



INDEPENDENT AUDITOR'S REPORT

To the Members of

Prestige Falcon Realty Ventures Private Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the Ind AS financial statements of Prestige Falcon Realty Ventures Private Limited ("the Company"), which comprise the Balance Sheet as at 31st March 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in equity and the Statement of Cash Flows for the year then ended on that date, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the *Code of Ethics* issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made 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 Ind AS financial statements.

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

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board'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 the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for 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 Ind AS financial statements that give a true and fair view of the financial position, financial performance, total comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting



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

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

- Identify and assess the risks of material misstatement of the 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether



the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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 relationship 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 Section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - c. The Balance Sheet, the Statement of Profit and Loss, the Statement of Cash flows and the Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
 - d. In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 3 of the Companies (Indian accounting standards) Rules, 2015.
 - e. On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the directors are disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in '**Annexure A**'.
 - g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company 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; and



- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;
- iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds other than as disclosed in Note no 31 of Financial Statements (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The Management has represented, that, to the best of its knowledge and belief, no funds other than as disclosed in the Note – 31 of Financial Statements (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("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;
- (c) Based on the audit procedures 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 (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The company has not declared any dividend and hence, compliance of section 123 of the act does not arise.



- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 as amended, for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with the effect from April 01, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 as amended, is not applicable for the financial year ended March 31, 2023.
2. 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 Companies Act, 2013, we give in the '**Annexure B**' a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

for **MSSV & Co.**

Chartered Accountants

Firm Registration Number: 001987S


Shiv Shankar T R



Partner

Membership No. 220517

UDIN: 23220517BGSYPT8633

Place: Bengaluru

Date: May 29, 2023

“ANNEXURE A” TO INDEPENDENT AUDITOR’S REPORT

Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date

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

We have audited the internal financial controls over financial reporting with respect to financial statements of **M/s. Prestige Falcon Realty Ventures Private Limited** (“the Company”) as of 31 March 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting with respect to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting 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 company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with respect to 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, issued by ICAI and prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with respect to financial statements



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

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

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

Meaning of Internal Financial Controls over Financial Reporting

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



Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting with respect 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting with respect 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 and according to information and explanation given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting with respect to financial statements and such internal financial controls over financial reporting were operating effectively as at 31 March 2023 based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

for MSSV & Co

Chartered Accountants

Firm Registration Number: 001987S




Shiv Shankar T R

Partner

Membership No: 220517

UDIN: 23220517 BGS YPT 8633

Place: Bengaluru

Date: May 29, 2023

“ANNEXURE B” TO THE INDEPENDENT AUDITOR’S REPORT

Referred to in paragraph 2 under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date

Based upon the information and explanations furnished to us and the books and records examined by us in the normal course of audit and to the best of our knowledge and belief, we report that:

- i. In respect of fixed assets:
 - a) The Company does not hold any property, plant and equipment at the end of the financial year. Hence, reporting under clause 3(i)(a),(b) and (d) of the Order is not applicable.
 - b) The Company does not hold any immovable property in the nature of investment property or capital work in progress at the end of the financial year and hence, reporting under clause 3(i)(c) of the Order is not applicable.
 - c) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder and hence, reporting under clause 3(i)(e) of the Order is not applicable.
- ii. In respect of inventories:
 - a) The Company does not hold any inventory and hence, reporting under clause 3(ii)(a) of the Order is not applicable.
 - b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crore in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence, reporting under Clause 3(ii)(b) of the Order is not applicable.



iii. The Company has granted loans to the parties, during the year in respect of which:

a) The aggregate amount of loan given during the year and balance outstanding at the end of the balance sheet date with respect to the parties are given below:

Aggregate amount of loan provided during the year.	Amount (in thousands)
Subsidiaries	-
Joint ventures	3,73,000
Associates	-
Others	2,35,000
Balance outstanding at balance sheet date in respect of above cases (excluding interest)	Amount (in thousands)
Subsidiaries	-
Joint ventures	43,34,271
Associates	-
Others	25,64,493

b) Terms and conditions of grant of all loans and advances provided are not prejudicial to the Company's interest.

c) In respect of inter corporate deposit granted, the loan is repayable on demand and hence, repayment of principal and interest is due only upon demand. Further as explained to us, Company has not demanded any payment.

d) There are no amounts of loans and/or advances in the nature of loans granted to Companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.



- e) No loan granted by the Company which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.
- f) With respect to loan repayable on demand the aggregate amount, percentage thereof to total loan granted, aggregate amount of loan given to promoters or related parties are as below.

