



## **INDEPENDENT AUDITOR'S REPORT**

**To the Members of**

**Prestige Builders And Developers Private Limited**

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

### **Opinion**

We have audited the accompanying financial statements of **Prestige Builders And Developers Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flows and the Statement of Changes in Equity 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 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 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 loss including other comprehensive income, its cash flows and 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) 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 ("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 financial statements.

**Head Office: No 63/2, 2<sup>nd</sup> Floor, Railway Parallel Road, Kumara Park West, Bangalore – 560 020**

**Telephone: 080 23565065, 080 23565068, 080 23565073 Fax: 080 23565076**

**Branch Office: No. 58, 4<sup>th</sup> Floor, Railway Parallel Road, Kumara Park West, Bangalore – 560 020**

**Telephone: 080 23469251, 080 23469252, 080 23565067**

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

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

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

**Responsibilities of Management 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 Ind AS and other accounting principles generally accepted in India. 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 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.

The 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 control 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.

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.



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**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 including Other Comprehensive Income, 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 financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015.
- e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 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 with reference to financial statements 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 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; 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 (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 Note 24 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; and
- (c) Based on the 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 (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 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 Act, we give in the **Annexure - B** a statement on the matters specified underclause 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: 23220517BG54PK 7568

Place: Bengaluru

Date: *May 27, 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 with reference to financial statements of **Prestige Builders And Developers Private Limited** (“the Company”) as of March 31, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

**Management’s Responsibility for Internal Financial Controls**

The Company’s Management is responsible for establishing and maintaining internal financial controls with reference to financial statements 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 (‘the 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 with reference 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”) issued by the ICAI and the Standards on Auditing prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. 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 financial





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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to 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 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 with reference to financial statements.

#### **Meaning of Internal Financial Controls with reference to financial statements**

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



**Inherent Limitations of Internal Financial Controls with reference to financial statements**

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

**Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial control with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2023 based on the internal financial control with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note the ICAI.

*For MSSV & Co.*

**Chartered Accountants**

Firm Registration Number: 001987S



Shiv Shankar T R

Partner

Membership No: 220517

UDIN: 23220517BGS4PK 7568

Place: Bengaluru

Date: May 27, 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**

To the best of our information and according to the explanation provided to us by the Company and the books of accounts and records examined by us in the normal course of audit, we state that:

- i. In respect of the Company’s Property, Plant and Equipment and Intangible assets
  - a) The Company does not have any Property, Plant and Equipment and Intangible assets and 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 Prohibition of Benami Property Transactions Act, 1988 (as amended in 2016) and rules made thereunder.
- ii.
  - 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 crores 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 not made investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties, except the unsecured loan to the holding Company in respect of which:



- a) The Company has granted unsecured loans in the form of interest free inter corporate deposit 'ICD' to the holding Company and the outstanding balance as at the balance sheet date is 47,98,311 thousands. Further the Company has not stood guarantee or provided security to any other entities during the year.
- b) In our opinion the terms and guarantee of the grant of ICD are, prima facie, not prejudicial to the Company's interest
- c) In respect of ICD granted by the Company the repayment of principal is repayable on demand and the Company has not demanded any repayment of principal.
- d) In respect of ICD granted by the Company there is no overdue amount remaining outstanding as at the balance sheet date.
- 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) The Company has granted loan in the form of interest free inter corporate deposit repayable on demand to the holding Company and the details are given below:

| Name of the holding Company       | Aggregate amount of ICD granted during the year (Net) (Amount in thousands) | Closing balance of ICD as on balance sheet date (Amount in thousands) | Percentage of amount repayable on demand | Aggregate amount of ICD granted to the related parties or promoters (Amount in thousands) |
|-----------------------------------|---|---|--|---|
| Prestige Estates Projects Limited | 47,98,311   | 47,98,311   | 100%                                     | 47,98,311   |



- iv. Loans in the form of inter corporate deposit to ultimate holding Company in respect of which provision of Section 185 and 186 of the Act are applicable have been complied with by the Company to the extent applicable.
- v. The Company has not accepted any deposit or amounts which are deemed to be deposits from the public during the year and hence, reporting under clause 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 statutory dues 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 provident fund, employees' state insurance, 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 the following income-tax.

| Nature of the statute | Nature of Dues | Forum where dispute is pending | Period to which the amount relates | Amount in thousands |
|-----------------------|----------------|--------------------------------|------------------------------------|---------------------|
| Income Tax Act, 1961  | Income Tax     | High Court of Karnataka        | Financial year 2017-18             | 15,44,779           |



- b) According to 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. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable.
- ix. In respect of borrowings:
- a) Based on the information and explanation given by the management and confirmations given by lenders, the Company has not defaulted in repayment of loans or other borrowings. Further, the loans amounting to 48,50,000 thousand are repayable on demand and 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 have not been used for the long-term purposes.
- e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associated or joint ventures.
- f) The Company has not raised any term loans during the year and hence, reporting under clause 3(ix)(f) of the Order is not applicable.





