standard". Accordingly, the net WDV as per Indian GAAP as on 1 April 2016 has been considered as Gross block under Ind AS. The accumulated depreciation has been accordingly netted off as on 1 April 2016.

Note-2 : Intangible assets under development consists of patents and trademark related costs.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

4 Investments in joint ventures

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020
Unquoted (carried at cost)				
In capital of Limited Liability Partnership firms (joint ventures)				
Arvind Bsafal Homes LLP	**143.45**	143.20	**-**	-
Arvind Integrated Projects LLP	**0.21**	0.26	**-**	-
Total investments	**143.66**	143.46	**-**	-
Aggregate value of unquoted investments	**143.66**	143.46	**-**	-

Note : i) Aggregate and Fair value of Quoted investment is Rs Nil.

ii) Aggregate value of impairment of Investment is Rs Nil.

5 Loans

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020
(Unsecured, considered good)				
Loan to others	**585.34**	605.00	**2,900.00**	-
	585.34	605.00	**2,900.00**	-

Note : i) Since all the above loans given by the Group are unsecured and considered good, the bifurcation of loan in other categories as required by Schedule III of Companies Act, 2013 Viz : (a) Secured, (b) Loans which have significant increase in credit risk and (c) credit impaired is not applicable.

ii) As required under section 186(4) of the Companies Act, Total loan outstanding of ₹ 585.34 lacs (March 31, 2020 : ₹ 455 lacs) is given at 12% rate of interest and ₹ 2900.00 Lacs (March 31, 2020 : ₹ Nil) is given at the rate of 8.75% and the same is repayable on demand.

(iii) For amounts due and terms and conditions relating to related party receivables, refer Note 40.

6 Trade receivables

Particulars	31st March, 2021	31st March, 2020
(Unsecured, considered good)		
Trade receivables	**227.39**	101.97
	227.39	101.97

Note : (i) Since all the above trade receivables of the Group are unsecured and considered good, the bifurcation of trade receivables in other categories as required by Schedule III of Companies Act, 2013 Viz : (a) Secured, (b) Receivables which have significant increase in credit risk and (c) credit impaired is not applicable.

(ii) For amounts due and terms and conditions relating to related party receivables, refer Note 40

(iii) For information about credit risk and market risk related to trade receivables, refer note 35

(iv) No trade or other recievables are due from directors or other officers of the Group, either severally or jointly with any other person. Nor any trade or other recievables are due from firms or private companies respectively in which any director is a partner, director or a member.

7 Cash and cash equivalents

Particulars	31st March, 2021	31st March, 2020
Balances with banks:		
- On current accounts	**1,916.63**	545.89
Cash in hand	**6.19**	2.83
Fixed deposits having maturity of less than 3 months	**1,580.99**	-
	3,503.80	548.72

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

8 Other bank balances

Particulars	31st March, 2021	31st March, 2020
Balances with Banks		
Earmarked balances for unclaimed dividend	**4.42**	4.42
	4.42	4.42

9 Other financial assets

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020
(Unsecured, considered good)				
Security deposits	**144.58**	111.74	**4.72**	4.73
Interest accrued - others	**46.31**	167.39	**12.81**	-
Loan given to partners (repayable on demand)	**3,369.46**	3,369.46	**-**	-
Advance for land, recoverable in cash	**-**	-	**1,669.02**	994.62
Bank deposits *	**438.16**	-	**160.88**	130.00
Others	**-**	-	**35.23**	35.19
	3,998.51	3,648.59	**1,882.66**	1,164.54

* Bank deposits consists of deposits which are lien as a stipulation of sanction for various loans.

10 Inventories (At lower of cost and net realisable value)

Particulars	31st March, 2021	31st March, 2020
Construction work-in-progress	**63,079.72**	64,276.83
Unsold developed plots of land and units	**6,989.48**	1,617.63
Construction materials	**264.57**	381.84
	70,333.77	66,276.31

11 Other assets

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020
(Unsecured, considered good)				
Prepaid expenses	**54.43**	9.94	**250.58**	120.85
Advances to Suppliers	**-**	-	**986.81**	992.22
Balance with government authorities	**213.16**	-	**637.62**	777.91
Advance for land*	**220.08**	220.08	**-**	-
Advance to Land managing partners	**-**	-	**966.13**	-
Others advances	**-**	1.10	**173.88**	190.47
	487.67	231.12	**3,015.02**	2,081.45

* Advance for land though unsecured, are considered good as the advances have been given based on arrangement/memorandum of understanding executed by the group and the group/seller/intermediary is in the course of obtaining clear and marketable title, free from all encumbrances, including for certain properties under litigation.

12 Equity share capital

Particulars	31st March, 2021	31st March, 2020
(a) Authorised		
5,00,00,000 (31st March, 2020 : 5,00,00,000) equity shares of ₹10/- each (P.Y. ₹10/-)	**5,000.00**	5,000.00
(b) Issued, subscribed and fully paid-up		
3,55,53,550 (31st March, 2020 : 3,55,53,550) equity shares of ₹ 10/- each (P.Y. ₹ 10/-)	**3,555.36**	3,555.36

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

(c) Reconciliation of shares outstanding at the beginning and at the end of the reporting year

Particulars	31st March, 2021		31st March, 2020	
	No. of shares	Amount	No. of shares	Amount
Outstanding at beginning of the year	**3,55,53,550**	**3,555.36**	3,52,53,550	3,523.36
Add :				
Exercise of share options under ESOS / ESOP	-	-	3,20,000	32.00
Shares issued pursuant to preferential share warrants	-	-	-	-
Outstanding at end of the year	**3,55,53,550**	**3,555.36**	3,55,53,550	3,555.36

(d) Terms / rights attached to the equity shares

(i) The parent company has only one class of shares referred to as equity shares having a par value of ₹10/-. Each holder of equity shares is entitled to one vote per share. The parent Company declares and pays dividend in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting.

(ii) In the event of liquidation of the parent company, the holders of the equity shares will be entitled to receive any of the remaining assets of the parent company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by shareholders.

(iii) During the year ended 31st March, 2021 the parent Company has allotted Nil (31st March, 2020: 3,20,000) equity shares of ₹ 10/- each to the eligible employee/s pursuant to the exercise of stock options granted to them under Employees Stock Option Scheme - 2013 (AIL ESOP 2013).

(e) Number of shares held by holding company and holding more than 5% shares in the company

Name of the shareholder	31st March, 2021			31st March, 2020		
	No. of shares	₹ in lacs	% Holding	No. of shares	₹ in lacs	% Holding
Equity shares of ₹ 10 each fully paid						
Aura Securities Private Limited	**1,87,12,646**	**1,871.26**	**52.63%**	1,87,12,646	1,871.26	52.63%
Ketankumar Ratilal Patel	**22,65,101**	**226.51**	**6.37%**	22,63,923	226.39	6.37%

As per records of the parent company, including its register of shareholders / Members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

(f) Distribution made and proposed by holding Company

Particulars	31st March, 2021	31st March, 2020
Cash dividend on equity shares declared and paid :		
Final dividend for the year ended 31st March 2021 : Nil per share (31st March, 2020 : ₹ 1.50 per share)	-	533.31
DDT on final dividend	-	106.77
	-	640.08
Proposed dividend on equity shares		
Final cash dividend for the year ended on 31st March 2021 : Nil (31st March 2020 : ₹ Nil)	-	-
DDT on final dividend	-	-
	-	-

(g) For details of shares reserved for issue under the share based payment plan of the company, please refer note 31.