Aggregate amount of ICD in the nature of loans(excluding interest)	Jointly Controlled Entities (Amount in Thousands)	Others(Amount in Thousands)
Repayable on demand (A)	43,34,271	25,64,493
Agreement does not specify any terms or period of repayment (B)	-	-
Total (A+B)	43,34,271	25,64,493
Percentage of ICD in nature of loans to the total of loans.	100%	100%

- iv. In our opinion and according to information and explanation given to us, the Company has complied with provisions of section 185 & 186 of Companies Act, 2013 in respect of loan granted as applicable.
- v. According to the information and explanation given to us, the Company has not accepted any deposits from the public during the year and hence, commenting on paragraph 3(v) of the Order is not applicable.
- vi. The maintenance of cost records has not been specified by the Central government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause 3(vi) of the Order is not applicable.



vii. In respect of statutory dues:

- a) Undisputed statutory dues including employees' state insurance, income-tax, sales tax, service tax, duty of customs, duty of excise, value added tax, goods and service tax cess and other material statutory dues applicable to it have generally been regularly deposited with the appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of income-tax, provident fund, employees' state insurance, goods and service tax, service tax, sales-tax, duty of customs, duty of excise, value added tax, cess and other statutory dues outstanding, at the year end, for a period of more than six months from the date they became payable except for the following

Name of the Statute	Nature of the Dues	Amount (in thousands)	Period which amount relates to
Income-tax Act, 1961	Income-tax(Tax deducted at source)	2,602	Financial year 2021-22 and prior years

- b) According to the information and explanations given to us, there are no dues of provident fund, employees' state insurance, income- tax, service tax, sales-tax, duty of customs, duty of excise, value added tax, goods and service tax, cess and other statutory dues outstanding which have not been deposited on account of any dispute.

viii. As per the information and explanations provided to us, the Company has not disclosed/surrendered any transactions which is not recorded in books of accounts in the tax assessments under the Income-tax Act, 1961 and hence, reporting under clause 3(viii) of the Order is not applicable.



ix. In respect of the borrowings:

- a) As per the information and explanations provided to us, the Company has not defaulted in repayment of loans or other borrowings from any lender. Further, loans amounting to 2,49,48,479 in thousands are repayable on demand. Such loans and interest thereon have not been demanded for repayment during the relevant financial year.
- b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- c) During the year the Company has not taken any term loan and hence, reporting under clause 3 (ix)(c) of the Order is not applicable.
- d) On an overall examination of the financial statements of the Company, the funds raised on short-term basis during the year have not been used for the long-term purposes.
- e) On overall examination of the financials statements of the company, the company has taken funds from following entities and persons on account of or to meet the obligation of its subsidiaries, associates or joint venture as per details below;



Nature of fund taken	Name of the lender	Amount (in thousands)	Name of the subsidiary, joint venture, associate	Relationship	Nature of transaction for which funds utilized
Inter-corporate deposit	Prestige estates projects limited	3,73,000	Prestige (BKC) Realtors Private Limited	Jointly controlled enterprise	Inter-corporate deposit
Inter-corporate deposit	Prestige estates projects limited	2,35,000	Pandora Projects Private Limited	Associate of Jointly controlled enterprise	Inter-corporate deposit

f) During the year Company has not raised loan on the pledge of securities held in its subsidiaries, joint ventures or associates and hence, reporting under clause 3 (ix)(f) of the Order is not applicable.

x. In respect of funding:

- The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the financial year and hence, reporting under clause 3(x)(a) of the Order is not applicable.
- According to information given to us and based on our examination of the records, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures (fully, partially



or optionally convertible) during the year and hence, reporting under clause 3(x)(b) of the Order is not applicable.

xi. In respect of Frauds and Compliances:

- a) To the best of our knowledge and according to information and explanations given to us, no material fraud by the Company or on the Company by its officers have been noticed or reported during the year.
- b) To the best of our knowledge and according to information and explanations given to us, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors during the previous year in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c) As per the information and explanations provided to us, no whistle-blower complaints have been received by the Company during the year and upto the date of this report.

xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company and hence, reporting under clause 3(xii) (a) to (c) of the Order is not applicable.

xiii. The Company is not a listed Company, hence section 177 is not applicable. In our opinion, the Company is in compliance with Section 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.

xiv. In respect of Internal audit:

- a) The Company is not required to establish internal audit system as it does not meet the criteria for applicability of internal audit as per section 138 of the Companies Act, 2013 and hence, reporting under clause 3 (xiv) of the Order is not applicable.