- x. a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence, reporting under clause 3(x)(a) of the Order is not applicable.
- b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence, reporting under clause 3(x)(b) of the Order is not applicable.
- xi. a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- c) According to information and explanation given to us, no whistle-blower complaints have been received by the Company during the year (and upto the date of this report) hence, reporting under clause 3(xi)(c) of the Order is not applicable.
- xii. The Company is not a Nidhi Company and hence reporting under clause 3(xii) 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 our opinion the Company is not required to have an internal audit system and hence, reporting under clause 3(xiv) of the Order is not applicable.



- xv. In our opinion during the year, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- xvi. In respect of compliance u/s 45-IA:
- a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and hence, reporting under clause 3(xvi)(a) of the Order is not applicable.
  - b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities and hence reporting under clause 3(xvi)(b) of the Order is not applicable.
  - c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India and hence, reporting under clause 3(xvi)(c) of the Order is not applicable.
  - d) In our opinion, there is no core investment Company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
- xvii. The Company has incurred cash losses of 70 thousands during the financial year and has also incurred cash losses of 868 thousands in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors of the Company during the year and hence reporting under clause 3(xviii) of the Order 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 3,05,552 thousand, the Company has obtained a letter of financial support from Prestige Projects Private Limited and it will not call for repayment of Inter-corporate



deposit though it is repayable on demand from the Company till such time the Company has sufficient funds to repay the same. 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. The Company doesn't meet the criteria mentioned under section 135 of the Companies Act, 2013 and hence, reporting under clause 3(xx) of the Order is not applicable.

**For MSSV & Co.**

**Chartered Accountants**

Firm Registration Number: 001987S

  
**Shiv Shankar T R**

Partner

Membership No: 220517

UDIN: 23220517BGS4PK 7568

Place: Bengaluru

Date: May 27, 2023

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**

Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025

CIN : U45201KA2007PTC043550

**BALANCE SHEET AS AT 31 MARCH 2023****Rs. In Thousand**

| Particulars  | Note No. | As at 31 March 2023 | As at 31 March 2022 |
|--|----------|---------------------|---------------------|
| <b>A. ASSETS</b>   |          |                     |                     |
| <b>(1) Non-current assets</b>                              |          |                     |                     |
| (a) Financial assets                                       |          |                     |                     |
| (i) Investments  | 4        | 23,88,656           | 23,88,656           |
| (b) Income tax asset (net)                                 |          | 221                 | 221                 |
|  |          | <b>23,88,877</b>    | <b>23,88,877</b>    |
| <b>(2) Current assets</b>                                  |          |                     |                     |
| (a) Financial assets                                       |          |                     |                     |
| (i) Cash and cash equivalents                              | 5        | 278                 | 346                 |
| (ii) Loans   | 6        | 47,98,311           | -                   |
| (b) Other current assets                                   | 7        | 45                  | 47                  |
|  |          | <b>47,98,634</b>    | <b>393</b>          |
| <b>Total</b>   |          | <b>71,87,511</b>    | <b>23,89,270</b>    |
| <b>B. EQUITY AND LIABILITIES</b>                           |          |                     |                     |
| <b>(1) Equity</b>  |          |                     |                     |
| (a) Equity share capital                                   | 8        | 300                 | 300                 |
| (b) Other equity   | 9        | 20,83,025           | 20,83,095           |
|  |          | <b>20,83,325</b>    | <b>20,83,395</b>    |
| <b>(2) Current Liabilities</b>                             |          |                     |                     |
| (a) Financial liabilities                                  |          |                     |                     |
| (i) Borrowings   | 10       | 48,50,000           | -                   |
| (ii) Trade payables  | 18       | -                   | -                   |
| - Dues to micro and small enterprises                      |          | -                   | -                   |
| - Dues to creditors other than micro and small enterprises |          | -                   | -                   |
| (iii) Other financial liabilities                          | 11       | 2,54,186            | 3,05,875            |
|  |          | <b>51,04,186</b>    | <b>3,05,875</b>     |
| <b>Total</b>   |          | <b>71,87,511</b>    | <b>23,89,270</b>    |

See accompanying notes to 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 27, 2023

For and on behalf of the board of directors of  
Prestige Builders and Developers Private Limited

IRFAN  
RAZACK

Digitally signed by IRFAN RAZACK

**Irfan Razack**

Director

DIN:00209022

Place: Bengaluru

Date: May 27, 2023

NOAMAN  
RAZACK

Digitally signed by NOAMAN RAZACK

**Noaman Razack**

Director

DIN:00189329

Place: Bengaluru

Date: May 27, 2023

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**

Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025

CIN : U45201KA2007PTC043550

**STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31 MARCH 2023****Rs. In Thousand**

| Particulars   | Note no. | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
|---|----------|-----------------------------|-----------------------------|
| Revenue from operations   |          | -                           | -                           |
| <b>Total Revenue (I)</b>  |          | -                           | -                           |
| <b>Expenses</b>   |          |                             |                             |
| Other Expenses  | 12       | 70                          | 868                         |
| <b>Total expenses (II)</b>  |          | <b>70</b>                   | <b>868</b>                  |
| <b>Profit / (Loss) before tax (III=I-II)</b>  |          | <b>(70)</b>                 | <b>(868)</b>                |
| Tax expense:  | 13       |                             |                             |
| - Current tax   |          | -                           | -                           |
| - Deferred tax charge/ (credit)   |          | -                           | -                           |
| <b>Total Tax expense (IV)</b>   |          |                             | -                           |
| <b>Profit / (Loss) for the year (V= III-IV)</b>   |          | <b>(70)</b>                 | <b>(868)</b>                |
| <b>Other comprehensive income (VI)</b>  |          |                             | -                           |
| <b>Total Comprehensive Income (V+VI)</b>  |          | <b>(70)</b>                 | <b>(868)</b>                |
| <b>Earnings per equity share (par value Rs 10 each)</b>   |          |                             |                             |
| - basic and diluted   | 17       | (2.33)                      | (28.93)                     |
| Weighted average number of equity shares considered for computing earnings per share (in numbers) |          | 30,000                      | 30,000                      |

