

INDEPENDENT AUDITOR'S REPORT

To the Members of Arvind Homes Private Limited

Report on the Audit of the Financial Statements**Opinion**

We have audited the accompanying financial statements of Arvind Homes Private Limited ("the Company"), which comprise the Balance sheet as at March 31 2024, 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 financial statements, including a summary of material accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, 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, 2024, its loss 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 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 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 financial statements.

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

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether 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.



Responsibility of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

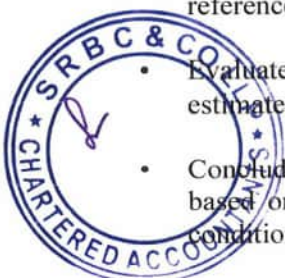
Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls 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.

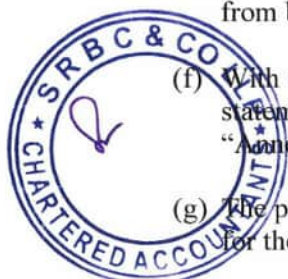
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, 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 except for the matters stated in the paragraph (i)(vi) below on reporting under Rule 11(g);
 - (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 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, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (g) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2024;



- (h) The modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph (b) above on reporting under Section 143(3)(b) and paragraph (i)(vi) below on reporting under Rule 11(g);
- (i) 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 does not have any pending litigations which would impact its financial position;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv.
 - a) The management has represented that as disclosed in the note 37 to the financial statements, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - b) The management has represented that as disclosed in the note 37 to the financial statements, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
 - c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
 - v. No dividend has been declared or paid during the year by the Company.



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- vi. The Company has migrated to SAP Application software from legacy Farvision software for maintaining its books of account from beginning of the year. Based on our examination of books of account which included test checks, the Company has used accounting software SAP, for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software, except that audit trail feature is not enabled for direct changes to data when using certain access rights, as explained in note 35 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of the SAP Application accounting software.

For **SRBC & CO LLP**

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003



per Sukrut Mehta

Partner

Membership Number: 101974

UDIN: 24101974BKERSH7657

Place of Signature: Ahmedabad

Date: May 06, 2024

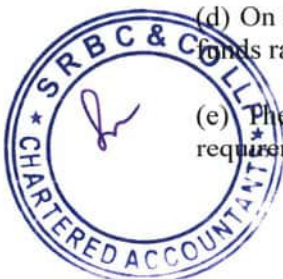


ANNEXURE 1 REFERRED TO IN PARAGRAPH ON REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS OF OUR REPORT OF EVEN DATE OF ARVIND HOMES PRIVATE LIMITED FOR THE YEAR ENDED MARCH 31, 2024

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.
- (a) (B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.
- (b) Property, plant and equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.
- (c) There is no immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), held by the Company and accordingly, the requirement to report on clause 3(i)(c) of the Order is not applicable to the Company.
- (d) The Company has not revalued its Property, Plant and Equipment or intangible assets during the year ended March 31, 2024 accordingly, the requirement to report on clause 3(i)(d) of the Order is not applicable to the Company.
- (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- (ii) (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of verification by the management is reasonable and the coverage and procedure for such verification is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such physical verification.
- (b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii) (a) During the year the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.
- (b) During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.
- (c) The Company has not granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.
- (d) The Company has not granted loans or advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.



- (e) There were no loans or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.
- (f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.
- (iv) . There are no loans, investments, guarantees, and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company.
- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- (vi) The Central Government has not specified the maintenance of cost records under Section 148(1) of the Companies Act, 2013, for the products/services of the Company.
- (vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, income tax, cess and other statutory dues applicable to it. The payment of Provident Fund, ESIC, sales-tax, service tax, duty of customs, duty of excise and value added tax is not applicable to the Company. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.
- (b) There are no dues of goods and services tax, income tax, cess and other statutory dues which have not been deposited on account of any dispute.
- (viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- (ix) (a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
- (c) The Company did not have any term loans outstanding during the year hence, the requirement to report on clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) On an overall examination of the financial statements of the Company, the Company has used funds raised on short-term basis aggregating to Rs. 1,653.55 Lacs for long-term purposes.
- (e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.



- (f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.
- (xii) The company is not a nidhi company as per the provisions of companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the order is not applicable to the company.
- (xiii) Transactions with the related parties are in compliance with sections 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company.
- (xiv) (a) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(a) of the Order is not applicable to the Company.
- (b) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(b) of the Order is not applicable to the Company.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause 3(xvi)(a) of the Order is not applicable to the Company.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.



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- (d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- (xvii) The Company has incurred cash losses amounting to Rs. 1286.29 Lacs in the current year and amounting to Rs. 1303.82 Lacs in the immediately preceding financial year respectively.
- (xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.
- (xix) On the basis of the financial ratios disclosed in note 28 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The provisions of Section 135 to the Companies Act, 2013 in relation to Corporate Social Responsibility is not applicable to the Company. Accordingly, the requirement to report on clause 3(xx)(b) of the Order is not applicable to the Company.

For **SRBC & CO LLP**

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003


per **Sukrut Mehta**

Partner

Membership Number: 101974

UDIN: 24101974BKERSH7657

Place of Signature: Ahmedabad

Date: May 06, 2024



ANNEXURE 2 TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF ARVIND HOMES PRIVATE 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 with reference to financial statements of Arvind Homes Private Limited ("the Company") as of March 31, 2024 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls over financial reporting 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 ("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 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 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 over financial reporting, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these 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 these financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting with reference to financial statements included obtaining an understanding of internal financial controls with reference to these financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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



Meaning of Internal Financial Controls With Reference to these Financial Statements

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

Inherent Limitations of Internal Financial Controls With Reference to Financial Statements

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

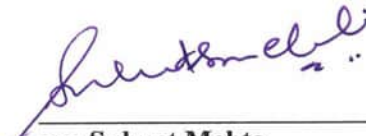
Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to these financial statements and such internal financial controls with reference to these financial statements were operating effectively as at March 31, 2024, 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 issued by the ICAI.

