



## **INDEPENDENT AUDITOR'S REPORT**

**To the Members of**

**Apex Realty Management Private Limited**

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

### **Opinion**

We have audited the accompanying financial statements of **Apex Realty Management 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 profit 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



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the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

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

The Company's board of directors is responsible for the other information. The other information comprises the information included in the 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.

### **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 (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 in clauses 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: 23220517BG5Y0R5951

Place: Bengaluru

Date: May 25, 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 **Apex Realty Management 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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.



**Inherent Limitations of Internal Financial Controls 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



**Shiy Shankar T R**

Partner

Membership No: 220517

UDIN: 23220517BG5Y0R5951

Place: Bengaluru

Date: May 25, 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 fixed assets:

- a) The Company does not hold any property, plant and equipment at the end of the financial year 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. In respect of inventories:

- a) The Company does not hold any physical inventory and hence, reporting under clause 3(ii) of the Order is not applicable.

iii. In respect of unsecured loans granted during the year:

- a) The Company has not made investment, provided any guarantee or security or granted any loans or advances in nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any other parties



during the year. Hence, reporting under clause 3 (iii) of the Order is not applicable.

- iv. In the current year by our audit the Company has not made any investments or provided guarantees or securities and hence, reporting under clause 3(iv) of the Order is not applicable.
- v. The Company has not accepted any 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 material statutory dues applicable to it have generally been regularly deposited with the appropriate authorities.

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

- b) According to the information and explanations given to us, there are no dues of 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 and hence, reporting under clause 3(viii) of the Order is not applicable.
- ix. In respect of the borrowings:
- a) As per the information and explanations provided to us, the Company has not defaulted in repayment of loans or other borrowings from any lender.
  - b) The Company has not been declared willful 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, during the year the Company has not raised any funds on short term basis and hence, reporting under clause 3(ix)(d) of the Order is not applicable.
  - e) The Company has not raised any funds from any entity or person to meet the obligations of its subsidiaries, associates or joint ventures and hence, reporting under clause 3(ix)(e) of the Order is not applicable.
  - f) During the year Company has not raised loan on the pledge of securities held in its subsidiaries, joint ventures or associates and hence, reporting under clause 3(ix)(f) of the Order is not applicable.
- x. In respect of funding:
- a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the financial year and hence, reporting under clause 3(x)(a) of the Order is not applicable.
  - b) The Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures (fully, partially or optionally convertible) during the year and hence, reporting under clause 3(x)(b) of the Order is not applicable.



- xi. In respect of Frauds and Compliances:
- a) According to information and explanations given to us, no material fraud by the Company or on the Company by its officers have been noticed or reported during the year.
  - b) No report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors 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) As per the information and explanations provided to us, no whistle-blower complaints have been received by the Company during the year and upto the date of this report.
- xii. According to information and explanations given to us, 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 and hence, section 177 of the Companies Act, 2013 is not applicable. According to information and explanations given to us, the Company is in compliance with section 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv. In respect of Internal audit:
- a) The Company is not required to establish internal audit system as it does not meet the criteria for applicability of internal audit as per section 138 of the Companies Act, 2013 and hence, reporting under clause 3 (xiv) of the Order is not applicable.
- xv. According to information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its Directors and hence, reporting under clause 3 (xiv) of the Order is not applicable.





- 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. Hence, reporting under clause 3(xvi) (a), (b) and (c) of the Order is not applicable.
  - b) 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 not incurred any cash losses during the financial year but has incurred a cash loss of Rs.35,128 thousand (before tax) in the immediately preceding financial year.
- xviii. There has been resignation of statutory auditors of the Company during the year and we have taken into consideration the issues, objections or concerns raised by the outgoing auditors.
- 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 Rs. 3,493 thousand, the Company has obtained a letter of financial support from Prestige Estates Projects Limited (Holding Company). Nothing has come to our attention, which causes us to believe that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all



liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- xx. The Company does not meet the criteria specified under sub-section (1) of 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: 23220517BG,SYOR5951

Place: Bengaluru

Date: May 25, 2023



**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
 PRESTIGE FALCON TOWER, NO.19, BRUNTON ROAD, BENGALURU - 560025  
 CIN:U45200KA2018PTC119740