See accompanying notes to 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 27, 2023

**For and on behalf of the board of directors of  
Prestige Builders and Developers Private Limited**

 IRFAN  
 RAZACK
 

Digitally signed by IRFAN RAZACK

**Irfan Razack**

Director

DIN:00209022

Place: Bengaluru

Date: May 27, 2023

 NOAMAN  
 RAZACK
 

Digitally signed by NOAMAN RAZACK

**Noaman Razack**

Director

DIN:00189329

Place: Bengaluru

Date: May 27, 2023

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**

Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025

CIN : U45201KA2007PTC043550

**STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023****Rs. In Thousand**

| Particulars  | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
|--|-----------------------------|-----------------------------|
| <b>CASH FLOW FROM OPERATING ACTIVITIES</b>                           |                             |                             |
| Net Profit before taxation   | (70)                        | (869)                       |
| Adjustments for non cash & non operating items:                      |                             |                             |
| Interest on delayed payment of income tax                            | -                           | -                           |
| Operating profit before changes in working capital                   | (70)                        | (869)                       |
| Adjustments for :  |                             |                             |
| (Increase) / Decrease in Other current assets                        | 2                           | (48)                        |
| Increase / (Decrease) in Other financial liabilities                 | (1,300)                     | 1,211                       |
| Increase / (Decrease) in Other current liabilities                   | -                           | (0)                         |
| <b>Cash generated from/(used in) operations</b>                      | <b>(1,368)</b>              | <b>294</b>                  |
| Income tax refund / (payment) - Net                                  | -                           | -                           |
| <b>Net Cash generated from/(used in) operations - A</b>              | <b>(1,368)</b>              | <b>294</b>                  |
| <b>CASH FLOW FROM INVESTING ACTIVITIES</b>                           |                             |                             |
| Inter corporate deposits given                                       | (47,98,311)                 | -                           |
| <b>Net Cash from/(used in) investing activities - B</b>              | <b>(47,98,311)</b>          | <b>-</b>                    |
| <b>CASH FLOW FROM FINANCING ACTIVITIES</b>                           |                             |                             |
| Inter corporate deposits taken                                       | 48,50,000                   | -                           |
| Finance costs paid   | (50,389)                    | -                           |
| <b>Net Cash from/(used in) financing activities - C</b>              | <b>47,99,611</b>            | <b>-</b>                    |
| <b>Net Increase / (Decrease) in cash and cash equivalents(A+B+C)</b> | <b>(68)</b>                 | <b>294</b>                  |
| Cash & Cash equivalents opening balance                              | 346                         | 52                          |
| Cash & Cash equivalents closing balance                              | <b>278</b>                  | <b>346</b>                  |
| <b>Changes in liabilities arising from financing activities</b>      |                             |                             |
| <b>Borrowings (including current maturities):</b>                    |                             |                             |
| At the beginning of the year including accrued interest              | 50,389                      | 50,389                      |
| Add: Cash inflows  | 48,50,000                   | -                           |
| Less: Cash outflows  | -                           | -                           |
| Add: Interest accrued during the year                                | -                           | -                           |
| Less: Interest paid  | 50,389                      | -                           |
| Outstanding at the end of the year including accrued interest        | 48,50,000                   | 50,389                      |

See accompanying notes to 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

**For and on behalf of the board of directors of  
Prestige Builders and Developers Private Limited**

IRFAN

RAZACK

Digitally  
signed by  
IRFAN  
RAZACK**Irfan Razack**

Director

DIN:00209022

NOAMAN

RAZACK

Digitally  
signed by  
NOAMAN  
RAZACK**Noaman Razack**

Director

DIN:00189329

Place: Bengaluru

Date: May 27, 2023

Place: Bengaluru

Date: May 27, 2023

Place: Bengaluru

Date: May 27, 2023



**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**

Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025

CIN : U45201KA2007PTC043550

**STATEMENT OF CHANGES IN EQUITY AS AT 31 MARCH 2023****Rs. In Thousand**

| Particulars   | Equity share capital | Other Equity                      |                   | Total equity     |
|---|----------------------|-----------------------------------|-------------------|------------------|
|   |                      | Optionally Convertible Debentures | Retained Earnings |                  |
| <b>As at 1 April 2021</b>   | <b>300</b>           | <b>21,46,050</b>                  | <b>(62,087)</b>   | <b>20,84,263</b> |
| Profit/(Loss) for the year  | -                    | -                                 | (868)             | (868)            |
| Other Comprehensive Income / (Loss) for the year, net of income tax | -                    | -                                 | -                 | -                |
| <b>As at 31 March 2022</b>  | <b>300</b>           | <b>21,46,050</b>                  | <b>(62,955)</b>   | <b>20,83,395</b> |
| Profit/(Loss) for the year  |                      |                                   | (70)              | (70)             |
| Other Comprehensive Income / (Loss) for the year, net of income tax |                      |                                   |                   | -                |
| <b>As at 31 March 2023</b>  | <b>300</b>           | <b>21,46,050</b>                  | <b>(63,025)</b>   | <b>20,83,325</b> |