- xv. According to information and explanations given to us and based on our examination of the records of the Company, the company has not entered into any non-cash transactions with directors or persons connected with him and hence, reporting under clause 3(xv) of the Order is not applicable.
- xvi. In respect of compliance u/s 45-IA:
- a) In our opinion, the Company is required to be registered as Non-Banking Finance Corporation "NBFC" under section 45-IA of the Reserve Bank of India Act, 1934. Since, Company's financial assets constitutes more than 50% of total assets and total income earned from those investments is more than 50% of total income.
 - b) On examination of financial statements, the Company has invested in the entities and advanced the funds before complying with section 45-IA of 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 under clause 3(xvi)(c) of the Order is not applicable.
 - d) There is no Core Investment Company as a part of a Group and hence, reporting under clause 3(xvi)(d) of the Order is not applicable.
- xvii. The Company has not incurred any cash losses during the financial year but has incurred a cash losses of 14,723 thousands (before tax) in the immediately preceding financial year.
- xviii. There has been no resignation of statutory auditors of the company during the year and accordingly requirement to report on this clause is not applicable.
- xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, and our knowledge of the Board of



Directors and Management plans and based on our examination of the evidence supporting the assumptions and considering that the current liabilities exceed the current assets by 11,46,291 thousand, the Company has obtained a letter of financial support from Prestige Estates Projects Limited (Holding Company). Nothing has come to our attention, which causes us to believe that the 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. According to information and explanations given to us and based on our examination of the records, the company does not meet the criteria specified under sub-section (1) of section 135 of the Companies Act and hence, reporting under clause 3(xx)(a) and (b) of the Order is not applicable.

for MSSV & Co.

Chartered Accountants

Firm Registration Number: 001987S


Shiv Shankar T R



Partner

Membership No: 220517

UDIN: 23220517 BGS YPT 8633

Place: Bengaluru

Date: May 29, 2023

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
 PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BANGALORE 560025
 CIN :U52300KA2012PTC066185
BALANCE SHEET AS AT 31 MARCH 2023

Rs in thousands

Particulars	Note No	As at 31 March 2023	As at 31 March 2022
A. ASSETS			
(1) Non-current assets			
a) Financial assets			
(i) Investments	4	17,65,452	17,65,452
b) Deferred tax asset (net)		6,049	6,049
		17,71,501	17,71,501
(2) Current assets			
a) Financial assets			
(i) Cash and cash equivalents	5	757	2,715
(ii) Loans	6	2,37,57,822	1,61,41,108
(iii) Other financial assets	7	7,92,251	7,79,921
		2,45,50,830	1,69,23,744
Total		2,63,22,331	1,86,95,246
B. EQUITY AND LIABILITIES			
(1) Equity			
(a) Equity share capital	8	1,000	1,000
(b) Other equity	9	6,23,350	5,45,108
		6,24,350	5,46,108
(2) Current liabilities			
a) Financial liabilities			
(i) Borrowings	10	2,49,48,479	1,73,69,447
(ii) Trade payables			
- Due to micro and small enterprises		-	-
- Due to creditors other than micro and small enterprises		-	-
(iii) Other financial liabilities	11	7,31,645	7,31,655
b) Other current liabilities	12	472	32,321
c) Income tax liability (net)		17,384	15,716
		2,56,97,981	1,81,49,138
Total		2,63,22,331	1,86,95,246

Accompanying notes forming part of the financial statements

As per our report of even date

for MSSV & Co.,

Chartered Accountants

Firm Registration No.001987S

SHIV

SHANKAR T

R

Shiv Shankar T.R

Partner

Membership No.220517

Place: Bengaluru

Date: May 29, 2023

For and on behalf of the Board

IRFAN RAZACK
 Digitally signed by IRFAN RAZACK

Irfan Razack

Director

DIN : 00209022

Place: Bengaluru

Date: May 29, 2023

REZWAN RAZACK
 Digitally signed by REZWAN RAZACK

Rezwane Razack

Director

DIN : 00209060

Place: Bengaluru

Date: May 29, 2023

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED

PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BANGALORE 560025

CIN : U52300KA2012PTC066185

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2023**Rs in thousands**

Particulars	Note No	Year ended 31 March 2023	Year ended 31 March 2022
Income			
Other income	13	85,611	3,07,433
Total revenue (I)		85,611	3,07,433
Expenses			
Finance cost	14	-	3,19,784
Other expenses	15	5,700	2,372
Total expenses (II)		5,700	3,22,156
Profit/(loss) before tax (III-I-II)		79,911	(14,723)
Tax expense:	16		
Current tax		1,669	(26)
Deferred tax		-	(6,023)
Total Tax expense (IV)		1,669	(6,049)
Profit/(loss) for the year (V= III-IV)		78,243	(8,674)
Total other comprehensive income (VI)			
Total comprehensive income (V+VI)		78,243	(8,674)
Earnings per Equity Share (equity shares, par value Rs 10 each)			
- basic	31	0.78	(0.09)
- diluted	31	0.00	(0.00)