**BALANCE SHEET AS AT 31 MARCH 2023**

**Rs. in Thousands**

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	-	100
(ii) Other financial assets	5	2,124	5,62,708
(b) Deferred tax asset (net)		-	23,381
<b>Sub total</b>		<b>2,124</b>	<b>5,86,189</b>
<b>(2) Current assets</b>			
(a) Financial assets			
(i) Cash and cash equivalents	6	492	393
(ii) Loans	7	-	686
(iii) Other financial assets	8	40	1,79,006
(b) Other current assets	9	295	-
<b>Sub total</b>		<b>827</b>	<b>1,80,085</b>
<b>Total</b>		<b>2,951</b>	<b>7,66,274</b>
<b>B. EQUITY AND LIABILITIES</b>			
<b>(1) Equity</b>			
(a) Equity share capital	10	4,000	4,000
(b) Other equity	11	(5,369)	(78,808)
<b>Sub total</b>		<b>(1,369)</b>	<b>(74,808)</b>
<b>(2) Current liabilities</b>			
(a) Financial liabilities			
(i) Borrowings	12	-	5,62,000
(ii) Trade payables	13		
- Dues to micro and small enterprises		-	-
- Dues to creditors other than micro and small enterprises		-	-
(iii) Other financial liabilities	14	4,280	2,79,014
(b) Other current liabilities	15	40	67
<b>Total</b>		<b>4,320</b>	<b>8,41,081</b>
		<b>2,951</b>	<b>7,66,274</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** Digitally signed by  
**SHANKAR** SHIV  
**T R** SHANKAR T R

**Shiv Shankar T.R**

Partner

Membership No.220517

Place: Bengaluru

Date: May 25, 2023

**For and on behalf of the board of directors of  
 Apex Realty Management Private Limited**

**VENKATA** Digitally signed by  
**NARAYANA** VENKATA  
**NA** NARAYANA  
**KONANKI** KONANKI

**Venkata K Narayana**

Director

DIN: 01512536

Place: Bengaluru

Date: May 25, 2023

**ZAYD** Digitally signed by  
**NOA** ZAYD  
**MAN** NOAMAN

**Zayd Noaman**

Director

DIN: 07584056

Place: Bengaluru

Date: May 25, 2023

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

**Rs. in Thousands**

Particulars	Note No	Year ended 31 March 2023	Year ended 31 March 2022
<b>Income</b>			
Other income	16	2,15,009	67,443
<b>Total income - (I)</b>		<b>2,15,009</b>	<b>67,443</b>
<b>Expenses</b>			
Finance costs	17	1,16,239	1,01,160
Other expenses	18	1,950	1,411
<b>Total expenses - (II)</b>		<b>1,18,189</b>	<b>1,02,571</b>
<b>Profit /(Loss) before tax (III= I-II)</b>		<b>96,820</b>	<b>(35,128)</b>
<b>Tax expense:</b>	19		
- Current tax		-	-
- Deferred tax charge/ (credit)		23,381	(8,037)
<b>Total Tax expense (IV)</b>		<b>23,381</b>	<b>(8,037)</b>
<b>Profit/(Loss) for the year (V= III-IV)</b>		<b>73,439</b>	<b>(27,091)</b>
<b>Other comprehensive income</b>		-	-
<b>Total comprehensive income (V+VI)</b>		<b>73,439</b>	<b>(27,091)</b>
<b>Earnings per equity share (par value Rs 10 each)</b>			
- basic and diluted (in Rupees)	20	183.60	(67.72)
Weighted average number of equity shares considered for computing earnings per share		4,00,000	4,00,000

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 25, 2023

**For and on behalf of the board of directors of  
 Apex Realty Management Private Limited**

Digitally signed by VENKATA NARAYANA KONANKI A KONANKI

**Venkata K Narayana**  
 Director  
 DIN: 01512536

Place: Bengaluru  
 Date: May 25, 2023

Digitally signed by ZAYD NOAMAN

**Zayd Noaman**  
 Director  
 DIN: 07584056

Place: Bengaluru  
 Date: May 25, 2023

**APEX REALTY MANAGEMENT PRIVATE LIMITED**

PRESTIGE FALCON TOWER, NO.19, BRUNTON ROAD, BENGALURU - 560025

CIN:U45200KA2018PTC119740

**STATEMENT OF CHANGES IN EQUITY**

Rs. in Thousands

Particulars	Equity share capital	Retained Earnings	Total equity
<b>As at 1st April 2021</b>	<b>4,000</b>	<b>(51,717)</b>	<b>(47,717)</b>
Profit /(loss) for the year	-	(27,091)	(27,091)
Other comprehensive income / (loss) for the year, net of income tax	-	-	-
<b>As at 31 March 2022</b>	<b>4,000</b>	<b>(78,808)</b>	<b>(74,808)</b>
Profit /(loss) for the year	-	73,439	73,439
Other comprehensive income / (loss) for the year, net of income tax	-	-	-
<b>As at 31 March 2023</b>	<b>4,000</b>	<b>(5,369)</b>	<b>(1,369)</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 25, 2023