For **SRBC & CO LLP**

Chartered Accountants

ICAI Firm Registration Number: 324982E/E300003



per **Sukrut Mehta**

Partner

Membership Number: 101974

UDIN: 24101974BKERSH7657

Place of Signature: Ahmedabad

Date: May 06, 2024




Arvind Homes Private Limited
 Balance Sheet as at 31st March, 2024
 (Amount in INR lacs, unless stated otherwise)

	Note	As At 31st March, 2024	As at 31st March, 2023
ASSETS			
Non Current Assets			
Property, plant and equipment	3	108.37	96.02
Deferred tax asset (net)	23	656.74	329.23
Income tax assets (net)		82.26	18.91
Current Assets			
Inventories	6	18,756.10	14,643.79
Financial Assets			
(i) Investments	4	-	290.47
(ii) Cash and cash equivalents	5	408.19	570.97
(iii) Other financial assets	7	168.66	-
Other current assets	8	1,937.70	1,261.85
Total Current Assets		21,270.65	16,767.08
Total Assets		22,118.02	17,211.24
EQUITY AND LIABILITIES			
Equity			
Equity share capital	9	1,251.00	1,251.00
Other Equity	10	(2,057.18)	(1,083.37)
Total Equity		(806.18)	167.63
Liabilities			
Non-current liabilities			
Financial Liabilities			
(i) Borrowings	11	-	4,039.36
Total non-current liabilities		-	4,039.36
Current Liabilities			
Financial Liabilities			
(i) Borrowings	11	-	7,912.67
(ii) Trade Payables			
Total outstanding dues of micro enterprise and small enterprises	13	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	13	664.83	709.53
(iii) Other financial liabilities	12	522.64	743.04
Other Current Liabilities	14	21,736.73	3,639.01
Total Current Liabilities		22,924.20	13,004.25
Total Equity and Liabilities		22,118.02	17,211.24
Summary of Material Accounting Policies	2.2		

The accompanying notes are an integral part of the financial statements.
 As per our report of even date


For **SRBC & CO LLP**
 Chartered Accountants
 ICAI Firm Registration No. 324982E/E300003


 Sukrut Mehta
 Partner
 Membership No. : 101974



Place : Ahmedabad
 Date : 06th May, 2024

For and on Behalf of Board of Directors of
 Arvind Homes Private Limited
 CIN: U70104GJ2019PTC108188

 
 Avinash Suresh
 Director
 DIN: 07859702
 Labhu Ram Bansal
 Director
 DIN: 07249378


 Prakash Makwana
 Company Secretary

Place : Ahmedabad
 Date : 06th May, 2024
 Place : Ahmedabad
 Date : 06th May, 2024

Arvind Homes Private Limited
Statement of Profit and Loss for year ended on 31st March, 2024
(Amount in INR lacs, unless stated otherwise)

	Note	For the year 2023-24	For the year 2022-23
Income			
Revenue From Operations	15	-	49.50
Other Income	16	6.10	7.66
Total Income		6.10	57.16
EXPENSES			
Cost of construction materials and components consumed	17	17.20	43.00
Land development costs	18	133.97	2,999.00
Construction and labour costs		901.80	664.46
Changes in Inventories	19	(4,109.74)	(4,118.94)
Employee benefit expenses	20	330.51	190.78
Finance Costs	21	3223.23	1,306.58
Depreciation expense	3	15.03	7.11
Other Expenses	22	795.42	276.09
Total Expenses		1,307.42	1,368.09
Loss for the year before tax		(1,301.32)	(1,310.93)
Tax expense:			
Current Tax		-	-
Deferred tax credit	23	(327.51)	(328.01)
Loss for the year		(973.81)	(982.92)
Other Comprehensive Income		-	-
Total Comprehensive Income for the year, net of tax		(973.81)	(982.92)
Earnings per equity share (nominal value per share Rs. 10/- (31st March 2023: Rs. 10/-)			
Basic	24	(7.78)	(7.86)
Diluted		(7.78)	(7.86)
Summary of Material Accounting Policies	2.2		

The accompanying notes are an integral part of the financial statements.
As per our report of even date


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


For and on Behalf of Board of Directors of
Arvind Homes Private Limited
CIN: U70104GJ2019PTC108188


per **Sukrut Mehta**
Partner
Membership No. : 101974






Avinash Suresh
Director
DIN: 07859702


Labhu Ram Bansal
Director
DIN: 07249378




Prakash Makwana
Company Secretary

Place : Ahmedabad
Date : 06th May, 2024

Place : Ahmedabad
Date : 06th May, 2024

Place : Ahmedabad
Date : 06th May, 2024

Arvind Homes Private Limited
Cash Flow Statement for the year ended on 31st March, 2024
(Amount in INR lacs, unless stated otherwise)