See accompanying notes to 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 27, 2023

For and on behalf of the board of directors of

**Prestige Builders and Developers Private Limited**

IRFAN  
RAZACK

Digitally signed by IRFAN RAZACK

**Irfan Razack**

Director

DIN:00209022

Place: Bengaluru

Date: May 27, 2023

NOAMAN  
RAZACK

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**Noaman Razack**

Director

DIN:00189329

Place: Bengaluru

Date: May 27, 2023

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**1 Corporate Information**

M/s. Prestige Builders & Developers Private Limited ("the company") was incorporated on August 7, 2007 as a private limited company under the Companies Act, 1956 (the "Act"). The registered office of the Company is situated at Prestige Falcon Tower, No.19, Brunton Road, Bangalore-560025, India. The Company is engaged in the business of real estate development.

The financial statements are approved for issue by the Company's Board of Directors on May 27, 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 thousand 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 17, 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

**PRESTIGE BUILDERS AND DEVELOPERS 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 is measured at the fair value of the consideration received or receivable. The Company recognises revenue when the amount of revenue can be reliably measured, it is probable that future economic benefits will flow to the entity.

**Interest income**

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

**2.6 Borrowing Cost**

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs. Borrowing costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the date of capitalisation of such asset, is added to the cost of the assets. Capitalisation of borrowing costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted.

A qualifying asset is an asset that necessarily takes a 12 months or more to get ready for its intended use or sale and includes the real estate properties developed by the Company.

**2.7 Foreign Currency Transactions**

All transactions in foreign currency are recorded on the basis of the exchange rate prevailing as on the date of transaction. The difference, if any, on actual payment / realisation is recorded to the Statement of Profit and Loss. Monetary assets and liabilities denominated in foreign currency are restated at rates prevailing at the year-end. The net loss or gain arising out of such conversion is dealt with in the Statement of Profit and Loss.

**2.8 Income Taxes**

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

**a. Current tax**

Current 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.

**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.

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

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

**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.

**2.9 Impairment of tangible and intangible assets other than goodwill**

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest Company of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in profit or loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit or loss.

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**2.10 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. Contingent assets are not recognised in the financial statements.

**2.11 Financial Instruments**

**2.11a 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.

Management is of the view that Financial assets such as Refundable deposits, Current account in partnership firms and other advances arises under normal trade practices and are neither in the nature of loans nor advance in the nature of loans.

**2.11b Subsequent measurement**

**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.

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**2.11c 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.

**2.11d 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.

**2.12 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.

**2.13 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.

**2.14 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.



**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**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 BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**4 Investments (Non-Current)**

| Particulars   | Rs. In Thousand        |                        |
|---|------------------------|------------------------|
|   | As at<br>31 March 2023 | As at<br>31 March 2022 |
| <b>Investment in Subsidiary</b>   |                        |                        |
| <b>Equity Instruments (Fully paid up unless otherwise stated)</b>           |                        |                        |
| <b>Unquoted, Carried at cost</b>  |                        |                        |
| Prestige Projects Private Limited   | 23,88,656              | 23,88,656              |
| 2,274,000 (31 March 2022 - 2,274,000) Ordinary Equity Shares of Rs. 10 each |                        |                        |
|   | <b>23,88,656</b>       | <b>23,88,656</b>       |
| Aggregate book value of quoted investments                                  |                        | -                      |
| Aggregate market value of quoted investments                                |                        | -                      |
| Aggregate carrying value of unquoted investments                            | 23,88,656              | 23,88,656              |
| Aggregate amount of impairment in value of investments                      |                        | -                      |

**5 Cash and cash equivalents**

| Particulars                | Rs. In Thousand        |                        |
|----------------------------|------------------------|------------------------|
|                            | As at<br>31 March 2023 | As at<br>31 March 2022 |
| <b>Balances with banks</b> |                        |                        |
| - in current accounts      | 278                    | 346                    |
|                            | <b>278</b>             | <b>346</b>             |

**6 Loans (Current)**

| Particulars  | Note No. | Rs. In Thousand        |                        |
|--|----------|------------------------|------------------------|
|  |          | As at<br>31 March 2023 | As at<br>31 March 2022 |
| <b>To related parties - unsecured, considered good</b> |          |                        |                        |
| <b>Carried at amortised cost</b>                       |          |                        |                        |
| Inter corporate deposits                               |          | 47,98,311              | -                      |
|  |          | <b>47,98,311</b>       | <b>-</b>               |

**i. Due from :**

|   |    |           |   |
|---|----|-----------|---|
| Directors   | 16 | -         | - |
| Firms in which directors are partners                             | 16 | -         | - |
| Companies in which directors of the Company are directors or memb | 16 | 47,98,311 | - |