Notes to consolidated financial statements for the year ended 31st March, 2021

13 Other equity

(Amount in INR Lacs, unless stated otherwise)

Particulars	31st March, 2021	31st March, 2020
(a) Securities Premium		
Balance at the beginning of the year	**17,405.29**	17,265.33
Add : Received during the year on issue of equity shares	**-**	139.96
Balance at the end of the year	**17,405.29**	17,405.29
(b) Share Based Payment Reserve		
Balance at the beginning of the year	**6.42**	44.63
Less : Transferred to securities premium on exercise of stock options	**-**	(38.21)
Balance at the end of the year	**6.42**	6.42
(c) Surplus in the consolidated statement of profit and loss		
Balance at the beginning of the year	**7,884.44**	4,593.52
Add: Profit for the year	**874.68**	3,931.00
Less : Dividend	**-**	(640.08)
Balance at the end of the year	**8,759.12**	7,884.44
(d) Other comprehensive income reserve		
Balance at the beginning of the year	**(8.79)**	(10.79)
Add: Movement in OCI (Net) during the year	**(23.17)**	2.00
Balance at the end of the year	**(31.96)**	(8.79)
(e) Capital Reserve (arising on consolidation)		
Balance at the beginning of the year	**38.36**	38.36
Balance at the end of the year	**38.36**	38.36
(f) Equity Component of Compound Financial Instrument	**1,402.72**	-
	27,579.95	25,325.72

Securities premium

Securities premium reserve is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

Share based payment reserve

The share options based payment reserve is used to recognise the grant date fair value of options issued to employees under Employee stock option plan.

Capital Reserve

Capital reserve on consolidation represents excess of fair value of net assets acquired over consideration paid.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

14 Borrowings (at amortised cost)

Particulars	Effective Rate of Interest	Maturity	31st March, 2021	31st March, 2020
Non-current borrowings				
Line of credit facility from NBFC (Secured)	HDFC CF-PLR Plus 100 bps	2020-2024	1,283.92	3,073.36
Line of credit facility from NBFC (Secured)	HDFC CPLR minus 700 bps	2019-2023	5,508.40	5,278.29
Vehicle loans from banks (Secured)	9-10%	2014-2026	101.53	94.14
Term loans (Secured)	10.25-11.75%	2020-2024	10,526.17	4,988.15
Debentures			1,502.85	-
Total			**18,922.87**	**13,433.94**
Less : Current maturity of long term borrowings clubbed under other financial liabilities (Refer Note 16)			(2,468.87)	(6,097.88)
Total			**16,454.00**	**7,336.06**
Current borrowings				
Inter-corporate deposits repayable on demand (Unsecured)	10.75%	On demand	-	8,375.00
Total			**-**	**8,375.00**

Nature of Securities on above loans :

1. The line of credit facility amounting to ₹ 1283.92 lacs (March 31, 2020 : ₹ 3,073.36 lacs) from HDFC Limited is secured by first mortgage of project land named "Arvind Sporcia" bearing Revenue Survey Nos. 89/6, 90/1 and 90/2 all situated at Rachenahalli village, Krishnarajapuram Hobli, Bangalore East with the development with thereon- present and future and further secured by unsold units of "Arvind Citadel" project being developed on Plot no. 162, TPS 20, City Survey no. 555, Behind Super Mall, off C G Road, Navrangpura, Ahmedabad along with undivided share in land , further secured by unsold units of "Arvind Expansia" project being developed on Survey No. 55, Mahadevapura village, Krishnarajapuram Hobli, Whitefield Road, Bangalore along with undivided share in land and further secured by first mortgage of project land named "Arvind Skylands" bearing Revenue Survey Nos. 40, 45/2B, & 45/2C, Jakkur Main Road, Shivanahalli, GKVK layout, Yelahanka Hobli, Bangalore along with construction thereon and together all rights appurtenant thereto and further secured by first mortgage of project land named "Arvind Aavishkaar" mortgage of NA Land bearing sub plot No. 2/C of final plot Nos. 41/P/1 and 42/P/1 under town planning scheme 12 (Asarwa extension south) at asarwa along with construction thereon and togather with all rights appurtenant thereto.
2. The line of credit facility amounting to ₹ 5,508.40 lacs (March 31, 2019 : ₹ 5,278.29 lacs) from HDFC Limited is secured by first mortgage of project land named "Arvind Oasis" bearing Revenue Survey Nos. 98/2, 100 and 101 situated at Nagasandra village, Yeshwanthapur Hobli, Tumkuru , Bangalore with the development with thereon- present and future and further along with construction thereon and together all rights appurtenant thereto.
3. Vehicle loans amounting to ₹ 101.53 lacs (March 31, 2020 : ₹ 94.14 lacs) are secured by vehicles.
4. Non current term loan taken and outstanding of ₹ 738.14 lacs (March 31, 2020 : ₹ 4,988.15 lacs) is secured against residential land owned by Ahmedabad East infrastructure LLP (Subsidiary company) which is repayable in financial year 2020-21.
5. Non current term loan taken and outstanding of ₹ 5,956.57 lacs (March 31, 2020 : ₹ Nil) is secured against security owned by Ahmedabad East infrastructure LLP (Subsidiary company) and hypothecation of recievables, of project under the said entity.
6. Non current term loan taken and outstanding of ₹ 3,831.46 lacs (March 31, 2020 : ₹ Nil) is secured by way of mortgage of NA land at project Uplands II situated at Nasmed village, gandhinagar owned by Ahmedabad east infrastructure LLP (subsidiary company) and recievables of Elan project owned by yogita shelters LLP (subsidiary company).
7. Current term loan of ₹ Nil (March 31, 2020 : ₹ 8375 Lacs) was secured against unsold villas and cash flow of project owned by Ahmedabad East infrastructure LLP (Subsidiary company).

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

Term of Repayment of Loan

Secured Loan

Line of Credit Facility HDFC Limited HDFC CF-PLR Plus 100 bps	For line of credit facility over "Arvind Aavishkaar" Project, The Company will ensure at least 15% of sales receivable towards the principal repayment from the date of first disbursement; this percentage will be reviewed subsequently every quarter and will be mutually modified with company as per progress of work. However, the maximum principal of the loan will not exceed ₹ 1,800.00 lacs at the end of 42nd month and will be repaid by 48th month.
Line of Credit Facility HDFC Limited HDFC CPLR minus 700 bps	For line of credit facility over "Arvind Oasis" Project, The Company will ensure at least 15% of sales receivable towards the principal repayment from the date of first disbursement; this percentage will be reviewed subsequently every quarter and will be mutually modified with company as per progress of work. However, the maximum principal of the loan will not exceed ₹ 4500.00 lacs at the end of 51st month and will be repaid by 60th month.
Vehicle Loan	
HDFC Bank Limited	Loan is repayable in monthly instalments on varied dates as mentioned above.
Term Loan	
Bajaj Finance Limited	loan of ₹ 738.15 Lacs (March 31, 2020 : ₹ 4,988.15 Lacs) which is at the rate of 10.25% repayable at the end of May-2021.
IFCI Limited	The loan of ₹ Nil (March 31, 2020 : ₹ 8,375 Lacs) which was at the rate of IFCI IBR-ST + 145 bps is repaid during the current year which had interest rate of 10.75% repaid fully in September 2020.
SBM bank (India) Limited	During the year company has availed loan of ₹ 5,000.00 lacs (March 31, 2020 : ₹Nil) which is at the rate of 11.4% , repayable quaterly by ₹ 454.55 lacs, Loan repayable fully by September 2023.
Arka Fincap Limited	During the year company has availed loan of ₹ 3,000.00 lacs (March 31, 2020 : ₹Nil) which is at the rate of 11.75%, repayable quaterly by ₹ 272.73 lacs, Loan repayable fully by September 2023.
TATA capital financial services limited	During the year company has availed loan of ₹ 3,900.00 lacs (March 31, 2020 : ₹Nil) which is at the rate of 11.50% , repayable quaterly by ₹ 557.14 lacs starting from September 2022 , Loan repayable fully by March 2024.

15 Trade payables

Particulars	31st March, 2021	31st March, 2020
Total outstanding dues of micro and small enterprise	**80.87**	-
Total outstanding dues of creditors other then micro and small enterprise		
For goods and services	**3,595.90**	4,047.46
For land	**2,317.92**	2,825.90
	5,994.70	6,873.36

1. Trade payables for goods and services are non-interest bearing and are normally settled on 30 to 90 days terms
2. Based on information available with Group, there are no suppliers who are registered as micro, small or medium enterprise under "The Micro, Small and Medium Enterprise Development Act, 2006" (Act) till 31st March, 2021. Accordingly no disclosures are required to be made under said Act. This has been relied upon by the auditors.