Particulars	For the year 2023-24	For the year 2022-23
A. Cash flow from operating activities		
Loss for the year before tax	(1,301.32)	(1,310.93)
Adjustments to reconcile loss before tax to net cash flow		
Depreciation and amortization expense	15.03	7.11
Finance cost	3,223.23	1,306.58
Interest on Income tax refund	(0.60)	-
Interest Income on fixed deposit	(0.88)	-
Income from investment	(4.62)	-
Operating profit before working capital changes	1,930.84	2.76
Adjustments for:		
(Decrease)/Increase in trade payables	(44.68)	624.85
Increase in other liabilities	18,097.73	3,617.82
(Increase) in other current assets	(675.88)	(281.83)
(Increase) in inventories	(4,112.29)	(4,121.40)
Cash generated from operations	15,195.72	(157.79)
Direct taxes paid (Net of refund)	(63.35)	(10.23)
Net cash flow generated from/(used in) operating activities	[A] 15,132.37	(168.02)
B. Cash flow from investing activities		
Purchase of Property, Plant & Equipment	(28.35)	(102.98)
Proceeds from Sale of Property, Plant & Equipment	0.96	4.05
Redemption of fixed deposits	0.88	-
Interest Income on Fixed Deposit	0.60	-
Redemption/(Investment) in mutual funds	295.08	(290.47)
Net cash flow generated from/(used in) investing activities	[B] 269.17	(389.40)
C. Cash flow from financing activities		
Redemption of Optionally Convertible Debentures	(4,039.36)	(1,199.02)
Finance Cost Paid	(3,443.63)	(709.39)
(Repayment)/Receipt of Borrowings	(8,081.33)	3,022.86
Net cash flow (used in)/generated from financing activities	[C] (15,564.32)	1,114.45
Net (Decrease)/Increase in cash and cash equivalents	[A+B+C] (162.78)	557.03
Cash and cash equivalents at the beginning of the year	570.97	13.94
Cash and cash equivalents at the end of the year	408.19	570.97
Components of Cash and cash Equivalents (Refer note - 5)		
Balances with Banks	407.40	330.10
Cash in Hand	0.79	0.87
Deposits with original maturity of less than three months	-	240.00
	408.19	570.97

Summary of Material Accounting Policies

2.2

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

1. The Cashflow statement has been prepared under the indirect method as set out in the Ind AS 7 "Statement of Cashflows"
2. Figures for the previous year have been regrouped wherever necessary, to conform to current year's presentation.
3. Figures in brackets indicate outflow.

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



For and on behalf of Board of Directors of
Arvind Homes Private Limited
CIN: U70104GJ2019PTC108188

Avinash Suresh
Director

DIN: 07859702

Abhu Ram Bansal
Director

DIN: 07249378

Prakash Makwane
Company Secretary

Place : Ahmedabad
Date : 06th May, 2024

Place : Ahmedabad
Date : 06th May, 2024

Place : Ahmedabad
Date : 06th May, 2024

Arvind Homes Private Limited
Statement of Changes in Equity for the year ended 31st March, 2024
(Amount in INR lacs unless stated otherwise)

A. Equity share capital (Refer Note 9)

F.Y. 2023-24

Particulars	Balance as at April 1, 2023	Changes in Equity Share Capital due to prior period errors	Balance at the beginning of the current Year	Changes in equity share capital during the current year	Balance as at March 31, 2024
Equity Shares of Rs 10 each Issued, Subscribed and fully paid up	1,251.00	-	1,251.00	-	1,251.00
	<u>1,251.00</u>	<u>-</u>	<u>1,251.00</u>	<u>-</u>	<u>1,251.00</u>

F.Y. 2022-23

Particulars	Balance as at April 1, 2022	Changes in Equity Share Capital due to prior period errors	Balance at the beginning of the current Year	Changes in equity share capital during the current year	Balance as at March 31, 2023
Equity Shares of Rs 10 each Issued, Subscribed and fully paid up	1,251.00	-	1,251.00	-	1,251.00
	<u>1,251.00</u>	<u>-</u>	<u>1,251.00</u>	<u>-</u>	<u>1,251.00</u>

B. Other Equity (Refer Note 10)

For the year ended 31 March, 2024

Particulars	Reserves & Surplus	Total other equity
As at 1st April, 2023	(1,083.37)	(1,083.37)
Changes in accounting policy or prior period errors	-	-
Loss for the year	(973.81)	(973.81)
As at 31st March, 2024	<u>(2,057.18)</u>	<u>(2,057.18)</u>

For the year ended 31 March, 2023


Particulars	Reserves & Surplus	Total other equity
As at 1st April 2022	(100.45)	(100.45)
Changes in accounting policy or prior period errors	-	-
Loss for the year	(982.92)	(982.92)
As at 31st March, 2023	<u>(1,083.37)</u>	<u>(1,083.37)</u>

Summary of Material Accounting Policies

2.2

The accompanying notes are an integral part of the financial statements.
As per our report of even date


For SRBC & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003



per Sukrut Mehta
Partner
Membership No. : 101974




Place : Ahmedabad
Date : 06th May, 2024

For and on Behalf of Board of Directors of
Arvind Homes Private Limited
CIN: U70104GJ2019PTC108188


Avinash Suresh
Director
DIN: 07859702


Labhu Ram Bansal
Director
DIN: 07249378


Prakash Makwana
Company Secretary

Place : Ahmedabad
Date : 06th May, 2024

Place : Ahmedabad
Date : 06th May, 2024

1. CORPORATE INFORMATION

Arvind Homes Private Limited ("Company" or "AHPL") (CIN: U70104GJ2019PTC108188) is a private company domiciled in India and is incorporated on 16th May, 2019 is a wholly owned subsidiary of Arvind SmartSpaces 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 residential real estate projects.

The financial statements were authorized for issue in accordance with a resolution of the directors on 06th May, 2024.

2 MATERIAL ACCOUNTING POLICIES

2.1 Statement of compliance and basis of preparation

The 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 Financial Statements.

The 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 financial statements are presented in INR and all values are rounded to the nearest lacs (INR 00,000), except when otherwise indicated.

The Company has prepared the financial statements on the basis that it will continue to operate as a going concern.