**ii. Loans\* due from :**

|                          | As at 31 March 2023         |             | As at 31 March 2022         |            |
|--------------------------|-----------------------------|-------------|-----------------------------|------------|
|                          | Amount (Rs. In<br>Thousand) | % of total  | Amount (Rs. In<br>Thousand) | % of total |
| Promoters                | -                           | 0%          | -                           | 0%         |
| Directors                | -                           | 0%          | -                           | 0%         |
| Key managerial personnel | -                           | 0%          | -                           | 0%         |
| Other related parties    | 47,98,311                   | 100%        | -                           | 0%         |
|                          | <b>47,98,311</b>            | <b>100%</b> | <b>-</b>                    | <b>0%</b>  |

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

Disclosure required under section 186 (4) of the Companies Act 2013

| Name of the loanee                | Rate of Interest | Secured / Unsecured | Rs. In Thousand     |                     |
|-----------------------------------|------------------|---------------------|---------------------|---------------------|
|                                   |                  |                     | As at 31 March 2023 | As at 31 March 2022 |
| Prestige Estates Projects Limited | 0%               | Unsecured           | 47,98,311           | -                   |

\*Loans represents loans and advances in the nature of loans, repayable on demand.

**7 Other current assets**

| Particulars                            | Rs. In Thousand     |                     |
|--|---------------------|---------------------|
|  | As at 31 March 2023 | As at 31 March 2022 |
| Carried at amortised cost              |                     |                     |
| To others - unsecured, considered good |                     |                     |
| Balance with statutory authorities     | 45                  | 47                  |
|  | <b>45</b>           | <b>47</b>           |

**8 Equity share capital**

| Particulars  | Rs. In Thousand     |                     |
|--|---------------------|---------------------|
|  | 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                                     |                     |                     |
| 30,000 (31 March 2022 - 30,000) equity shares of Rs 10 each, fully paid up | 300                 | 300                 |
|  | <b>300</b>          | <b>300</b>          |

**(a) 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 |
| Prestige Estates Projects Limited | 29,999              | 99.99%    | 29,999              | 99.99%    |

**(b) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period**

| Particulars                  | As at 31 March 2023 |                      | As at 31 March 2022 |                      |
|------------------------------|---------------------|----------------------|---------------------|----------------------|
|                              | No of shares        | Amount (in Thousand) | No of shares        | Amount (in Thousand) |
| Equity Shares                |                     |                      |                     |                      |
| At the beginning of the year | 30,000              | 300                  | 30,000              | 300                  |
| Issued during the year       |                     |                      | -                   | -                    |
| Outstanding as at year end   | <b>30,000</b>       | <b>300</b>           | <b>30,000</b>       | <b>300</b>           |

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

(c) 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.

(d) There have been no buy back of shares, issue of shares by way of bonus shares or issue of shares pursuant to contract without payment being received in cash for the period of five years immediately preceding the balance sheet date.

**(e) Shareholding of promoters**

| Name of the share holder          | No. of shares at the beginning of | Change during the year | No. of shares at the end of the year | % of total shares | % change during the year |
|-----------------------------------|-----------------------------------|------------------------|--------------------------------------|-------------------|--------------------------|
| <b>As at 31 March 2023</b>        |                                   |                        |                                      |                   |                          |
| Prestige Estates Projects Limited | 29,999                            | -                      | 29,999                               | 99.9967%          | -                        |
| Irfan Razack*                     | 1                                 | -                      | 1                                    | 0.0033%           | -                        |
| <b>As at 31 March 2022</b>        |                                   |                        |                                      |                   |                          |
| Prestige Estates Projects Limited | 29,999                            | -                      | 29,999                               | 99.9967%          | -                        |
| Irfan Razack*                     | 1                                 | -                      | 1                                    | 0.0033%           | -                        |

\*Beneficially holding on behalf of Prestige Estates Projects Limited.

**9 Other Equity**

| Particulars                       | Note No. | Rs. In Thousand     |                     |
|-----------------------------------|----------|---------------------|---------------------|
|                                   |          | As at 31 March 2023 | As at 31 March 2022 |
| Optionally Convertible Debentures | 9.1      | 21,46,050           | 21,46,050           |
| Retained earnings                 | 9.2      | (63,025)            | (62,955)            |
|                                   |          | <b>20,83,025</b>    | <b>20,83,095</b>    |

**9.1 Optionally Convertible Debentures**

| Particulars                      | Rs. In Thousand     |                     |
|----------------------------------|---------------------|---------------------|
|                                  | As at 31 March 2023 | As at 31 March 2022 |
| <b>Opening balance</b>           | 21,46,050           | 21,46,050           |
| Add: Issued during the year      | -                   | -                   |
| Less: Redemption during the year | -                   | -                   |
| <b>Closing Balance</b>           | <b>21,46,050</b>    | <b>21,46,050</b>    |

(i) These debentures are held by holding company, Prestige Estates Projects Limited

(i) The terms of the issue of OCD's are currently applicable are as followings

| No of Debentures | Date of Issue | Conversion Date |
|------------------|---------------|-----------------|
| 21,46,05,000     | 30-12-2019    | 29-12-2039      |

**Terms of Optionally Convertible Debentures**

-Each OCD shall carry zero coupon rate of interest

-20 OCD of Rs.10 each are convertible at the option of the holder into one Equity Share of Rs. 10/-

-If remaining unconverted, these OCD are redeemable within 20 years from the date of allotment.