Particulars	31st March, 2021	31st March, 2020
Principal amount remaining unpaid to any supplier as at the year end	**80.87**	-
Interest due thereon	**-**	-
"Amount of interest paid in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting year"	**-**	-
"Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED."	**-**	-
Amount of interest accrued and remaining unpaid at the end of the accounting year.	**-**	-
Amount of further interest remaining due and payable even in succeeding years.	**-**	-

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

3. Refer Note 35 for group's credit risk management process.
4. Refer Note 40 for balance of related parties.

16 Other financial liabilities

Particulars	Current Portion	
	31st March, 2021	31st March, 2020
Current maturities of non-current borrowings (Refer Note 14)	**2,468.87**	6,097.88
Unclaimed Dividend	**4.42**	4.42
Interest accrued and due	**-**	37.50
Advances against capital contribution	**774.67**	1,880.05
	3,247.96	8,019.85

17 Provisions

Particulars	Non current portion		Current portion	
	31st March, 2021	31st March, 2020	**31st March, 2021**	31st March, 2020
Provision for employee benefits				
Provision for gratuity (Refer Note 30)	**129.71**	95.56	**29.26**	22.53
Provision for leave encashment	**93.75**	86.70	**22.62**	25.73
	223.46	182.26	**51.88**	48.26

18 Other current liabilities

Particulars	Current portion	
	31st March, 2021	31st March, 2020
Advances from customers (Refer Note 41 - contract liabilities)	**31,319.18**	18,239.28
Statutory dues	**222.57**	216.19
Other payables	**12.42**	9.81
	31,554.17	18,465.28

19 Revenue from operations

Particulars	**For the year 2020-21**	For the year 2019-20
Revenue from contracts with customers (Refer note41)		
Commercial and residential units	**14,266.70**	29,798.33
Other operating revenue		
Plot cancellation and transfer fees	**92.96**	36.36
Miscellaneous	**566.15**	114.50
	14,925.81	29,949.19

20 Other income

Particulars	**For the year 2020-21**	For the year 2019-20
Interest income form loans	**174.46**	110.68
Others	**14.32**	110.74
	188.78	221.43

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

21 Cost of construction materials and components consumed

Particulars	For the year 2020-21	For the year 2019-20
Inventory at the beginning of the year	**381.84**	466.46
Add : Purchases	**822.27**	1,884.85
Less : Inventory at the end of the year	**(264.57)**	(381.84)
Cost of construction materials and components consumed	**939.54**	1,969.47

22 Changes in inventories

Particulars	For the year 2020-21	For the year 2019-20
Closing Stock		
Unsold developed plots of land and units	**6,989.48**	1,617.63
Construction work-in-progress	**63,079.73**	64,276.83
	70,069.21	65,894.47
Opening Stock		
Unsold developed plots of land and units	**1,617.63**	728.34
Construction work-in-progress	**64,276.83**	61,449.54
	65,894.47	62,177.88
Less: Expenses recovered	**(20.41)**	-
Decrease/(Increase) in inventories	**(4,195.15)**	(3,716.59)

23 Employee benefit expenses

Particulars	For the year 2020-21	For the year 2019-20
Salaries, allowances & bonus	**1,922.07**	2,024.19
Contribution to provident & other funds	**84.08**	86.95
Gratuity (Refer note 30)	**27.57**	27.08
Staff welfare expenses	**23.48**	36.93
	2,057.20	2,175.16

24 Finance costs

Particulars	For the year 2020-21	For the year 2019-20
Interest on		
Inter-corporate deposits	**-**	11.63
Term loan from NBFC	**1,862.02**	1,714.01
Line of credit facility from NBFC	**611.14**	577.31
Vehicle loans from banks	**9.17**	9.78
Others	**204.67**	108.14
	2,687.00	2,420.87
Other borrowing costs	**-**	12.92
	2,687.00	2,433.79

*Net of interest amounting to ₹ 1987.69 lacs (P.Y. ₹ 1,992.83 lacs) inventorised to qualifying construction work-in-progress.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

25 Other expenses

Particulars	For the year 2020-21	For the year 2019-20
Repairs and maintenance		
Buildings	**0.84**	33.22
Others	**25.89**	19.61
Rates and taxes	**280.21**	850.72
Travelling expenses	**29.10**	84.25
Power and fuel	**104.73**	88.44
Advertisement	**245.44**	673.99
Brokerage and commission charges	**508.30**	85.81
Legal and professional charges	**903.52**	1,151.36
Secretarial expenses	**65.87**	73.99
Information Technology expenses	**54.33**	14.95
Auditors' remuneration (Refer note a)	**24.18**	24.12
Insurance charges	**45.65**	42.91
CSR expenses (Refer note b)	**79.89**	37.30
Loss on sale of property, plant and equipment	**9.82**	5.55
Rent (Refer note 41)	**19.51**	22.36
Land advance written off	**-**	50.00
Security deposit written off	**-**	123.17
Donation	**-**	100.00
Miscellaneous expenses	**221.70**	308.29
	2,618.98	3,792.04

a. Payment to Auditors

Particulars	For the year 2020-21	For the year 2019-20
Statutory audit fees	**18.30**	18.30
Limited review fees	**5.70**	5.70
Out of pocket expenses	**0.18**	0.12
	24.18	24.12

b. Details of CSR expenditure

Particulars	For the year 2020-21			For the year 2019-20		
	In cash	Yet to be paid in cash	Total	In cash	Yet to be paid in cash	Total
Gross amount required to be spent during the year	**-**	**-**	**79.64**	-	-	37.25
Amount spent during the year						
Construction/acquisition of any asset	**-**	**-**	**-**	-	-	-
On purposes other than above	**79.64**	**-**	**79.64**	37.30	-	37.30
Total	**79.64**	**-**	**79.64**	37.30	-	37.30

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

26 Income Tax

(a) Tax expenses

The major components of income tax expenses for the years ended 31st March, 2021 and 31st March, 2020 are :

Statement of Profit and Loss :

Particulars	For the year 2020-21	For the year 2019-20
Profit or loss section :		
Current tax charge	**628.33**	403.69
Deferred tax charge		
Relating to origination and reversal of temporary differences	**(81.09)**	2,021.22
Income tax expense reported in the statement of profit or loss	**547.24**	2,424.91
OCI section :		
Deferred tax related to items recognised in OCI during in the year:		
Net loss/(gain) on remeasurements of defined benefit plans	**7.79**	(0.68)
Income tax effect recognised in OCI	**7.79**	(0.68)

(b) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31st March 2021 and 31st March 2020:

Particulars	For the year 2020-21	For the year 2019-20
Accounting profit before income tax	**1,450.22**	6,538.99
Tax on accounting profit at statutory income tax rate 25.17% (31st March, 2020: 25.17%]	**365.02**	1,645.86
On account of different tax rate in subsidiaries	**104.80**	543.11
On account of unabsorbed lossses in subsidiaries	**-**	166.99
Expenses disallowed	**64.71**	5.14
Revaluation of deferred tax asset due to change in tax rate (refer note below)	**-**	59.59
Others	**12.69**	4.22
Tax expense at an effective tax rate of 25.17% (31 March 2020: 25.17%)	**547.24**	2,424.91

Note : In previous year, The Parent Company has elected to exercise the option permitted under Section 115 BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) ordinance, 2019. Accordingly, the parent Company had recognized the provision for income tax for the year ended March 31, 2020 and remeasured its deferred tax basis the rate prescribed in the aforesaid section. The resultant impact of INR 59.59 lacs was been accounted in the previous year's financial statements.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