The financial statements provide comparative information in respect of the previous year. In addition, the Company presents an additional balance sheet at the beginning of the preceding period when there is a retrospective application of an accounting policy, a retrospective restatement, or a reclassification of items in financial statements.

2.2 Summary of Material 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



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ARVIND HOMES PRIVATE LIMITED

Notes to financial statements for the year ended 31st March, 2024

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) 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. 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.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that incremental future economic benefits associated with the item will flow to the company.

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.

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 for its intended 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.

Capital work-in-progress and intangible assets under development represents expenditure incurred in respect of capital projects/ intangible assets under development and are carried at cost less accumulated impairment loss, if any.



(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) 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.

g) 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.

(h) 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.

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(i) 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



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ARVIND HOMES PRIVATE LIMITED

Notes to financial statements for the year ended 31st March, 2024

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.

(j) Income Tax

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.

When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss and does not give rise to equal taxable and deductible temporary differences

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.



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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.

(k) Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes) 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.

(l) 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.

(m) Impairment

a. Financial assets

The company assesses at each date of balance sheet whether a financial asset or a Company 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



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asset. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(n) 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 with the exception of trade receivables that do not contain a significant financing component or for which the company has applied the practical expedient. 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. Trade receivables that do not contain a significant financing component or for which the company has applied the practical expedient are measured at the transaction price determined under Ind AS 115. Refer to the accounting policies - Revenue from contracts with customers."

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.

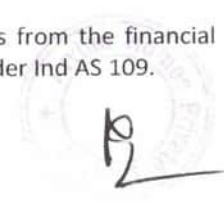
After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization 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

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.



ARVIND HOMES PRIVATE LIMITED

Notes to financial statements for the year ended 31st March, 2024

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.



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xi. Offsetting of financial instruments

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

(p) 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.

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:



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ARVIND HOMES PRIVATE LIMITED

Notes to financial statements for the year ended 31st March, 2024

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.

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 the customer.

2.4 New Standards, Interpretation and amendments adopted by the company

New and amended Standards:-

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated 31 March 2023 to amend the following Ind AS which are effective for annual periods beginning on or after 1 April 2023. The Company applied for the first-time these amendments.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments had no impact on the Company's financial statements.

(ii) Disclosure of Accounting Policies – Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.



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ARVIND HOMES PRIVATE LIMITED

Notes to financial statements for the year ended 31st March, 2024

The amendments have had an impact on the Company's disclosures of accounting policies, but not on the measurement, recognition or presentation of any items in the Company's financial statements.

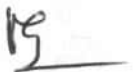
(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction – Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences such as leases. The amendment have no impact in the balance sheet. There was also no impact on the opening retained earnings as at 1 April 2023."

Standards notified but not yet effective:

There are no standards that are notified and not yet effective as on the date.

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Arvind Homes Private Limited
Notes to financial statements for the year ended 31st March, 2024
(Amount in INR lacs, unless stated otherwise)

3

Property, Plant & Equipments

Description of Assets	Gross Block at Cost				Accumulated Depreciation / Amortisation				Net Book Value	
	As at April 01, 2023	Additions during the year	Deletions/Adjustment during the year	As at March 31, 2024	Up to April 01, 2023	Charge for the year	On Deletions/Adjustment during the year	Up to March 31, 2024	As at March 31, 2024	As at March 31, 2023
Furniture and Fixtures	29.19	25.44	1.32	53.31	1.80	5.72	0.36	7.16	46.15	27.39
Plant and Machinery	47.34	1.36	-	48.70	3.37	5.22	-	8.60	40.10	43.97
Vehicles	19.03	-	-	19.03	1.65	2.26	-	3.91	15.12	17.38
Computers and Printer	4.57	-	-	4.57	0.53	1.45	-	1.97	2.60	4.05
Office Equipments	3.31	1.55	-	4.86	0.07	0.39	-	0.46	4.40	3.24
Total :	103.44	28.35	1.32	130.47	7.42	15.04	0.36	22.10	108.37	96.02

Description of Assets	Gross Block at Cost				Accumulated Depreciation / Amortisation				Net Book Value	
	As at April 01, 2022	Additions during the year	Deletions/Adjustment during the year	As at March 31, 2023	Up to April 01, 2022	Charge for the year	On Deletions/Adjustment during the year	Up to March 31, 2023	As at March 31, 2023	As at March 31, 2022
Furniture and Fixtures	4.72	28.04	3.57	29.19	0.52	1.44	0.16	1.80	27.39	4.20
Plant and Machinery	-	47.34	-	47.34	-	3.37	-	3.37	43.97	-
Vehicles	-	19.03	-	19.03	-	1.65	-	1.65	17.38	-
Computers and Printer	-	4.70	0.13	4.57	-	0.55	0.02	0.53	4.04	-
Office Equipments	-	3.87	0.56	3.31	-	0.10	0.03	0.07	3.24	-
Total :	4.72	102.98	4.26	103.44	0.52	7.11	0.21	7.42	96.02	4.20



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Arvind Homes Private Limited

Notes to financial statements for the year ended 31st March, 2024

(Amount in INR lacs unless stated otherwise)

4 Investments		
Particulars	31st March, 2024	31st March, 2023
Quoted		
Investment carried at fair value through profit or loss		
Investments in Mutual Funds		
5845.463 Units of Axis Liquid Fund - Regular - Growth	-	145.21
40372.726 Units of ABSL Liquid Fund - Reg - Growth	-	145.26
Aggregate book and market value of quoted investments	-	290.47

Note: Aggregate value of impairment of investments is NIL.