Accompanying notes forming part of the financial statements

As per our report of even date

for MSSV & Co.,

Chartered Accountants

Firm Registration No.0019875

SHIV
SHANKAR T R

Digitally
signed by SHIV
SHANKAR T R

Shiv Shankar T.R

Partner

Membership No.220517

Place: Bengaluru

Date: May 29, 2023

For and on behalf of the Board

IRFAN
RAZACK
K

Digitally
signed by
IRFAN
RAZACK

Irfan Razack

Director

DIN : 00209022

Place: Bengaluru

Date: May 29, 2023

REZWAN
RAZACK

Digitally
signed by
REZWAN
RAZACK

Rezwan Razack

Director

DIN : 00209060

Place: Bengaluru

Date: May 29, 2023

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BANGALORE 560025
CIN :U52300KA2012PTC066185
STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

Rs in thousands

Particulars	Note No	Year ended 31 March 2023	Year ended 31 March 2022
CASH FLOW FROM OPERATING ACTIVITIES			
Profit / (Loss) for the year		79,911	(14,723)
Adjustments for non cash & non operating items:			
Interest income		-	(3,07,433)
Financial expenses		-	3,19,784
Operating profit before working capital changes		79,911	(2,372)
Adjustments for			
Increase / (decrease) in other financial assets		(12,330)	(2,93,088)
Increase / (decrease) in other assets		(1,68,500)	(81,90,345)
Increase / (decrease) in other financial liabilities		(10)	2,87,261
Increase / (decrease) in other liabilities		(31,848)	12,134
Cash generated from operations		(1,32,777)	(81,86,410)
Income tax refund / (payment)		-	-
Net cash generated from/ (used in) operating activities - A		(1,32,777)	(81,86,410)
CASH FLOW FROM INVESTING ACTIVITIES			
Non-current investments made		-	(3,70,050)
(Increase) / decrease in limited liability partnership current account		(68,40,213)	-
Inter corporate deposit given		(6,08,000)	(24,23,622)
Interest income		-	3,07,433
Net Cash From / (used in) Investing Activities -B		(74,48,213)	(24,86,239)
CASH FLOW FROM FINANCING ACTIVITIES			
Financial expenses		-	(3,19,784)
Inter corporate deposits taken		76,29,032	1,21,43,574
Inter corporate deposits repaid		(50,000)	(11,50,000)
Net Cash From / (used in) Financing Activities -C		75,79,032	1,06,73,790
Net Increase / (Decrease) in cash and cash equivalents (A+B+C)		(1,958)	1,141
Cash & Cash equivalents opening balance		2,715	1,575
Cash & Cash equivalents closing balance	5	757	2,715
Changes in liabilities arising from financing activities			
Borrowings(including current maturities)			
At the beginning of the year including accrued interest		1,81,01,057	68,19,677
Add: Cash Inflows		76,29,032	1,21,43,574
Less : Cash Outflows		(50,000)	(11,50,000)
Add : Interest accrued during the year		-	6,07,590
Less: Interest paid		-	(3,19,784)
Outstanding at the end of the year including accrued interest		2,56,80,089	1,81,01,057

Accompanying notes forming part of the financial statements

As per our report of even date

for MSSV & Co.,

Chartered Accountants

Firm Registration No.0019875

SHIV SHANKAR T R
Digitally signed by SHIV SHANKAR

Shiv Shankar T.R

Partner

Membership No.220517

Place: Bengaluru

Date: May 29, 2023

For and on behalf of the Board

IRFAN RAZACK
Digitally signed by IRFAN RAZACK

Irfan Razack

Director

DIN : 00209022

Place: Bengaluru

Date: May 29, 2023

REZWAN RAZACK
Digitally signed by REZWAN RAZACK

Rezwan Razack

Director

DIN : 00209060

Place: Bengaluru

Date: May 29, 2023

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED

PRESTIGE FALCON TOWER NO.19, BRUNTON ROAD BANGALORE 560025

CIN : U52300KA2012PTC066185

STATEMENT OF CHANGES IN EQUITY

Rs in thousands

Particulars	Equity share capital	Other Equity		Total equity
		Optionally Convertible Debentures	Retained Earnings	
As at 01 April 2021	1,000	5,05,000	48,782	5,54,782
Profit/(loss) for the year	-	-	(8,674)	(8,674)
Other comprehensive income / (loss) for the year, net of income tax	-	-	-	-
As at 31 March 2022	1,000	5,05,000	40,108	5,46,108
Profit/(loss) for the period	-	-	78,243	78,243
Other comprehensive income / (loss) for the year, net of income tax	-	-	-	-
As at 31 March 2023	1,000	5,05,000	1,18,350	6,24,350

Accompanying notes forming part of the financial statements

As per our report of even date

for MSSV & Co.,

Chartered Accountants

Firm Registration No.001987S

SHIV
SHANKAR T R

Digitally signed by SHIV SHANKAR T R

Shiv Shankar T.R

Partner

Membership No.220517

Place: Bengaluru

Date: May 29, 2023

For and on behalf of the Board

IRFAN
RAZA
CK

Digitally signed by IRFAN RAZACK

Irfan Razack

Director

DIN : 00209022

Place: Bengaluru

Date: May 29, 2023

REZWAN
RAZACK

Digitally signed by REZWAN RAZACK

Rezwan Razack

Director

DIN : 00209060

Place: Bengaluru

Date: May 29, 2023

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

1 Corporate Information

M/s. Prestige Falcon Realty Ventures Private Limited (formerly known as Prestige Falcon Retail Ventures Private Limited) ("the Company") was incorporated on 5th October 2012 as a company under the Companies Act, 1956 ("the 1956 Act"). The Company is engaged in the business of real estate development.