(c) Deferred tax

Particulars	Consolidated Balance sheet		Other comprehensive income		Consolidated Statement of profit and loss	
	31st March, 2021	31st March, 2020	**31st March, 2021**	31st March, 2020	**For the year 2020-21**	For the year 2019-20
a) Deferred Tax Liabilities						
Impact of difference between tax depreciation and depreciation charged for the financial reporting	32.30	33.80			1.50	11.38
Gross deferred tax liabilities	**32.30**	**33.80**			**1.50**	**11.38**
b) Deferred Tax Assets						
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes on payment basis	70.96	57.34	7.79	(0.68)	(5.83)	5.19
Income offered for tax but not recognized in the books	1,144.18	1,070.42			(73.76)	2,027.41
Gross deferred tax assets	**1,215.14**	**1,127.76**			**(79.59)**	**2,032.60**
Deferred tax expense/(income)			**7.79**	**(0.68)**	**(81.09)**	**2,021.22**
Deferred tax assets/(liabilities)	**1,182.84**	**1,093.96**				

Reconciliation of deferred tax liabilities/(assets) (net):

Particulars	31st March, 2021	31st March, 2020
Opening balance as at 1st April	**1,093.96**	3,114.49
Deferred tax credit/(charge) during the period recognised in profit or loss	**81.09**	(2,021.22)
Deferred tax credit/(charge) during the period recognised in OCI	**7.79**	(0.68)
Closing balance as at 31st March	**1,182.84**	1,093.96

27 Earnings per share

Basic Earnings per share (EPS) amounts are calculated by dividing the profit for the year attributable to equity holders of the Holding Company by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

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

Particulars	For the year 2020-21	For the year 2019-20
Earnings per share (Basic and Diluted)		
Profit after tax attributable to equity holders of the parent	**874.68**	3,931.00
Total number of equity shares at the end of the year	**3,55,53,550**	3,55,53,550
Weighted average number of equity shares		
For basic EPS	**3,55,53,500**	3,54,77,762
For diluted EPS	**3,55,86,857**	3,55,18,264
Nominal value of equity shares	**10.00**	10.00
Basic earnings per share	**2.46**	11.08
Diluted earnings per share	**2.46**	11.07
Weighted average number of equity shares for basic EPS	**3,55,53,500**	3,54,77,762
Effect of dilution: stock options granted under ESOP	**33,357**	40,502
Effect of dilution: share warrants	**-**	
Weighted average number of equity shares adjusted for the effect of dilution	**3,55,86,857**	3,55,18,264

(Amount in INR Lacs, unless stated otherwise)

28 Commitments and Contingencies

a. Commitments

As at March 31, 2021 the Group has given net advance of ₹ 1889.10 lacs (31st March, 2020: ₹ 1214.70 lacs) for purchase of land, under the agreements executed with the land owners. The Group is required to make further payments based on the agreed terms. As at March 31, 2021, one of the subsidiaries has ₹3,369.46 lacs (31st March, 2020 : ₹ 3,369.46 lacs) outstanding as interest free loan given to its Land Managing Partners.

b. Contingent liabilities

Particulars	31st March, 2021	31st March, 2020
Disputed demands in respect of -		
Income Tax (Refer note a)	494.56	541.22
Indirect Tax (TDR) (Refer note b)	207.44	-
Indirect Tax (VAT) (Refer note b)	17.58	-
Excise (Refer note c)	4.90	4.90
Service Tax (Refer note c)	6.80	6.80
Others	0.72	0.72

Notes:

a. The Group has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 494.56 lacs (31st March, 2020: ₹ 541.22 lacs) which have been made against the Group by Department of Income Tax since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The Group has been advised by its legal counsel that it is only possible, but not probable, that the action will succeed. Accordingly, no provision for any liability has been made in these financial statements.

b. The Group has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 225.02 Lacs (31st March, 2020: ₹ Nil) which have been made against the company by Department of Goods and service tax & Karnataka VAT, since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The claim of TDR of ₹ 207.44 lacs is paid under protest while we have paid ₹ 17.58 in cash and by furnishing Bank gaurantee. The Group has been advised by its legal counsel that it is only possible, but not probable, that the action will succeed. Accordingly, no provision for any liability has been made in these financial statements.

c. The Group has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 11.70 lacs (31st March, 2020: ₹ 11.70 lacs) which have been made against the Group by Department of Central Board of Excise and Customs since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The final outcome of such lawsuits filed against the Group is not presently ascertained and accordingly no provision in respect thereof has been made in the books of account of the Group.

29 Segment Reporting

The Group is primarily engaged in the development of real estate comprising of residential, commercial and industrial projects. Group's performance for operation as defined in Ind AS 108 are evaluated as a whole by chief operating decision maker ('CODM') of the Group based on which development of real estate activities are considered as a single operating segment. The Group reports geographical segment which is based on the areas in which major operating divisions of the Group operate and the entire operations are based only in India and hence no further disclosures are made in this regards. During the year 2019-20 and 2020-21 , no single external customer has generated revenue of 10% or more of the Group's total revenue.

30 Disclosure pursuant to employee benefits

A. Defined contribution plans : Provident fund and employee state insurance

The Group makes contribution towards employees' provident fund and employees' state insurance plan scheme. Under the rules of these schemes, the Group is required to contribute a specified percentage of payroll costs. The Group during the year recognized ₹ 84.08 lacs (31st March,2020: ₹ 86.95 lacs) as expense towards contributions to these plans.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

B. Defined benefit plans

(a) Gratuity

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

31st March, 2021 : Changes in defined benefit obligation

Particulars	1st April, 2020	Gratuity cost charged to statement of profit and loss			Benefit paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	31st March, 2021
		Service cost	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity												
Defined benefit obligation	118.09	20.20	7.37	27.57	(17.65)	-	-	9.10	21.86	30.96	-	158.97
Benefit liability	**118.09**	**20.20**	**7.37**	**27.57**	**(17.65)**	**-**	**-**	**9.10**	**21.86**	**30.96**	**-**	**158.97**

31st March, 2020 : Changes in defined benefit obligation

Particulars	1st April, 2019	Gratuity cost charged to statement of profit and loss			Benefit paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	31st March, 2020
		Service cost	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity												
Defined benefit obligation	97.55	19.80	7.28	27.08	(3.86)	-	0.40	7.82	(10.90)	(2.68)	-	118.09
Benefit liability	**97.55**	**19.80**	**7.28**	**27.08**	**(3.86)**	**-**	**0.40**	**7.82**	**(10.90)**	**(2.68)**	**-**	**118.09**

The principal assumptions used in determining above defined benefit obligations for the Group's plans are shown below:

Particulars	**31st March, 2021**	31st March, 2020
Discount rate	**6.06%**	6.24%
Future salary increase	**10% P.a. for next 1 years , 7% P.a. thereafter starting from 2nd year**	5% P.a. for next 2 years , 7% P.a. thereafter starting from third year
Attrition rate	**15.00%**	15.00%
Mortality rate during employment	**Indian Assured Lives Mortality (2006-08)**	Indian Assured Lives Mortality (2006-08)

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

A quantitative sensitivity analysis for significant assumptions is as shown below:

Gratuity

Particulars	Sensitivity level	Increase / (Decrease) in defined benefit obligation (Impact)	
		31st March, 2021	31st March, 2020
Gratuity			
Discount rate	1% increase	**(6.80)**	(5.12)
	1% decrease	**7.49**	5.65
Salary increase	1% increase	**7.31**	5.59
	1% decrease	**(6.77)**	(5.16)
Attrition rate	1% increase	**(0.92)**	(0.70)
	1% decrease	**0.96**	0.74

The following are the expected future benefit payments for the defined benefit plan :

Particulars	31st March, 2021	31st March, 2020
Gratuity		
Within the next 12 months (next annual reporting period)	**29.26**	22.53
2 to 5 years	**72.55**	54.04
Beyond 5 years	**73.71**	47.15
Total expected payments	**175.52**	123.72

Weighted average duration of defined plan obligation (based on discounted cash flows)

Particulars	Years	
	31st March, 2021	31st March, 2020
Gratuity	**6**	6

31 Share-based payments

The Group provides share-based payment schemes to its employees. During the year ended 31st March, 2021, an employee stock option plan (ESOP) was in existence. The relevant details of the scheme and the grant are as below:

Employee Stock Option (ESOP) Scheme (2013)

The parent company instituted an Employees Stock Option Scheme ('ESOP 2013') pursuant to the approval of the shareholders of the parent company at their Extraordinary General Meeting held on March 8, 2013. As per ESOP 2013, the parent company granted 10,32,972 options comprising equal number of equity shares in one or more tranches to the eligible employees of the parent company. The options under this grant would vest to the employees over a minimum period of 1 year and maximum 5 years based on continued service and certain performance parameters, with an exercise period of maximum five years from the date of respective vesting. As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of Rs 41.50. There were no grants made during the year.