5 Cash and Cash Equivalents		
Particulars	31st March, 2024	31st March, 2023
Cash in hand	0.79	0.87
Balances with banks	407.40	330.10
Deposits with original maturity of less than three months	-	240.00
	408.19	570.97

6 Inventories (At lower of cost and net realisable value)		
Particulars	31st March, 2024	31st March, 2023
Construction materials	12.02	9.45
Construction work-in-progress	18,744.08	14,634.34
	18,756.10	14,643.79

7 Other Current Financial Assets		
Particulars	31st March, 2024	31st March, 2023
Advance Share of Profit	168.66	-
	168.66	-

8 Other Current Assets (Considered good and Unsecured)		
Particulars	31st March, 2024	31st March, 2023
Advance against land	1,742.15	1,159.98
Advance to suppliers	108.20	90.11
Other Receivables	48.11	1.86
Balance with Government Authorities	37.37	9.85
Prepaid Expenses	1.87	0.05
	1,937.70	1,261.85

9 Share Capital		
Particulars	31st March, 2024	31st March, 2023
(a) Authorised	1,300.00	1,300.00
1,30,00,000 (31st March, 2023 : 1,30,00,000) Equity Shares of Rs. 10/- each (P.Y Rs. 10/- each)		

(b) Issued, subscribed and fully paid-up	1,251.00	1,251.00
1,25,10,000 (31st March, 2023 : 1,25,10,000) Equity Shares of Rs. 10/- each (P.Y Rs. 10/- each)		

Particulars	31st March, 2024		31st March, 2023	
	No. of Shares	Amount	No. of Shares	Amount
As at the beginning/ end of the year	1,25,10,000	1,251	1,25,10,000	1,251

(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 recommend by Board of Directors is subject to the approval of the share holders 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.

Name of the shareholder	31st March, 2024			31st March, 2023		
	No. of Shares	Rs.	% Holding	No. of Shares	Rs.	% Holding
Equity shares of Rs.10 each, fully paid Arvind SmartSpaces Limited (with Nominee)	1 25 10 000	1,251	100%	1 25 10 000	1,251	100%

The above details is 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. Other Requisite details under this clause is not applicable.

(f) Details of shares held by promoters							
As at 31 March 2024							
Class of Shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year	
Equity shares of INR 10 each fully paid	Arvind SmartSpaces Limited	1 25 10 000	-	1 25 10 000	100%	-	
Total		1 25 10 000	-	1 25 10 000	100%	-	

As at 31 March 2023							
Class of Shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% change during the year	
Equity shares of INR 10 each fully paid	Arvind SmartSpaces Limited	1 25 10 000	-	1 25 10 000	100%	-	
Total		1 25 10 000	-	1 25 10 000	100%	-	



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10 Other Equity

Particulars	31st March, 2024	31st March, 2023
(Deficit) in the statement of profit and loss		
Balance at the beginning of the year	(1,083.37)	(100.45)
Add: Loss for the year	(973.81)	(982.92)
Balance at the end of the year	(2,057.18)	(1,083.37)

Note: Retained earnings are the profits/(loss) that the Company has earned/incurred till date, less any transfers to general reserve.

11 Borrowings

Particulars	Non-current Portion		Current portion	
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
Liability Component of Compound Financial Instrument	-	4,039.36	-	-
Loan from Holding Company	-	-	-	7,912.67
	-	4,039.36	-	7,912.67

Nature of Securities on above Loans:

3% redeemable unsecured optionally convertible debentures - Nil (March 31, 2023 : 5000) having face value of ₹ Nil (March 31, 2023 : ₹ 76,062) each amounting to ₹ Nil lacs (March 31, 2023 : ₹3803.1lacs).

Terms:

The company issued Optionally Convertible Redeemable Debentures ("OCRD") having a coupon rate @ 3% p.a. The Term of the Debentures shall be 15 (Fifteen) years from the date of allotment of first tranche of Debenture unless redeemed or converted earlier. At the option of debenture holder, these OCRD are convertible into equity shares at a ratio which is mutually agreed upon between the Debenture holders and the Company at any time on or before 15 years after obtaining prior written approval of all the holders of Debentures and all the Shareholders. The resulting shares upon conversion shall rank pari-passu in all respect with the existing equity shares.

12 Other Current Financial Liabilities

Particulars	31st March, 2024	31st March, 2023
Interest Accrued (Refer Note 33)	522.64	743.04
	522.64	743.04

13 Trade Payables

Particulars	Current portion	
	31st March, 2024	31st March, 2023
Total Outstanding dues of micro and small enterprises For Goods and services	-	-
Total Outstanding dues of creditors other than micro and small enterprises For Goods and services	664.83	540.12
For Land	-	169.41
	664.83	709.53
Trade payables	301.98	488.49
Trade payables to related party (Refer Note 33)	362.84	221.04
	664.83	709.53

Trade payables Ageing Schedule**As at 31 March 2024**

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	656.05	3.30	2.81	2.68	664.83
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	656.05	3.30	2.81	2.68	664.83

As at 31 March 2023

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	703.14	3.69	2.71	-	709.53
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-
	703.14	3.69	2.71	-	709.53

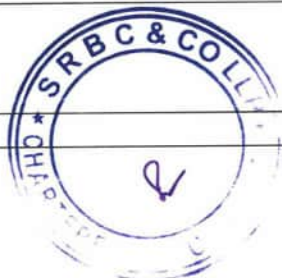
- Note: (i) Trade payables for goods and services are non-interest bearing and are normally settled on 30 to 90 days terms
(ii) Refer note no. 25 for due to Micro, Small and Medium Enterprise
(iii) Refer note no. 32 for company's liquidity risk management process

14 Other Current Liabilities

Particulars	31st March, 2024	31st March, 2023
Advance from customers	21,579.21	3,478.34
Statutory Dues	157.52	127.02
Other Payables	-	33.65
	21,736.73	3,639.01