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**9.2 Retained earnings**

| Particulars                         | Rs. In Thousand |                 |
|-------------------------------------|-----------------|-----------------|
|                                     | As at           | As at           |
|                                     | 31 March 2023   | 31 March 2022   |
| Opening balance                     | (62,955)        | (62,087)        |
| Add: Net profit/(loss) for the year | (70)            | (868)           |
| <b>Closing Balance</b>              | <b>(63,025)</b> | <b>(62,955)</b> |

**10 Borrowings (Current)**

| Particulars   | Note No. | As at<br>31 March 2023 | As at<br>31 March 2022 |
|---|----------|------------------------|------------------------|
| <b>Carried at amortised cost</b>  |          |                        |                        |
| <b>Loans and advances from related parties (unsecured, repayable on demand)</b> |          |                        |                        |
| -Inter Corporate Deposits (Refer Note -16)                                      | 16       | 48,50,000              | -                      |
|   |          | <b>48,50,000</b>       | <b>-</b>               |

Inter Corporate Deposits are subject to interest rate of 0% per annum and are repayable on demand.

**11 Other financial liabilities (current)**

|  |          |                        | Rs. In Thousand        |
|--|----------|------------------------|------------------------|
| Particulars                                | Note No. | As at<br>31 March 2023 | As at<br>31 March 2022 |
| <b>Carried at amortised cost</b>           |          |                        |                        |
| Interest accrued but not due on borrowings | 16       | -                      | 50,389                 |
| Amount payable for purchase of Investments |          | 2,54,140               | 2,54,140               |
| Other Liabilities                          | 16       | 46                     | 1,346                  |
|  |          | <b>2,54,186</b>        | <b>3,05,875</b>        |

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
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**12 Other Expenses**

| Particulars                                 | Rs. In Thousand             |                             |
|---|-----------------------------|-----------------------------|
|   | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
| Rates & Taxes                               | 1                           | 12                          |
| Auditors' remuneration (Refer Note No. 12a) | 51                          | 51                          |
| Legal & Professional Fees                   | 18                          | 804                         |
| Bank Charges                                | -                           | 1                           |
|   | <b>70</b>                   | <b>868</b>                  |

**12a Auditors' remuneration**

| Particulars   | Rs. In Thousand             |                             |
|---|-----------------------------|-----------------------------|
|   | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
| <b>Payment to the auditors as (inclusive of applicable tax) :</b> |                             |                             |
| For Statutory audit   | 35                          | 35                          |
| For Limited review  | 16                          | 16                          |
| <b>Total</b>  | <b>51</b>                   | <b>51</b>                   |

**13 Tax expenses**

**a Income tax recognised in profit or loss**

| Particulars                    | Rs. In Thousand             |                             |
|--------------------------------|-----------------------------|-----------------------------|
|                                | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
| <b>Current tax</b>             |                             |                             |
| In respect of the current year | -                           | -                           |
| <b>Deferred tax</b>            |                             |                             |
| In respect of the current year | -                           | -                           |
|                                | -                           | -                           |
|                                | -                           | -                           |

**b Reconciliation of tax expense and accounting profit**

| Particulars   | Rs. In Thousand             |                             |
|---|-----------------------------|-----------------------------|
|   | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
| Loss before tax from continuing operations                        | (70.00)                     | (868.00)                    |
| Applicable tax rate   | 26.00%                      | 26.00%                      |
| Income tax expense at applicable tax rate                         | (19.00)                     | (226.00)                    |
| Tax effect of adjustments made to taxable income                  |                             |                             |
| Tax effect of permanent non deductible expenses                   | -                           | -                           |
| Effect of unused tax losses not recognised as deferred tax assets | 19.00                       | 226.00                      |
| Income tax expense recognised in statement of profit and loss     | -                           | -                           |

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**14 Financial Ratios**

| sl no | Ratios / measures                | Numerator                           | Denominator                  | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 | Reference |
|-------|----------------------------------|-------------------------------------|------------------------------|-----------------------------|-----------------------------|-----------|
| 1     | Current ratio                    | Current assets                      | Current liabilities          | 0.94                        | 0.00                        | (a)       |
| 2     | Debt Equity ratio                | Debt                                | Total shareholders' equity   | 3.36                        | 1.03                        | (b)       |
| 3     | Debt service coverage ratio      | Earnings available for debt service | Debt Service                 | NA                          | NA                          | (c)       |
| 4     | Return on equity [%]             | Net Profits after taxes             | Average Shareholder's Equity | 0.0%                        | 0.0%                        | (d)       |
| 5     | Inventory turnover ratio         | Cost of goods sold                  | Average inventory            | NA                          | NA                          | (e)       |
| 6     | Trade receivables turnover ratio | Revenue from operations             | Average trade receivables    | NA                          | NA                          | (e)       |
| 7     | Trade payables turnover ratio    | Total Expenses                      | Average trade payables       | NA                          | NA                          | (e)       |
| 8     | Net capital turnover ratio       | Revenue from operations             | Average working capital      | NA                          | NA                          | (e)       |
| 9     | Net profit [%]                   | Net profit                          | Revenue from operations      | NA                          | NA                          | (d)       |
| 10    | EBITDA [%]                       | EBITDA                              | Revenue from operations      | 0%                          | 0%                          | (d)       |
| 11    | Return on capital employed [%]   | EBIT                                | Total networth and debt      | 0%                          | 0%                          | (d)       |
| 12    | Return on investment             | Interest Income                     | Investment                   | 0%                          | 0%                          | (e)       |