Employee Stock Option (ESOP) Scheme (2016)

The parent company instituted an Employees Stock Option Scheme ('ESOP 2016') pursuant to the approval of the shareholders of the parent company at their Annual General Meeting held on 23rd September, 2016. As per ESOP 2016, the parent company granted 3,70,000 options comprising equal number of equity shares in one or more tranches to the eligible employees of the parent company. The options under this grant would vest to the employees over a minimum period of 1 year and maximum 5 years based on continued service and certain performance parameters, with an exercise period of maximum five years from the date of respective vesting. As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of Rs 158.05. There were no grants made during the year.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

Movement during the year:

The following table illustrates the number and weighted average exercise price of share options during the year:

Particulars	31st March, 2021		31st March, 2020	
	ESOP Scheme 2013	ESOP Scheme 2016	ESOP Scheme 2013	ESOP Scheme 2016
Options				
Outstanding at the beginning of the year	**53,729**	**3,70,000**	3,73,729	3,70,000
Granted during the year	**-**	**-**	-	-
Exercised during the year	**-**	**-**	3,20,000	-
Outstanding at the end of the year	**53,729**	**3,70,000**	53,729	3,70,000
Exercisable at the end of the year	**53,729**	**1,85,000**	53,729	92,500
weighted average share price at the exercise date	**-**	**-**	104.11	-
weighted average remaining contractual life (In years)	**1.08**	**6.39**	2.08	7.39

The fair value of the share options is estimated at the grant date using Binomial Model taking into account the terms and conditions upon which the share options are granted and there are no cash settled alternatives for employees. Following table lists the inputs to the models used

32 Fair value disclosures for financial assets and financial liabilities

Set out below is a comparison, by class, of the carrying amounts and fair value of the Group's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values:

Particulars	Carrying amount		Fair value	
	31st March, 2021	31st March, 2020	31st March, 2021	31st March, 2020
Financial assets measured at amortised cost				
Investments (Refer Note 4)	**143.66**	143.46	**143.66**	143.46
Loans given (Refer Note 5)	**3,485.34**	605.00	**3,485.34**	605.00
Trade Receivables (Refer Note 6)	**227.39**	101.97	**227.39**	101.97
Other financial assets (Refer Note 9)	**5,881.17**	4,813.14	**5,881.17**	4,813.14
Cash and cash equivalents (Refer Note 7)	**3,503.80**	548.72	**3,503.80**	548.72
Other bank balances (Refer Note 8)	**4.42**	4.42	**4.42**	4.42
Total	**13,245.78**	6,216.70	**13,245.78**	6,216.70
Financial liabilities measured at amortised cost				
Borrowings (Refer Note 14)	**16,454.00**	15,711.06	**16,454.00**	15,711.06
Trade payables (Refer Note 15)	**5,994.70**	6,873.37	**5,994.70**	6,873.37
Other financial liabilities (Refer Note 16)	**3,247.96**	8,019.85	**3,247.96**	8,019.85
Total	**25,696.66**	30,604.28	**25,696.66**	30,604.28

The management assessed that the fair values of financial assets and financial liabilities approximate their carrying amounts due to the short-term maturities.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

33 Fair value measurement hierarchy

The details of fair value measurement hierarchy of Group's financial assets/liabilities are as below:

Particulars	Level	31st March, 2021	31st March, 2020
Assets disclosed at fair value			
Investments (Refer Note 4)	Level - 2	**143.66**	143.46
Loans given (Refer Note 5)	Level - 2	**3,485.34**	605.00
Trade Receivable (Refer Note 6)	Level - 2	**227.39**	101.97
Other financial assets (Refer Note 9)	Level - 2	**5,881.17**	4,813.14
Cash and cash equivalents (Refer Note 7)	Level - 2	**3,503.80**	548.72
Other bank balances (Refer Note 8)	Level - 2	**4.42**	4.42
Liabilities disclosed at fair value			
Borrowings (Refer Note 14)	Level - 2	**16,454.00**	15,711.06
Trade payables (Refer Note 15)	Level - 2	**5,994.70**	6,873.37
Other financial liabilities			
Including current Maturity of Long terms borrowings (Refer Note 16)	Level - 2	**3,247.96**	8,019.85

There have been no transfers between Level 1 and Level 2 or Level 3 during the period.

34 Capital management

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board of Directors of the Group seek to maintain a balance between the higher returns that might be possible with higher level of borrowings and advantages of a sound capital position.

The Group monitors capital using a net debt to equity ratio, which is as follows:

1. Equity includes equity share capital and all other equity components attributable to the equity holders.
2. Net debt includes borrowings (non-current and current) less cash and cash equivalents

Particulars	31st March, 2021	31st March, 2020
Borrowings	**18,922.87**	21,808.94
Less: Cash and cash equivalents	**3,503.80**	548.72
Net Debt (A)	**15,419.07**	21,260.22
Equity share capital	**3,555.36**	3,555.36
Other equity	**27,579.95**	25,325.72
Total Equity (B)	**31,135.31**	28,881.08
Net Debt to Equity Ratio (C=A/B)	**0.50**	0.74

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

35 Financial risk management objectives and policies

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

The Group is exposed to market risk, credit risk and liquidity risk. The Group's management oversees the management of these risks and ensures that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives.

1. 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 two types of risk: interest rate risk and other price risk, such as commodity/ real-estate risk.

The sensitivity analysis in the following sections relate to the position as at 31st March, 2021 and 31st March, 2020. The sensitivity analysis has been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

(Amount in INR Lacs, unless stated otherwise)

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31st March, 2021 and 31st March, 2020.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The Group's exposure to the risk of changes in Interest rates relates primarily to the Group's operating activities (when receivables or payables are subject to different interest rates) and the Group's net receivables or payables.

The Group is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Group's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Group is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Interest rate sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in interest rates, with all other variables held constant for variable rate instruments. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The year end balances are not necessarily representative of the average debt outstanding during the year.

Particulars	Changes in interest rate	Effect of profit before tax
31st March, 2021	+1%	(173.18)
	-1%	173.18
31st March, 2020	+1%	(167.27)
	-1%	167.27

2. Credit Risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The carrying amount of following financial assets represents the maximum credit exposure.

Trade receivables

Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership. therefore, substantially eliminating the company's credit risk in this respect.

The ageing of trade receivables is as follows:

Particulars	31st March, 2021	31st March, 2020
More than 6 months	**50.86**	43.80
Others	**176.53**	58.17
Total receivables	**227.39**	101.97

Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group's Board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Group's maximum exposure to credit risk for the components of the statement of financial position at 31st March, 2021 and 31st March, 2020 is the carrying amounts.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

3. **Liquidity Risk**

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The table below summarises the remaining contractual maturities of the Group's financial liabilities at the reporting date.