15 Revenue from Operations

Particulars	For the year 2023-24	For the year 2022-23
Other Operating Revenue	-	49.50
	-	49.50



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Arvind Homes Private Limited

Notes to financial statements for the year ended 31st March, 2024

(Amount in INR lacs unless stated otherwise)

16 Other Income	For the year 2023-24	For the year 2022-23
Particulars		
Interest Income on Fixed Deposit (FD)	0.88	7.00
Interest on collection	-	0.18
Income from investment	4.62	0.47
Interest on Income tax refund	0.60	-
Other recovery	0.00	0.01
	6.10	7.66

17 Cost of construction materials and components consumed	For the year 2023-24	For the year 2022-23
Particulars		
Inventory at the beginning of the year	9.45	7.00
Add : Purchases (net)	19.77	45.45
Less : Inventory at the end of the year	12.02	9.45
Cost of construction materials and components consumed	17.20	43.00

18 Land development costs	For the year 2023-24	For the year 2022-23
Particulars		
Land Costs	94.20	2,849.06
Stamp & Franking Expenses	39.77	149.94
	133.97	2,999.00

19 Changes in inventories	For the year 2023-24	For the year 2022-23
Particulars		
Closing Stock		
Construction work-in-progress	18,744.08	14,634.34
Opening Stock		
Construction work-in-progress	14,634.34	10,515.40
(Increase) in inventories	(4,109.74)	(4,118.94)

20 Employee benefit expenses	For the year 2023-24	For the year 2022-23
Particulars		
Salaries, allowances and bonus (Refer Note - 33 related party transactions)	328.72	189.73
Staff Welfare Expenses	1.79	1.05
	330.51	190.78

21 Finance Costs	For the year 2023-24	For the year 2022-23
Particulars		
Interest on Inter Corporate Deposit	580.72	825.60
Unwinding Interest Cost on Compound Financial Instrument	-	290.37
Redemption Premium	2,642.51	190.60
	3,223.23	1,306.57

Note : Includes interest amounting to ₹ 2642.51 lacs (31 March 2023: ₹ 290.37 lacs) inventorised to qualifying construction work-in-progress.

22 Other Expenses	For the year 2023-24	For the year 2022-23
Particulars		
Travelling Expenses	3.83	3.94
Power & Fuel	7.39	4.39
Advertisement Expenses	96.03	84.72
Brokerage Expenses	548.93	134.15
Legal & Professional Fees	126.08	31.07
Auditors' Remuneration (*)	2.25	1.11
Insurance	2.03	0.05
Security Expenses	5.12	13.97
Miscellaneous Expenses	3.76	2.69
	795.42	276.09
a. Payment to Auditors		
Statutory Audit Fees	2.25	1.11
	2.25	1.11

b. As the criteria mentioned in the provisions of section 135 of the Act is not applicable, the Company has not spent any amount on Corporate Social Responsibility as at reporting date.

23 Income Tax	For the year 2023-24	For the year 2022-23
(a) Tax expenses		
The major components of income tax expenses for the years ended 31st March, 2024 and 31st March, 2023 are :		
Statement of Profit and Loss :		
Particulars		
Profit or loss section :		
Current income tax		
Current income tax charge		
Deferred tax		
Relating to origination and reversal of temporary differences	(327.51)	(328.01)
Income tax expense reported in the statement of profit or loss	(327.51)	(328.01)



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(b) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31st March 2024 and 31st March 2023:

Particulars	For the year 2023-24	For the year 2022-23
Accounting profit before income tax	(1,301.32)	(1,310.94)
Tax on accounting profit at statutory income tax rate 25.17% (31st March, 2023: 25.17%)	(327.54)	(329.96)
Tax impact-Other Non Material Adjustments	0.03	1.95
Tax expense reported in the statement of profit or loss	(327.51)	(328.01)

(c) Deferred tax

Particulars	Balance sheet		Other comprehensive income		Statement of profit and loss	
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	For the year 2023-24	For the year 2022-23
a) Deferred Tax Liabilities						
Impact of difference between tax depreciation and	0.77	0.73	-	-	0.03	1.95
Gross deferred tax liabilities	0.77	0.73	-	-	0.03	1.95
b) Deferred Tax Assets						
Impact of carried forward losses	657.51	329.96	-	-	327.54	329.96
Gross deferred tax assets	657.51	329.96	-	-	327.54	329.96
Deferred tax expense/(income)					327.51	328.01
Deferred tax assets/(liabilities)	656.74	329.23				

Reconciliation of deferred tax liabilities/(assets) (net):

Particulars	For the year 2023-24	For the year 2022-23
Opening balance as at 1st April	329.23	1.21
Deferred tax credit during the year recognised in profit or loss	327.51	328.01
Deferred tax credit during the year recognised in OCI	-	-
Closing balance as at 31st March	656.74	329.23

Deferred tax asset is recognized on unabsorbed depreciation and carry forward losses to the extent it is probable that future taxable profits will be available against which the deductible temporary differences, unabsorbed depreciation and carried forward tax losses can be utilised. The Company has tax losses comprising business loss that are available for offsetting against future taxable profit for eight years and unabsorbed depreciation available for offsetting against future taxable profits. Based upon margin from sale of existing projects, the Company believes there is reasonable certainty that deferred tax asset will be recovered.

24 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/(loss) 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 2023-24	For the year 2022-23
Earnings per share (Basic and Diluted)		
Net Loss after tax for the year	(973.81)	(982.92)
Weighted average number of equity shares (Nos)	1,25,10,000.00	1,25,10,000.00
Nominal value of the share (₹)	10.00	10.00
Basic and diluted earnings per share	(7.78)	(7.86)

25 Due to Micro Small and Medium Enterprise

Based on information available with company, there are no dues outstanding in respect of micro, small or medium enterprises under "The Micro, Small and Medium Enterprise Development Act, 2006" (Act) for the year ended 31st March, 2024. The below disclosure has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.