The Company is a private limited company incorporated and domiciled in India and has its registered office at Bangalore, Karnataka, India.

The financial statements are approved for issue by the Company's Board of Directors on May 29, 2023.

2 Significant accounting policies

2.1 Statement of compliance

The financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS"), the provisions of the Companies Act, 2013 ("the Act") (to the extent notified). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendments Rules, 2016.

2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

All amounts disclosed in the financial statements and notes have been rounded off to the nearest thousands, or decimal thereof as per the requirement of Schedule III, unless otherwise stated.

2.3 Use of Estimates

The preparation of the financial statements in conformity with Ind AS requires the Management to make judgements, estimates and assumptions that affect the reported amounts of assets and liabilities (including contingent liabilities), income and expenses and accompanying disclosures. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

2.4 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 116, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

2.5 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.

Interest income

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

2.6 Income Taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

a. Current tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

b. Deferred tax

Deferred tax is recognised on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred tax liabilities are not recognised if they arise from the initial recognition of goodwill.

Deferred tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

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

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

c. Minimum Alternate Tax (MAT)

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the entity will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the entity.

2.7 Financial Instruments

2.7a Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities, that are not at fair value through profit or loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

2.7b Subsequent measurement

a. Non-derivative financial instruments

Financial assets carried at amortised cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows 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.

Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model 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. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

Financial liabilities

Financial liabilities are subsequently carried at amortized cost using the effective interest method, except for contingent consideration recognized in a business combination which is subsequently measured at fair value through profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

b. Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares are recognized as a deduction from equity, net of any tax effects.

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

2.7c Derecognition of financial instruments

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 derecognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires.

2.7d Impairment of financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to lifetime ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in statement of profit and loss.

2.8 Provisions and contingencies

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. Contingent liabilities are disclosed in the Notes to accounts. Contingent assets are not recognised in the financial statements.

2.9 Operating cycle and basis of classification of assets and liabilities

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

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

All other assets are classified as non-current.

A liability is current when:

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

Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current – non current classification of assets and liabilities.

2.10 Cash and cash equivalents

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

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

2.11 Earnings per share

Basic earnings per share has been computed by dividing net income by the weighted average number of shares outstanding during the year. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

3 Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, as below:

Ind AS 1 - Presentation of Financial Statements - This amendment requires the entities to disclose their material accounting policies rather than their significant accounting policies. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and the impact of the amendment is insignificant in the financial statements.

Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has introduced a definition of 'accounting estimates' and included amendments to Ind AS 8 to help entities distinguish changes in accounting policies from changes in accounting estimates. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statements.

Ind AS 12 - Income Taxes - This amendment has narrowed the scope of the initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2023. The Company has evaluated the amendment and there is no impact on its financial statement.

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

4 Investments (Non-current)

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
Equity Instruments (Fully paid up unless otherwise stated)		
Unquoted, Carried at cost		
Investment in joint ventures - Jointly Controlled Entities	11,47,285	11,47,285
Prestige (BKC) Realtors Private Limited*		
-271,318 (31 March 2022 - 271,318) equity shares of Rs.10 each		
Preference Shares (Fully paid up unless otherwise stated)		
Unquoted, Carried at cost		
Investment in joint ventures - Jointly Controlled Entities		
Prestige (BKC) Realtors Private Limited*	97,567	97,567
20,961 (31 March 2022 - 20,961) Redeemable Optionally Convertible Cumulative Preference Shares (ROCCPS) "B" Series of Rs. 10/- each		
Partnership Firms/ Limited Liability Partnership Firms		
Unquoted, Carried at cost		
Investment in joint ventures - Jointly Controlled Entities		
Lokhandwala DB Realty LLP	5,20,500	5,20,500
Turf Estate Joint Venture LLP	100	100
	17,65,452	17,65,452

* Formerly known as DB (BKC) Realtors Private Limited.