Particulars	On demand	Less than 3 months	3 months to 1 year	1 year to 5 years	Total
Year ended 31st March, 2021					
Borrowings*	-	1,393.87	1,075.00	16,454.00	18,922.87
Trade payables	-	3,676.77	2,317.92	-	5,994.69
Other financial liabilities	774.67	-	-	-	774.67
	774.67	**5,070.64**	**3,392.92**	**16,454.00**	**25,692.23**
Year ended 31st March, 2020					
Borrowings*	-	5,750.59	8,759.79	7,336.06	21,846.44
Trade payables	-	4,047.46	2,825.91	-	6,873.37
Other financial liabilities	1,880.04	-	-	-	1,880.04
	1,880.04	**9,798.05**	**11,585.70**	**7,336.06**	**30,599.85**

*Includes current maturities of non-current borrowings and interest accrued but not due on borrowings

36 Disclosure in respect of interest in joint ventures and subsidiaries

(a) List of subsidiaries

Sr No.	Name of subsidiary	Country of incorporation	Percentage of holding	
			31st March, 2021	31st March, 2020
(i)	**Companies**			
1	Arvind Hebbal Homes Pvt. Ltd.	India	**100.00%**	100.00%
2	Arvind Homes Pvt. Ltd.	India	**100.00%**	-
(ii)	**LLPs**			
1	ASL Facilities Management LLP	India	**100%**	100%
2	Arvind Altura LLP	India	**100%**	100%
3	Changodar Industrial Infrastructure (One) LLP	India	**100%**	100%
4	Ahmedabad Industrial Infrastructure (One) LLP	India	**100%**	100%
5	Ahmedabad East Infrastructure LLP (Refer Note)	India	**51.43%**	51%
6	Arvind Five Homes LLP	India	**51%**	100%
7	Arvind Infracon LLP	India	**100%**	100%
8	Arvind Beyond Five Club LLP	India	**100%**	100%
9	Yogita Shelters LLP	India	**99.79%**	99.79%

Note:

In case of LLPs, percentage of holding in the above table denotes the share of capital contribution in the LLP which is the same as the share of profit, except for investment in Ahmedabad East Infrastucture LLP where share of profit of company is 94% and remaining profit is shared among other co-partners namely Sharad Govindbhai Patel, Dinesh Jasraj Jain and Arvind Infrabuild LLP.

Summarised financial information of subsidiaries having material non-controlling interests:

Management has determined that Ahmedabad East Infrastructure LLP (AEILLP) has material non controlling interests. The summarised financial information of AEILLP is provided below. This information is based on amounts before inter-company eliminations.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

a. Summarised balance sheet information:

Particulars	31st March, 2021	31st March, 2020
Current assets	**11,681.31**	14,100.56
Non - current assets	**7,492.54**	7,018.19
Current liabilities	**9,686.55**	9,188.46
Total equity	**9,487.30**	11,930.29
Attributable to:		
Equity holders of the parent	**7,339.04**	10,911.58
Non controlling interests	**2,148.26**	1,018.70

b. Summarised statement of profit and loss information:

Particulars	31st March, 2021	31st March, 2020
Revenue	**5,681.76**	4,502.24
Project development expenses	**284.48**	2,145.05
Depreciation and amortization expense	**13.78**	18.21
Other expense (including finance cost)	**4,653.68**	1,041.98
Profit before tax	**729.82**	1,297.00
Tax expenses	**258.15**	448.95
Total comprehensive income	**471.67**	848.04
Attributable to:		
Equity holders of the parent	**443.37**	797.16
Non controlling interests	**28.30**	50.88

c. Summarised cash flow information:

Particulars	31st March, 2021	31st March, 2020
Operating activities	**4,952.45**	(465.98)
Investing activities	**(970.71)**	(590.67)
Financing activities	**(3,329.57)**	997.12
Net increase in cash and cash equivalents	**652.17**	(59.53)

37 Investment in joint ventures

(b) List of joint ventures

Sr No.	Name of joint ventures	Country of incorporation	Percentage of holding	
			31st March, 2021	31st March, 2020
(i)	**LLPs**			
1	Arvind Bsafal Homes LLP*	India	**50.00%**	50.00%
2	Arvind Integrated Projects LLP	India	**50.00%**	50.00%

*Profit sharing of Arvind SmartSpaces Limited in Arvind Bsafal Homes LLP is 41% during 31st March,2021 and 31st March,2020.

Management has determined its investments in joint ventures are individually immaterial. Aggregate information of the above joint ventures are as follows:

Particulars	31st March, 2021	31st March, 2020
Group's share in:		
Net profit/(loss)	**0.20**	(15.99)
Other comprehensive income	**-**	-
Total comprehensive income	**0.20**	(15.99)
Aggregate carrying value of the investments (Refer Note 4)	**143.66**	143.46

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

38 Disclosures as per Schedule III of Companies Act, 2013

Name of the Enterprise	2020-21							
	Net Assets i.e. Total Assets minus Total Labilities		Share in Profit or (loss)		Share in other Comprehensive Income		Share in Total Comprehensive Income	
	As a % of consoli-dated net assets	Amount	As a % of consolidated share in profit and loss	Amount	As % of consolidated share in other comprehensive income	Amount	As % of consolidated share in total comprehensive income	Amount
Company Parent								
Arvind SmartSpaces Limited	108%	33,615.78	160%	1,397.14	100%	(23.17)	161%	1,373.97
Subsidiaries								
Arvind Hebbal Homes Pvt. Ltd.	0%	(140.83)	-21%	(184.83)	0%	-	-22%	(184.83)
Ahmedabad East Infrastructure LLP	25%	7,808.88	54%	471.67	0%	-	55%	471.67
Ahmedabad Industrial Infrastructure (One) LLP	2%	495.23	2%	21.06	0%	-	2%	21.06
ASL Facilities Management LLP	0%	18.67	-1%	(11.02)	0%	-	-1%	(11.02)
Uplands facility Management LLP (Formerly known as Arvind Altura LLP)	0%	4.64	0%	3.60	0%	-	0%	3.60
Arvind Beyond Five Club LLP	1%	414.62	0%	(0.86)	0%	-	0%	(0.86)
Arvind Five Homes LLP	12%	3,861.52	-26%	(227.89)	0%	-	-27%	(227.89)
Arvind Infracon LLP	-1%	(234.72)	-14%	(120.79)	0%	-	-14%	(120.79)
Changodar Industrial Infrastructure (One) LLP	0%	(0.86)	-1%	(6.40)	0%	-	-1%	(6.40)
Yogita Shelters LLP	6%	1,784.62	-4%	(37.73)	0%	-	-4%	(37.73)
Arvind Homes Private Limited	7%	2,133.47	-4%	(31.73)	0%	-	-4%	(31.73)
Joint Ventures (investment accounted for using equity method)								
Arvind Bsafal Homes LLP	0%	0.25	0%	0.25	0%	-	0%	0.25
Arvind Integrated Projects LLP	0%	(0.05)	0%	(0.05)	0%	-	0%	(0.05)
Non controlling interests								
Ahmedabad East Infrastructure LLP	-7%	(2,148.24)	-3%	(28.30)	0%	-	-3%	(28.30)
Yogita Shelters LLP	0%	(2.87)	0%	-	0%	-	0%	-
Arvind Five Homes LLP	-6%	(1,716.62)						
Intercompany elimination	-47%	(14,758.18)	-42%	(369.45)	0%	-	-43%	(369.45)
Total	**100%**	**31,135.31**	**100%**	**874.68**	**100%**	**(23.17)**	**100%**	**851.51**