**Abbreviation used**

|                            |   |
|----------------------------|---|
| Debt                       | Includes current and non-current                  |
| Total shareholders' equity | Includes shareholders funds and retained earnings |
| EBITDA                     | Earnings before interest depreciation and tax     |
| EBIT                       | Earnings before interest and tax                  |

- (a) Repayment of accrued interest resulted in improvement in ratio.
- (b) The company has borrowed the loans during the year resulting in increase in Debt ratios.
- (c) The company does not have interest bearing borrowings, the ratio is not applicable.
- (d) Year on year variance is less than 25%, hence no explanation required.
- (e) Not applicable

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**15 Contingent liabilities and capital commitments**

| Particulars  | Rs. In Thousand        |                        |
|--|------------------------|------------------------|
|  | As at<br>31 March 2023 | As at<br>31 March 2022 |
| <b>Contingent liabilities</b>  |                        |                        |
| Claims against the Company not acknowledged as debts - Income Tax*   | 15,44,780              | 15,44,780              |
| Corporate guarantee/Equitable mortgage given on behalf of companies under the same management                    | -                      | -                      |
| <b>Capital commitment</b>  | -                      | -                      |
| Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for | -                      | -                      |

\*Order U/s 143(3) of the Income Tax act was passed for the Assessment Year 2018-19 on September 17, 2021 demanding Rs.1,544.78 Million. The demand is due to fair valuation of investment purchased in the Financial Year 2017-18. Against the said order, the company has filed a Writ petition before Honourable Karnataka High court on 21st October 2021. On 28th October 2021, the Hon'ble High Court of Karnataka have passed order to stay the operation of assessment order, demand notice, Computation sheet and proposed penalty under the Income Tax Act. Company is confident of getting the favourable verdict from the Honourable Karnataka High court. Hence, no provision for Income tax liabilities or penalty is made in the books of accounts.

**16 Related party disclosure :**

**(i) List of related parties**

| Relationship                  | Related Parties  |
|-------------------------------|--|
| Controlling enterprise        | Prestige Estates Projects Limited  |
| Subsidiary Company            | Prestige Projects Private Limited  |
| Entities under common control | Prestige City Properties (till 23 March 2022)<br>Northland Holding Company Private Limited |
| Key managerial personnel      | Mr. Irfan Razack, Director<br>Mr. Rezwan Razack, Director<br>Mr. Noaman Razack, Director   |

**(ii) Transactions with Related Parties during the year**

| Particulars                                    | Rs. In Thousand             |                             |
|--|-----------------------------|-----------------------------|
|  | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
| <b>Inter-corporate deposits taken</b>          |                             |                             |
| Prestige Projects Private Limited              | 48,50,000                   | -                           |
|  | 48,50,000                   | -                           |
| <b>Inter-corporate deposits given</b>          |                             |                             |
| Prestige Estates Projects Limited              | 47,98,311                   | -                           |
|  | 47,98,311                   | -                           |
| <b>Assignment of Advance by</b>                |                             |                             |
| Prestige City Properties                       | -                           | 13,00,000                   |
|  | -                           | 13,00,000                   |
| <b>Assignment of Advance by the Company to</b> |                             |                             |
| Northland Holding Company Private Limited      | -                           | 13,00,000                   |
|  | -                           | 13,00,000                   |



**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
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**(iii) Balance Outstanding**

| Particulars  | Rs. In Thousand        |                        |
|--|------------------------|------------------------|
|  | As at<br>31 March 2023 | As at<br>31 March 2022 |
| <b>Inter-corporate deposits taken</b>                    |                        |                        |
| Prestige Projects Private Limited                        | 48,50,000              | -                      |
|  | <u>48,50,000</u>       | <u>-</u>               |
| <b>Inter-corporate deposits given</b>                    |                        |                        |
| Prestige Estates Projects Limited                        | 47,98,311              | -                      |
|  | <u>47,98,311</u>       | <u>-</u>               |
| <b>Optionally convertible debentures</b>                 |                        |                        |
| Prestige Estates Projects Limited                        | 21,46,050              | 21,46,050              |
|  | <u>21,46,050</u>       | <u>21,46,050</u>       |
| <b>Interest payable on Inter corporate deposit taken</b> |                        |                        |
| Prestige Estates Projects Limited                        | -                      | 50,389                 |
|  | <u>-</u>               | <u>50,389</u>          |
| <b>Other liabilities</b>                                 |                        |                        |
| Prestige Estates Projects Limited                        | -                      | 1,300                  |
|  | <u>-</u>               | <u>1,300</u>           |