Details of capital account contribution and profit sharing ratio in limited liability partnership firms:

	31 March 2023		31 March 2022	
	Capital (Rs in thousands)	Profit Sharing Ratio	Capital (Rs in thousands)	Profit Sharing Ratio
Lokhandwala DB Realty LLP				
Prestige Falcon Realty Ventures Private Limited	500	50.00%	500	50.00%
Lokandwala Infrastructure Private Limited	50	0.00%	50	0.00%
Viceroy Builders Private Limited	450	0.00%	450	0.00%
DB Realty Limited	50	5.00%	50	5.00%
DB Contractors & Builders Private Limited	450	45.00%	450	45.00%
	1,500	100.00%	1,500	100.00%
Turf Estate Joint Venture LLP				
Prestige Falcon Realty Ventures Private Limited	50	50.00%	50	50.00%
DB Realty Limited	50	50.00%	50	50.00%
	100	100.00%	100	100.00%

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

5 Cash and Bank balances

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
Balances with banks		
- in current accounts	757	2,715
	757	2,715

6 Loans (current)

Particulars	Note No	Rs in thousands	
		As at 31 March 2023	As at 31 March 2022
To related parties - unsecured, considered good	28		
Current account in limited liability partnership (LLPs)		1,13,77,158	45,36,945
Inter corporate deposits		45,69,271	39,61,271
To Others - unsecured, considered good			
Carried at amortised cost			
Inter corporate deposits		23,29,493	23,29,493
Refundable Deposits		54,81,900	53,13,400
		2,37,57,822	1,61,41,108

7 Other financial assets (current)

Particulars	Note No	Rs in thousands	
		As at 31 March 2023	As at 31 March 2022
To related parties - unsecured, considered good	28		
Interest accrued but not due on deposits		2,38,015	2,25,685
To others - unsecured, considered good			
Interest accrued but not due on deposits		5,54,235	5,54,235
		7,92,251	7,79,921

8 Equity share capital

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
Authorised capital		
100,000 (31 March 2022 - 100,000) equity shares of Rs 10 each	1,000	1,000
Issued, subscribed and paid up capital		
100,000 (31 March 2022 - 100,000) equity shares of Rs. 10 each, fully paid up	1,000	1,000
	1,000	1,000

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

List of persons holding more than 5 percent shares in the Company

Name of the share holder	As at 31 March 2023		As at 31 March 2022	
	No of shares	% holding	No of shares	% holding
Equity Share Capital				
Prestige Estates Projects Limited	99,999	99.99%	99,999	99.99%

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

Figures in rupees except for number of shares

Particulars	As at 31 March 2023		As at 31 March 2022	
	No of shares	Amount	No of shares	Amount
Equity Shares				
At the beginning of the year	1,00,000	1,000	1,00,000	1,000
Issued during the year	-	-	-	-
Outstanding at the end of the year	1,00,000	1,000	1,00,000	1,000

The Company has only one class of equity shares with voting rights having par value of Rs.10 each. The rights, preferences and restrictions attached to such equity shares is in accordance with the terms of issue of equity shares under the Companies Act, 2013 and the Articles of Association of the Company.

There have been no buy back of shares by way of bonus shares for the period of five years immediately preceding the balance sheet date.

9 Other Equity

Particulars		Rs in thousands	
		As at 31 March 2023	As at 31 March 2022
Retained earnings	a	1,18,350	40,108
Optionally Convertible Debentures	b	5,05,000	5,05,000
		6,23,350	5,45,108

a Retained earnings

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
Opening balance	40,108	48,782
Add: Net Profit / (loss) for the year	78,243	(8,674)
	1,18,350	40,108

b Optionally Convertible Debentures

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
Optionally Convertible Debentures (OCD's)	5,05,000	5,05,000
	5,05,000	5,05,000

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

Terms of Optionally Convertible Debentures :

5,05,00,000 0% Optionally Convertible Debentures ("OCD") of Rs. 10 each

Terms	Optionally Convertible Debentures
Rate of Interest	Nil
Security	Unsecured
Conversion Period/ Redemption Period	5 years from the date of allotment extendable upto 20 years
Conversion Formula	1 Debenture of Rs. 10/- each to be converted to 1 Equity Share of Rs. 10/- each.

10 Borrowings (current)

Particulars	Note No	Rs in thousands	
		As at 31 March 2023	As at 31 March 2022
Inter corporate deposits (unsecured, repayable on demand)	28		
From related parties		2,40,05,005	1,64,25,973
From others		9,43,474	9,43,474
		2,49,48,479	1,73,69,447

Inter corporate deposits are subject interest of NIL p.a.