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

Name of the Enterprise	2019-20							
	Net Assets i.e. Total Assets minus Total Labilities		Share in Profit or (loss)		Share in other Comprehensive Income		Share in Total Comprehensive Income	
	As a % of consoli-dated net assets	Amount	As a % of consolidated share in profit and loss	Amount	As % of consolidated share in other comprehensive income	Amount	As % of consolidated share in total comprehensive income	Amount
Parent								
Arvind SmartSpaces Limited	111%	32,241.80	48%	1,937.70	100%	2.00	48%	1,939.70
Subsidiaries								
Arvind Hebbal Homes Pvt. Ltd.	0%	44.01	0%	(1.08)	0%	-	0%	(1.08)
Ahmedabad East Infrastructure LLP	37%	10,614.59	78%	3,051.35	0%	-	78%	3,051.35
Ahmedabad Industrial Infrastructure (One) LLP	2%	608.85	0%	15.78	0%	-	0%	15.78
ASL Facilities Management LLP	0%	23.69	0%	-2.77	0%	-	0%	(2.77)
Uplands facility Management LLP (Formerly known as Arvind Altura LLP)	0%	(0.21)	0%	(0.18)	0%	-	0%	(0.18)
Arvind Beyond Five Club LLP	1%	325.83	0%	(2.04)	0%	-	0%	(2.04)
Arvind Five Homes LLP	9%	2,520.22	-9%	(346.82)	0%	-	-9%	(346.82)
Arvind Infracon LLP	1%	416.78	-4%	(176.14)	0%	-	-4%	(176.14)
Changodar Industrial Infrastructure (One) LLP	0%	0.28	0%	(1.34)	0%	-	0%	(1.34)
Yogita Shelters LLP	6%	1,720.23	-2%	(94.50)	0%	-	-2%	(94.50)
Arvind Homes Private Limited	0%	(37.48)	-1%	(38.48)	0%	-	-1%	(38.48)
Joint Ventures (investment as per equity method)								
Arvind Bsafal Homes LLP	0%	(15.96)	0%	(15.96)	0%	-	0%	(15.96)
Arvind Integrated Projects LLP	0%	(0.03)	0%	(0.03)	0%	-	0%	(0.03)
Non controlling interests								
Ahmedabad East Infrastructure LLP	-5%	(1,549.31)	-5%	(183.08)	0	-	-5%	(183.08)
Yogita Shelters	0%	(27.32)	0%	-	0	-	0%	-
Intercompany elimination	-62%	(18,004.90)	-5%	(211.41)	0	0	-5%	(211.41)
Total	**100%**	**28,881.08**	**100%**	**3,931.00**	**100%**	**2.00**	**100%**	**3,933.00**

39 Issue of Equity shares

"During the year 2020-21, the Group has allotted Nil (2019-20: 3,20,000) equity shares of ₹ 10/- each to the eligible employee/s pursuant to the exercise of stock options granted to them under Employees Stock Option Scheme - 2013 (AIL ESOP 2013).

Consequently, the paid up equity share capital of the Group as at 31st March, 2021 stood at ₹ 35,55,36,430/- (31st March, 2020: ₹ 35,55,36,430) consisting of 3,55,53,550 (31st March, 2020: 3,55,53,550) equity shares of ₹ 10/- each.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

40 Related party transactions

As per the Indian Accounting Standard on "Related Party Disclosures" (Ind AS 24), the related parties of the Group are as follows :

A. Name of related parties and nature of relationship :

Entity name	Relationship
Mr. Sanjay Lalbhai	Chairman & Non-Executive Director
Mr. Kamal Singal	Managing Director and Chief Executive Officer- Key Managerial Personnel
Mr. Kulin Lalbhai	Non-Executive Director
Mr. Prem Prakash Pangotra	Non-Executive Director
Mr. Pratul Shroff	Non-Executive Director
Ms. Pallavi Vyas	Non-Executive Director
Mr. Nirav Kalyanbhai Shah	Non-Executive Director
Mr. Mehul Shah	Chief Financial Officer - Key Managerial Personnel (Upto 30th June, 2020)
Mr. Ankit Jain	Chief Financial Officer - Key Managerial Personnel (W.e.f 1st July,2020)
Mrs. Divya Mehul Shah	Relative of Key Managerial Personnel (Upto 30th June,2020)
Mr. Prakash Makwana	Company Secretary - Key Managerial Personnel
Mr. Dinesh Jasraj Jain	Land Managing Partner
Mr. Sharad Govindbhai Patel	Land Managing Partner
Mrs. Kavita Dinesh Jain	Relative of Land Managing Partner
Mr. Neel Dinesh Jain	Relative of Land Managing Partner
Mrs. Rashmi Sharadbhai Patel	Relative of Land Managing Partner
Mr. Jignesh Govindbhai Patel	Relative of Land Managing Partner
Aura Securities Private limited	Holding Company
Aura Business Ventures LLP	Enterprise having significant influence
Arvind Lifestyle Brands Ltd	Enterprise having significant influence by Key Management Personnel
Arvind Infrabuild LLP	Company under common control of Key Managerial Personnel
Arvind and Smartvalue Homes LLP	Enterprise having significant influence by Key Management Personnel
Safal Homes LLP	Co-venturer in Joint venture
Arvind Limited	Enterprise having significant influence by Key Management Personnel

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

B. Disclosure in respect of total amount of transactions that have been entered into with related parties :

Particulars	31st March, 2021	31st March, 2020
Remuneration		
Mr. Kamal Singal	**87.43**	322.99
Mr. Mehul Shah	**8.90**	36.60
Mr. Ankit Jain	**61.24**	-
Mr. Prakash Makwana	**28.75**	29.45
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**676.10**	721.53
Director's Sitting Fees & Commission		
Mr. Prem Prakash Pangotra	**6.80**	6.90
Mr. Pratul Shroff	**6.20**	5.80
Ms. Pallavi Vyas	**4.90**	4.60
Mr. Nirav Kalyanbhai Shah	**6.10**	6.10
Revenue from operations		
Mr. Kamal Singal	**-**	278.83
Mrs. Divya Mehul Shah	**-**	41.55
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**-**	690.03
Aura Business Ventures LLP	**-**	144.08
Revenue True-ups		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**169.70**	-
Project Management Consultancy Income		
Arvind Limited	**488.18**	93.71
Expenses incurred		
Arvind Lifestyle Brands Ltd	**1.88**	8.70
Partner's contribution received		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**766.28**	721.53
Partner's contribution paid		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**200.00**	275.00
Arvind Infrabuild LLP	**-**	99.01
Share of profit		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**9.43**	61.03
Purchase of materials		
Arvind Limited	**3.57**	3.75
Rent and Professional charges paid		
Arvind Limited	**18.93**	11.33
Land purchased		
Mr. Jignesh Govindbhai Patel	**-**	37.05
Advances repaid by supplier		
Arvind Limited	**10.15**	-
Sale of Asset		
Arvind Limited	**-**	13.57

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

Particulars	31st March, 2021	31st March, 2020
Reimbursement of expenses received (net)		
Arvind Limited	**49.24**	30.55
Receipts from customers		
Mr. Kamal Singal	**-**	129.81
Mrs. Divya Mehul Shah	**-**	44.61
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**-**	346.83
Aura Business Ventures LLP	**-**	87.24
Exercise of share options under ESOS / ESOP		
Mr. Kamal Singal	**-**	113.44

C. Disclosure in respect of outstanding balance:

Particulars	31st March, 2021	31st March, 2020
Advance for Land		
Others - Relatives of Land Managing Partners	**1.09**	1.09
Loans Given		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**3,369.46**	3,369.46
Trade Receivable		
Arvind Limited	**203.11**	32.64
Capital Contributions (Initial and Additional)		
Arvind Bsafal Homes LLP	**143.45**	143.26
Arvind Integrated Projects LLP	**0.21**	0.28
Trade payables		
Mr. Jignesh Govindbhai Patel	**87.03**	87.03
Arvind Limited	**1,218.83**	1,217.72
Arvind Lifestyle Brands Limited	**1.88**	-
Mr. Prem Prakash Pangotra	**4.63**	4.50
Mr. Pratul Shroff	**4.63**	4.50
Ms. Pallavi Vyas	**4.68**	3.60
Mr. Nirav Kalyanbhai Shah	**4.63**	4.50
Mr. Kamal Singal	**8.75**	131.73
Mr. Mehul Shah	**-**	2.59
Mr. Ankit Jain	**6.27**	-
Mr. Prakash Makwana	**1.24**	2.10
Advance to suppliers		
Arvind Limited	**18.48**	27.67
Advance from customers		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**-**	557.00

D. Terms and conditions of transactions with related parties :

1) Transaction entered into with related party are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. The Group has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.