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

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

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

**17 Earnings per share**

| Particulars  | Rs. In Thousand             |                             |
|--|-----------------------------|-----------------------------|
|  | Year ended<br>31 March 2023 | Year ended<br>31 March 2022 |
| Net profit/ (loss) for the period available to equity shareholders | (70)                        | (868)                       |
| Weighted average number of equity shares outstanding               |                             |                             |
| - Basic (in numbers)   | 30,000                      | 30,000                      |
| - Diluted (in numbers)   | 30,000                      | 30,000                      |
| Nominal Value of shares (in Rs.)                                   | 10.00                       | 10.00                       |
| Basic Earnings per Share (in Rs.)                                  | (2.33)                      | (28.93)                     |
| Diluted Earnings per Share (in Rs.)                                | (2.33)                      | (28.93)                     |

**18** There are no Micro, Small and Medium Enterprises, to whom the company owes dues, which are outstanding at the Balance Sheet date, computed on unit wise basis, determined to the extent such parties identified on the basis of information available with the company. This has been relied upon by the auditors.

**19** There are no employees employed by the company and accordingly there are no employee costs and provision for employee benefits.

**20** There are no foreign currency exposures as at 31 March 2023 (31 March 2022 - Nil) that have not been hedged by a derivative instruments or otherwise.

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**21 Fair Values**

None of the financial assets are measured at fair values

The fair value of the financial assets and liabilities approximate to its carrying amounts.

**22 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:

**I Market risk**

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

**a. Interest rate risk**

The Company has no borrowings, hence the Company is not exposed to interest rate risk

**b. Commodity price**

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

**II 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's exposure is mainly with regard to investments. The credit exposure is controlled by the Board of Directors through continuous review.

**III 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 ratios at regular intervals.

All the financial assets and financial liabilities are expected to be settled with in 12 months from the end of the reporting period.

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

|                             | Rs. In Thousand  |                 |              |           |                  |
|-----------------------------|------------------|-----------------|--------------|-----------|------------------|
|                             | On demand        | < 1 year        | 1 to 5 years | > 5 years | Total            |
| <b>As at 31 March 2023</b>  |                  |                 |              |           |                  |
| Borrowings                  | 48,50,000        | -               | -            | -         | 48,50,000        |
| Other financial liabilities | -                | 2,54,186        | -            | -         | 2,54,186         |
|                             | <b>48,50,000</b> | <b>2,54,186</b> | <b>-</b>     | <b>-</b>  | <b>51,04,186</b> |

|                             | Rs. In Thousand |                 |              |           |                 |
|-----------------------------|-----------------|-----------------|--------------|-----------|-----------------|
|                             | On demand       | < 1 year        | 1 to 5 years | > 5 years | Total           |
| <b>As at 31 March 2022</b>  |                 |                 |              |           |                 |
| Borrowings                  | -               | -               | -            | -         | -               |
| Other financial liabilities | -               | 3,05,875        | -            | -         | 3,05,875        |
|                             | <b>-</b>        | <b>3,05,875</b> | <b>-</b>     | <b>-</b>  | <b>3,05,875</b> |

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

Though intercorporate deposit received from subsidiary company is repayable on demand, subsidiary company assured that it will not demand for repayment till such time sufficient funds available with the company to repay the

**23 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 and other equity (Optionally Convertible Debentures). 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.

**24 Other Statutory Information - Refer Annexure I**

**25 Previous year figures have been regrouped/reclassified wherever necessary to correspond to the current year classification/disclosure.**

**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 27, 2023

**For and on behalf of the board of directors of  
Prestige Builders and Developers Private Limited**

IRFAN RAZACK Digitally signed by IRFAN RAZACK

**Irfan Razack**

Director

DIN:00209022

Place: Bengaluru

Date: May 27, 2023

NOAMAN RAZACK Digitally signed by NOAMAN RAZACK

**Noaman Razack**

Director

DIN:00189329

Place: Bengaluru

Date: May 27, 2023

**PRESTIGE BUILDERS AND DEVELOPERS PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**Annexure I to Note No. 24 - 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. The beneficiary has utilised the funds for the purpose of business.

| Sl. No | Name of Other Intermediary/ Ultimate Beneficiary | Nature of transaction (Advanced/ Loaned/ Invested) | Date of transaction | Amount (Rs in thousand) 31-03-2023 | PAN of the ultimate beneficiary | Relationship with the Company |
|--------|--|--|---------------------|------------------------------------|---------------------------------|-------------------------------|
| 1      | Prestige Estates Projects Limited                | Loaned   | Various dates       | 47,98,311                          | AABCP8096K                      | Controlling enterprise        |

- (vi) The subsidiary company has infused funds for operations for the company. Details of funds received from by the company is as below:

| (a) Sl. No | Name of Funding Party             | Date of transaction | Amount (Rs in thousands) 31-03-2023 | PAN of the Funding Party | Relationship with Firm |
|------------|-----------------------------------|---------------------|-------------------------------------|--------------------------|------------------------|
| 1          | Prestige Projects Private Limited | Various dates       | 47,98,311                           | AAECP7361E               | Subsidiary Company     |

- (b) The company has not provided any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- (vii) 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).
- (viii) 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.