11 Other financial liabilities

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
Interest accrued but not due on borrowings	7,31,610	7,31,610
Other payables	35	45
	7,31,645	7,31,655

12 Other current liabilities

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
Withholding taxes and duties	472	32,321
	472	32,321

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

13 Other Income

Particulars	Rs in thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
Interest income	12,330	2,93,088
Share of Profit from LLPs	73,281	14,345
	85,611	3,07,433

14 Finance Cost

Particulars	Rs in thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
Finance cost	-	3,19,784
	-	3,19,784

15 Other Expenses

Particulars	Note No	Rs in thousands	
		Year ended 31 March 2023	Year ended 31 March 2022
Rates & taxes		-	21
Auditors' remuneration	30	51	51
Legal & professional charges		5,649	2,300
		5,700	2,372

16 Tax Expenses

a Income tax recognised in profit or loss

Particulars	Rs in thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
Current tax		
In respect of the current year	1,669	(26)
In respect of prior year	-	-
	1,669	(26)
Deferred tax		
In respect of the current year	-	(6,023)
	-	(6,023)
	1,669	(6,049)

b Reconciliation of tax expense and accounting profit

Particulars	Rs in thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
Profit/(loss) before tax	79,911	(14,723)
Tax rate	25.17%	25.17%
Income tax expense calculated at applicable tax rate	20,112	(3,706)
Tax effect of permanent non deductible expenses	(18,443)	(2,344)
Effect of unused tax losses not recognised as deferred tax assets	-	-
Income tax expense recognised in statement of profit or loss	1,669	(6,049)

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

17 Contingent liabilities and capital commitments

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
Contingent liabilities		
Claims against the Company not acknowledged as debts	-	-
Corporate guarantee/Equitable mortgage given on behalf of companies under the same management	-	-
Capital commitment	-	-
Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for	-	-

18 Fair values

None of financial assets are measured at fair values.

19 Financial risk management objectives and policies

The company's risk management is carried out by Board of directors in accordance with the policies laid down. The board of directors of the company identifies, evaluates and manages risk in close co-operation with the holding company's management. The objectives, policies and process of managing the each type of risk is detailed as below:

20 Market risk

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

21 Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.

22 Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax is affected through the impact on floating rate borrowings, as follows:

	Rs in thousands	
	Increase/ decrease in basis	Effect on profit before tax
March 31, 2022		
INR	-50	8,685
INR	+50	(8,685)
March 31, 2023		
INR	-50	12,474
INR	+50	(12,474)

23 Commodity price

The Company has no exposure to commodity prices as it does not deal in derivative instruments whose underlying is a commodity.

24 Foreign Currency exchange rate risk

The company doesn't have any transactions in foreign currency. Hence, it is not exposed to foreign currency exchange rate risk.

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

25 Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. The company has adopted a policy of only dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The Company is exposed to credit risk from its from its investing activities, including refundable inter-corporate deposits given.

26 Liquidity risk

Liquidity risk is the risk that the company will not be able to meet its financial obligations as they become due. The company manages its liquidity risk by ensuring, as far as possible, that it will always have sufficient funds to meet its liabilities as and when they are due. The Company's Board undertakes this responsibility and supervises the liquidity position at regular intervals.

As at 31 March 2022, all the financial liabilities of the company are expected to be settled with in 12 months from the end of the reporting period. Further ICD from holding Company is repayable on demand. However, holding Company assured that it will recall the ICD only after receipt of ICD from other companies.

27 Capital management

The company manages its capital in such a way to ensure that there is timely availability of funds for the operations. The capital structure of the Company consists of equity (including optionally convertible debentures) and short term debt (Inter corporate Deposits). Till 31 March 2021, the operations of the company are predominantly funded by means of Inter corporate deposits. The Company is not subject to any externally imposed capital requirements. The Company's Board reviews the capital structure and determines the appropriate composition of debt and equity.

28 Related party disclosure :

(i) List of related parties and relationships -

a) Controlling Enterprise

Prestige Estates Projects Limited (Holding Company)

b) Joint ventures - Jointly controlled entities

Lokhandwala DB Realty LLP

Prestige (BKC) Realtors Private Limited

Turf Estate Joint Venture LLP

c) Associate of Jointly controlled entities

Pandora Projects Private Limited

d) Key Management Personnel

Irfan Razack, Director

Rezwan Razack, Director

Noaman Razack, Director

(ii) Transactions with Related Parties during the year

Particulars	Rs in thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited		
Inter Corporate Deposits taken	76,29,032	1,12,00,100
Interest expense on Inter Corporate Deposits	-	3,19,784
	76,29,032	1,15,19,884
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited		
Inter Corporate Deposits taken repaid	50,000	11,50,000
	50,000	11,50,000

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

Associate of Jointly controlled entities

Pandora Projects Private Limited

Interest Free Inter Corporate Deposits given

2,35,000	-
2,35,000	-

Joint ventures - Jointly controlled entities

Prestige (BKC) Realtors Private Limited

Inter Corporate Deposits given

Interest income on Inter Corporate Deposits

3,73,000	23,14,410
12,330	1,04,392
3,85,330	24,18,802

Share of Profit / (loss)

Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested

Lokhandwala DB Realty LLP

Turf Estate Joint Venture LLP

(45)	45
73,326	9,267
73,281	9,312

(iii) Balance Outstanding

Particulars	Rs in thousands	
	As at 31 March 2023	As at 31 March 2022
<i>Controlling Enterprise</i>		
Prestige Estates Projects Limited		
Inter Corporate Deposits taken	2,40,05,005	1,64,25,973
Interest payable on Inter Corporate Deposits	7,31,610	7,31,610
Optional convertible debentures	5,05,000	5,05,000
	2,52,41,615	1,76,62,583
<i>Joint ventures - Jointly controlled entities</i>		
Prestige (BKC) Realtors Private Limited		
Inter Corporate Deposits given	43,34,271	39,61,271
Interest receivable on Inter Corporate Deposits	2,38,015	2,25,685
	45,72,286	41,86,956
<i>Associate of Jointly controlled entities</i>		
Pandora Projects Private Limited		
Interest Free Inter Corporate Deposits given	2,35,000	-
	2,35,000	-
Current account in partnership firms		
<i>Associates, Joint Ventures and Companies, firms (including firms in which Company is a partner) & trusts in which the directors are interested</i>		
Lokhandwala DB Realty LLP	(5,20,523)	2,42,022
Turf Estate Joint Venture LLP	1,18,97,681	42,94,923
	1,13,77,158	45,36,945

a) Related party relationships are as identified by the management on the basis of information available with them and accepted by the auditors.

b) No amount is / has been written back during the period in respect of debts due from or to related party.

c) Reimbursement of actual expenses is not considered in the above disclosure.

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

30 Auditors' Remuneration

Particulars	Rs in thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
Payment to Auditors (inclusive of applicable taxes) :		
Statutory Audit	35	35
Limited Review Audit	16	16
	51	51

31 Earnings per share

Particulars	Figures in thousands except number of shares	
	Year ended 31 March 2023	Year ended 31 March 2022
a) Net profit/ (loss) for the year available to equity shareholders	78,243	(8,674)
b) Weighted average number of equity shares - Basic	1,00,000	1,00,000
c) Weighted Average number of Equity shares-Diluted	5,06,00,000	5,06,00,000
d) Nominal Value of shares	10.00	10.00
e) Basic Earnings per Share	0.78	(0.09)
f) Diluted Earnings per Share	0.00	(0.00)

32 There are no employees employed by the Company and accordingly there are no employee cost and provision for employee benefits.

33 Previous years figures have been regrouped/reclassified wherever necessary to correspond to the current years classification/disclosure.

for MSSV & Co.,

Chartered Accountants
 Firm Registration No.0019875
 SHIV
 SHANKAR T R Digitally
 signed by SHIV
 SHANKAR T R

Shiv Shankar T.R

Partner
 Membership No.220517

Place: Bengaluru

Date: May 29, 2023

For and on behalf of the Board

IRFAN RAZACK Digitally
 signed
 by IRFAN
 RAZACK

Irfan Razack

Director
 DIN : 00209022

Place: Bengaluru

Date: May 29, 2023

REZWAN RAZACK Digitally
 signed by
 REZWAN
 RAZACK

Rezwan Razack

Director
 DIN : 00209060

Place: Bengaluru

Date: May 29, 2023

PRESTIGE FALCON REALTY VENTURES PRIVATE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

Annexure I - Other statutory information

- (i) The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company do not have any transactions with companies struck off.
- (iii) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period,
- (iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (v) During the year the company has loaned funds as below.

Sl. No	Name of Intermediary/ Other Intermediary	Name of Other Intermediary/ Ultimate Beneficiary	Nature of transaction (Advanced/ Loaned/ Invested)	Date of transaction	Amount (Rs in thousands)	PAN of the ultimate beneficiary	Relationship with the Company
1	Prestige (BKC) Realtors Private Limited*	Prestige (BKC) Realtors Private Limited	Loaned	Various dates	3,73,000	AAECM5938L	Jointly controlled enterprise
2	Pandora Projects Private Limited*	Pandora Projects Private Limited	Loaned	28-06-2022	2,35,000		Jointly controlled enterprise
3	Turf Estate Joint Venture LLP	Pandora Projects Private Limited	Investment in current account	Various dates	46,17,768	AAPFT4529C	Jointly controlled enterprise

* Further, it is clarified that the company has not directed the entities listed above to reinvest or to grant loan to other parties. Hence the amounts paid in the form of loans/Investments to the above parties are considered as Ultimate Beneficiaries.

- (vi) The ultimate holding company has infused funds for operations for the Company. Details of funds received from by the Company to the extent loaned/ invested to other entities listed above

Sl. No	Name of Funding Party	Date of transaction	Amount (Rs.)	PAN of the Funding Party	Relationship with Firm
1	Prestige Estates Projects Limited	Various dates	52,25,768	AABCP8096K	Ultimate Holding Company

- (vii) The Company has not provided any guarantee, security or the like on behalf of the Ultimate Beneficiaries,
- (viii) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961