Particulars	As at 31st March, 2024	As at 31st March, 2023
Principal amount remaining unpaid to any supplier as at the year end	-	-
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.	-	-

**26 Commitments and Contingencies**

As at March 31, 2024 the company has given net advance of ₹ 1742.15 lacs/- (31st March, 2023: ₹ 1159.98) 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.

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27 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 the Directors who are 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 2023-24 and 2022-23, no single external customer has generated revenue of 10% or more of the Company's total revenue.

28 Ratio Analysis and its Elements

Ratio	Numerator	Denominator	31-Mar-24	31-Mar-23	% change	Reason for variance
Current ratio	Current Assets	Current Liabilities				
Debt- Equity Ratio	Total Debt	Shareholder's Equity	0.93	1.29	-28%	There is increase in Current liabilities due to increase in Advance from Customers
Debt Service Coverage ratio	Earnings for debt service = Net Profit after taxes + Non-cash operating expenses (depreciation and other amortizations + Interest + other adjustments like loss on sale of Fixed assets etc.	Debt service = Interest & Lease Payments + Principal Repayments	0.21	71.30	-100%	There has been Decrease in Debt obligations of the Company due to Repayment made during the year
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	*	-149%	*	Since the average shareholder's Equity as on 31 March, 2024 is negative this ratio is not applicable for current year
Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.18	0.03	458%	Increase in Inventory base due to increase in construction and other costs
Trade Receivable Turnover Ratio	Net credit sales – Gross credit sales - Net credit purchases – Gross credit purchases - purchase return	Average Trade Receivable	*	*	*	There has been an increase in average trade payables during the year on increase in construction and labour expense
Trade Payable Turnover Ratio		Average Trade Payables	1.53	9.33	-84%	*
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current	*	*	*	
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	*	*	*	
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	*	*	*	Since the capital employed as on 31 March, 2024 is negative this ratio is not applicable for current year
Return on Investment * Not Applicable	Interest (Finance Income)	Investment	6.93%	7.23%	-4%	*

29 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:

- Equity includes equity share capital and all other equity components attributable to the equity holders.
- Net debt includes borrowings (non-current and current) less cash and cash equivalents

Particulars	31st March, 2024	31st March, 2023
Borrowings	-	11,952.03
Less: Cash and cash equivalents	408.19	570.97
Net Debt (A)	(408.19)	11,381.07
Equity share capital	1,251.00	1,251.00
Other equity	(2,057.18)	(1,083.38)
Total Equity (B)	(806.18)	167.62
Gearing Ratio (C=A/B)	NA	67.90



30 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:

Particulars	Carrying amount		Fair value	
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
Financial assets measured at amortised cost				
Cash and cash equivalents (Refer Note 5)	408.19	570.97	408.19	570.97
Other Financial Assets (Refer Note 7)	168.66	-	168.66	-
Total	576.84	570.97	576.84	570.97
Financial assets measured at Fair Value Through Profit or Loss				
Investments in Mutual Funds (Refer Note 4)	-	290.47	-	290.47
Total	-	290.47	-	290.47
Financial liabilities measured at amortised cost				
Trade payables (Refer Note 13)	664.83	709.53	664.83	709.53
Borrowings (Refer Note 11)	-	11,952.03	-	11,952.03
Other Financial Liabilities (Refer Note 12)	522.64	743.04	522.64	743.04
Total	1,187.46	13,404.60	1,187.46	13,404.61

The management assessed that the fair values of financial assets and financial liabilities approximate their carrying amounts due to the short-term maturities.

31 Fair value measurement hierarchy

The details of fair value measurement hierarchy of company's financial assets/liabilities are as below:

Particulars	Level	31st March, 2024	31st March, 2023
Assets disclosed at fair value			
Investments in Mutual Funds (Refer Note 4)	Level - 1	-	290.47

There have been no transfers between Level 1 and Level 2 or level 3 during the period.



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32 Financial risk management objectives and policies

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

The Company is exposed to 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. 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 maturity profile of the company's financial liabilities based on contractual undiscounted payments:

Particulars	On demand	Less than 3 months	3 months to 1 year	More than 1 year	Total
Year ended 31st March, 2024					
Trade payables (Refer Note 13)	-	664.83	-	-	664.83
Borrowings (Refer Note 11)*	522.64	-	-	-	522.64
	522.64	664.83	-	-	1,187.46
Year ended 31st March, 2023					
Trade payables (Refer Note 13)	-	709.53	-	-	709.53
Borrowings (Refer Note 11)*	7,912.67	-	-	4,039.36	11,952.03
	7,912.67	709.53	-	4,039.36	12,661.56

* includes accrued interest



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33 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 SmartSpaces Limited	Holding Company
Arvind SmartHomes Private Limited	Fellow Subsidiary
Arvind Infracon LLP	Fellow Subsidiary
Garima Jain	Relative of Key Managerial Personnel
Mahaveer Jain	Relative of Key Managerial Personnel
Kamal Singal	Key Managerial Personnel of the Parent Entity
Ankit Jain	Key Managerial Personnel
Prakash Makwana	Key Managerial Personnel