2) In respect of the transactions with the related parties, the Group has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

E. Commitments with related parties :

The Group has not provided any commitment to the related party as at 31st March, 2021 (31st March, 2020: ₹.Nil)

F. Transactions with key management personnel :

Compensation of key management personnel of the Group:

Particulars	31st March, 2021	31st March, 2020
Short-term employee benefits	**186.32**	389.04
Total compensation paid to key management personnel	**186.32**	389.04

The company creates provision for post-employment gratuity benefits based on actuarial valuation of such liability. Such an actuarial valuation is carried out on a company-level and not an individual level. Hence, expenses incurred on key management personnel during the year to this extent is not identifiable and has thus not been disclosed.

41 Disclosures for Ind AS 115

Revenue from contracts with customers:

The Group has adopted Ind AS 115 using the modified retrospective method and accordingly has provided the disclosures required by Ind AS 115 for the year ended March 31, 2021 and the comparative information has not been disclosed. Also refer note 19.

1 Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers, which is in agreement with the contracted price..

Particulars	Note	For the year 2020-2021	For the year 2019-2020
Revenue from contracts with customers			
Commercial and residential units	19	**14,266.70**	29,798.33
Transferrable development rights	19	**-**	-
		14,266.70	29,798.33
Other operating revenue			
Plot cancellation and transfer fees	19	**92.96**	36.36
Miscellaneous	19	**566.15**	114.50
		659.11	150.86
		14,925.81	29,949.19

2 Contract balances

Particulars	Note	As on 31st March, 2021	As on 31st March, 2020
Trade and other receivables	6	**227.39**	112.60
Contract liabilities	18	**31,319.18**	18,239.28

Contract liabilities include advances received from customers as well as deferred revenue representing transaction price allocated to unsatisfied performance obligations. The decrease in contract liabilities majorly pertains to revenue recognition pertaining to projects / units in which BUs were recieved.

Particulars	31st March, 2021	31st March, 2020
• Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the year.	**10,529.91**	17,841.60
• Revenue recognised in the reporting period from performance obligations satisfied in previous periods.	-	-

Notes to consolidated financial statements for the year ended 31st March, 2021

(Amount in INR Lacs, unless stated otherwise)

3 **Performance obligations**

Particulars	31st March, 2021	31st March, 2020
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the current year **		
Revenue to be recognised at a point in time	**50,427.10**	23,498.13

42 The company has operating lease for Head office premise for 11 months which is renewable on periodic basis and cancellable on non payment of rent. The company has availed the exemption of short term lease.

43 The COVID-19 pandemic has disrupted various business operations due to lockdown and other emergency measures imposed by the governments. The operations of the Company were impacted briefly, due to shutdown of sites and offices following nationwide lockdown, as appearing in the results for the period and to that extent, numbers are not comparable . The Company continues with its operations in a phased manner in line with directives from the authorities.

The company has made detailed assessment of its liquidity positions and business operations and its possible effect on the carrying value of assets including that of the second wave. The Company does not expect significant impact on its operations and recoverability of value of its assets based on current indicators of future economic conditions. However, the impact assessment of COVID-19 is a continuing process given the uncertainties associated with its nature and duration and accordingly the impact may be different from that estimated as at the date of approval of these financial results. The company will continue to monitor any material changes to future economic condition and its impact, if any.

44 The figures for the previous year have been regrouped/reclassified wherever necessary to confirm with the current year's classification.

The accompanying notes are an integral part of the consolidate financial statements.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 28th May, 2021

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 28th May, 2021

FORM 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 or Associate Companies or Joint Ventures

Part "A" : Subsidiaries

(₹ in Lacs)

Sr. No.	Name of Subsidiary	Reporting Period	Exchange Rate	Share Capital /Capital	Reserves & Surplus	Total Assets	Total Liabilities	Details of Investment (Excludinf investment in subsidiaries)	Turn-over	Profit/ (Loss) before Taxation	Provision for Taxation /(Credit)	Profit/ (Loss) after Taxation	Proposed Dividend	% of Share Holding /capital contribution
		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(I)	(j)	(k)	(l)	(m)
1.	Arvind Hebbal Homes Private Limited	31st March, 2021	INR	1.00	(141.83)	9304.09	9444.91	-	-	(184.77)	0.07	(184.83)	Nil	100
2.	Arvind Homes Private Limited	31st March, 2021	INR	801.00	1332.47	4982.79	2849.32	-	-	(21.69)	(1.46)	(20.24)	Nil	100
3.	Arvind Infracon LLP	31st March, 2021	INR	1.00	(584.05)	16668.43	17251.48	-	-	(120.88)	(0.09)	(120.79)	Nil	100
4.	Arvind Five Homes LLP	31st March, 2021	INR	1.00	(914.60)	7469.34	8382.94	-	-	(350.40)	(122.51)	(227.89)	Nil	52
5.	Changodar Industrial Infrastructure (one) LLP	31st March, 2021	INR	1.00	(11.41)	123.79	134.19	-	-	(6.40)	-	(6.40)	Nil	100
6.	Arvind Beyond Five Club LLP	31st March, 2021	INR	1.00	(5.88)	1007.89	1012.77	-	-	(0.86)	-	(0.86)	Nil	100
7.	Uplands facility management LLP (Formerly Known as Arvind Altura LLP)	31st March, 2021	INR	1.00	2.25	218.16	214.91	-	-	3.60	-	3.60	Nil	100
8.	ASL Facilities Management LLP (formerly Arvind Alcove LLP)	31st March, 2021	INR	1.00	(13.86)	19.02	31.88	-	8.71	(11.02)	-	(11.02)	Nil	100
9.	Ahmedabad Industrial Infrastructure (one) LLP	31st March, 2021	INR	1.00	109.44	1708.12	1597.68	-	173.41	32.37	11.31	21.06	Nil	100
10.	Ahmedabad East Infrastructure LLP	31st March, 2021	INR	1.05	0.00	19282.50	19281.45	-	5575.72	729.82	258.15	471.67	Nil	51.43
11	Yogita Shelters LLP	31st March, 2021	INR	1404.10	(251.38)	2579.03	1426.31	-	-	(37.83)	(0.11)	(37.72)	Nil	99.79

Notes **The following information shall be furnished at the end of the statement:**

1. Name of subsidiaries which are yet to commence the operations - NIL
2. Names of subsidiaries which have been liquidated or sold during the year : NIL *

* One of the subsidiary namely Arvind five homes LLP entered into a restated LLP agreement, pursuant to introduction of new partners in said LLP, and consequently there was change in the % of shareholding / capital contribution of Arvind smartspaces limited in Arvind homes LLP from 100% to 52%.

Part "B" : Joint Venture

Sr. No.	Particulars	Arvind Bsafal Homes LLP	Arvind Integrated Projects LLP
1	Latest Audited Balance Sheet Date	31.03.2021	31.03.2021
2	Shares of Joint Ventures Held by the Company on the year end		
	i) Number	Not Applicable	Not Applicable
	ii) Amount of Investment in joint Ventures	0.50	0.50
	iii) Extend of Holding %	Capital Contribution Ratio : 50% Profit Sharing Ratio : 41%	Capital Contribution Ratio : 50% Profit Sharing Ratio : 50%
3	Description of how there is significant influence	LLP Agreement allows the Company to exercise significant influence in the operating and financial decision making	LLP Agreement allows the Company to exercise significant influence in the operating and financial decision making
4	Reason why the joint venture is not consolidated	Not Applicable as accounts are consolidated	Not Applicable as accounts are consolidated
5	Net worth attributable to shareholding as per latest Audited Balance sheet	107.28	0.21
6	Profit/(Loss) for the year		
	i) Considered in Consolidation	0.25	(0.05)
	ii) Not Considered in Consolidation	-	(0.05)

For and on behalf of the board of directors of Arvind Limited

Sanjay S. Lalbhai	**Kamal Singal**	**Ankit Jain**	**Prakash Makwana**
Director	MD & CEO	Chief Financial Officer	Company Secretary
Ahmedabad	Ahmedabad	Ahmedabad	Ahmedabad
28th May, 2021	28th May, 2021	28th May, 2021	28th May, 2021

OUR MAJOR DEVELOPMENTS

AHMEDABAD

Arvind High Grove

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Arvind SKY LANDS
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Gujarat, India.

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