B. Disclosure in respect of total amount of transactions that have been entered into with related parties :

Particulars	31st March, 2024	31st March, 2023
Borrowings Taken/(Repaid)		
Arvind SmartSpaces Limited	(7,912.67)	3,023.86
Interest on Borrowings		
Arvind SmartSpaces Limited	580.72	825.60
Advance Share of Profit		
Arvind SmartSpaces Limited	(168.66)	-
Purchase of Asset		
Arvind SmartSpaces Limited	2.90	-
Reimbursement of Employee Benefit Expenses		
Arvind SmartSpaces Limited	328.72	189.73
Advance from Customers		
Garima Jain	46.81	-
Mahaveer Jain	38.76	-
Reimbursement of expenses received		
Arvind SmartHomes Private Limited	-	16.63
Arvind Infracon LLP	-	4.27
Arvind SmartSpaces Limited	(17.24)	15.50

C. Disclosure in respect of outstanding balance as at 31st March, 2024 :

Particulars	31st March, 2024	31st March, 2023
Advance Share of Profit		
Arvind SmartSpaces Limited	(168.66)	-
Borrowings		
Arvind SmartSpaces Limited	-	7,912.67
Interest on Borrowings		
Arvind SmartSpaces Limited	522.64	743.04
Other Receivables		
Arvind SmartHomes Private Limited	-	16.63
Arvind SmartSpaces Limited	-	5.87
Advance from Customers		
Garima Jain	55.71	-
Mahaveer Jain	41.76	-
Kamal Singal	4.36	-
Prakash Makwana	3.00	-
Trade Payables		
Arvind Infracon LLP	-	4.27
Arvind SmartSpaces Limited	362.84	216.77

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, interest bearing and expected based on terms of agreement 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) Transactions with the related parties are in compliance with sections 188 of Companies Act, 2013 where applicable, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company.

D. Commitments with related parties :

The management of the entity represents that based on the information available, the company has no commitments and contingent liabilities towards related parties at year end which may have a material impact on financial statement in future.



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34 Disclosures for Ind AS 115

Revenue from contracts with customers:

1 Disaggregation of revenue- Nil

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, 2024	31st March, 2023
Revenue from contracts with customers			
Commercial and residential units		-	-
Transferrable development rights		-	-
Other operating revenue			
Share of profit from investments in Limited Liability Partnership firms		-	-
Plot cancellation and transfer fees		-	-
Miscellaneous		-	-
Timing of revenue recognition			
Revenue transferred at a point in time		-	-
Revenue transferred over time		-	-

2 Contract balances

Particulars	Note	As at	
		31-Mar-24	31-Mar-23
Contract liabilities	14	21,579.21	3,478.34

Contract liabilities include advances received from customers as well as deferred revenue representing transaction price allocated to unsatisfied performance obligations

Particulars	31-Mar-24	31-Mar-23
Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the year.	-	-

3 Performance obligations

Particulars	31-Mar-24	31-Mar-23
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	29,987.80	29,759.23

** The entity expects to satisfy the performance obligations when (or as) the underlying real estate project to which such performance obligations relate is completed. Such real estate project is in the stage of development and is expected to be completed in the coming period of upto four years.

- 35 The company has migrated to SAP Application software from legacy Farvision software for maintaining its books of account from beginning of the year. In respect of SAP Application software, which has a feature of recording audit trail (edit log) facility, the same has operated for all the transactions recorded in the Application except that audit trail feature is not enabled for direct changes to data when using certain access rights to the HANA application. Further there is no instance of audit trail feature being tampered with in respect of the SAP Application accounting software. In respect of legacy software, Farvision which was operated by a third-party software service provider, Management is not in possession of Service Organization Controls report to determine whether audit trail feature of the said software was enabled and operated throughout the year for all relevant transactions recorded in the software or whether there were any instances of the audit trail feature being tampered with.
- 36 These financial statements have been prepared on a Going Concern basis. The Company has performed an assessment of its financial position as at March 31, 2024 and forecasts of the Company for a period of atleast twelve months from the date of authorisation of these financial statements (the 'Going Concern Assessment Period' and the 'Foreseeable Future'). The Company have assessed their projected cash flows over the going concern assessment period. Considering the projections of future cash flow from operations and funding arrangements, the Company's management is confident that the Company shall be able to meet its financial obligations, as and when due over the next 12 months for continuance of its business operations. Accordingly, the financial statements of Company have been prepared on going concern basis.
- 37 Other statutory information:
- The Company has not availed loans from banks on the basis of security of current assets.
 - The company has not been declared a wilful Defaulter by any bank or financial institution or consortium thereof in accordance with the guidelines on wilful defaulters issued by the RBI.
 - There are no proceedings initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
 - The company has not traded or invested in Crypto currency or Virtual Currency during the reporting periods.
 - The company has neither advanced, loaned or invested funds nor received any fund to/from any person or entity for lending or investing or providing guarantee to/on behalf of the ultimate beneficiary during the reporting periods.
 - There is no immovable property whose title deed is not held in the name of the company.
 - There is no charge or satisfaction of charge which is yet to be registered with ROC beyond the statutory period.
 - The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
 - The company has not entered into any scheme of arrangement in terms of sections 230 to 237 of the Companies Act, 2013.
 - The company does not have any transaction not recorded in the books of accounts that has been surrendered or not disclosed as income during the year in the tax assessments
 - The Company has complied with the relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and the Prevention of Money-Laundering Act, 2002 wherever applicable.
- 38 The figures for the previous year have been regrouped wherever necessary to conform with the current year's classification.

The accompanying notes are an integral part of the 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 : 06th May, 2024

For and on behalf of Board of Directors of
Arvind Homes Private Limited
CIN: U70104GJ2019PTC108188

 
Avinash Suresh Director
DIN: 07859702
Abhu Ram Bansal Director
DIN: 07249378


Prakash Malwani
Company Secretary

Place : Ahmedabad
Date : 06th May, 2024
Place : Ahmedabad
Date : 06th May, 2024