**For and on behalf of the board of directors of  
Apex Realty Management Private Limited**

VENKATA  
NARAYANA  
KONANKI

Digitally signed by VENKATA NARAYANA KONANKI

**Venkata K Narayana**

Director

DIN: 01512536

Place: Bengaluru

Date: May 25, 2023

ZAYD  
NOAMAN

Digitally signed by ZAYD NOAMAN

**Zayd Noaman**

Director

DIN: 07584056

Place: Bengaluru

Date: May 25, 2023



STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 MARCH 2023

Rs. in Thousands		
Particulars	Year ended 31 March 2023	Year ended 31 March 2022
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net profit / (loss) before taxation	96,820	(35,128)
Adjustments for non cash & non operating items:		
Add: Interest received	3,94,015	-
<b>Operating profit / (Loss) before working capital changes</b>	<b>4,90,835</b>	<b>(35,128)</b>
Adjustments for		
(Increase) / Decrease in other financial assets	5,60,684	(708)
(Increase) / Decrease in financial assets	1,79,357	(66,214)
Increase / (Decrease) in other current liabilities	(27)	67
Increase / (Decrease) in other financial liabilities	(2,74,734)	1,01,852
<b>Sub-total</b>	<b>9,56,115</b>	<b>(131)</b>
<b>Cash generated from operations</b>		
Income tax refund / (payment) - Net	-	46
<b>Net cash generated from / (used in) operations - A</b>	<b>9,56,115</b>	<b>(85)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Net Cash from / (used in) Investing Activities -B	-	-
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Finance cost paid	(3,94,015)	-
Proceeds from/(Repayment of) optionally convertible debentures	(5,62,000)	-
<b>Net Cash from / (used in) Financing Activities -C</b>	<b>(9,56,015)</b>	<b>-</b>
<b>Net Increase / (Decrease) in cash and cash equivalents (A+B+C)</b>	<b>100</b>	<b>(85)</b>
Cash and cash equivalents opening balance	393	479
<b>Cash and cash equivalents closing balance</b>	<b>493</b>	<b>393</b>
<b>Reconciliation of Cash and cash equivalents with Balance Sheet</b>		
Cash and Cash equivalents as per Balance Sheet (Refer Note 6)	492	393
<b>Cash and cash equivalents at the end of the year</b>	<b>492</b>	<b>393</b>
<b>Cash and cash equivalents at the end of the year as above comprises:</b>		
Cash on hand	-	-
Balances with banks		
- in current accounts	492	393
- in fixed deposits	-	-
	<b>492</b>	<b>393</b>
<b>Reconciliation of liabilities from financing activities</b>		
<b>Borrowings (including current maturities):</b>		
At the beginning of the year including accrued interest	<b>8,39,775</b>	<b>6,63,160</b>
Add: Cash inflows	-	-
Less: Cash outflows	(5,62,000)	-
Add: Interest accrued during the year	1,16,240	1,76,615
Less: Interest paid	(3,94,015)	-
Outstanding at the end of the year including accrued interest	-	<b>8,39,775</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 Digitally  
SHANKAR signed by  
T R SHIV  
SHANKAR T R

Shiv Shankar T.R

Partner

Membership No.220517

Place: Bengaluru

Date: May 25, 2023

For and on behalf of the board of directors of  
Apex Realty Management Private Limited

VENKATA Digitally  
NARAYANA signed by  
NA VENKATA  
KONANKI NARAYANA  
KONANKI

Venkata K Narayana

Director

DIN: 01512536

Place: Bengaluru

Date: May 25, 2023

ZAYD Digitally  
NOAM signed  
AN by ZAYD  
NOAMAN

Zayd Noaman

Director

DIN: 07584056

Place: Bengaluru

Date: May 25, 2023

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**1 Corporate Information**

M/s. Apex Realty Management Private Limited ("the Company") was incorporated on 21 December 2018 as a company under the Companies Act, 2013 ("the 2013 Act"). The Company is engaged in the business of real estate development.

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

The financial statements have been authorised for issuance by the Company's Board of Directors on May 25, 2023.

**2 Significant accounting policies**

**2.1 Statement of compliance**

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

**2.2 Basis of preparation and presentation**

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

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

All amounts disclosed in the financial statements and notes have been rounded off to the nearest thousands, on decimal 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 36.

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

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

## **2.5 Revenue Recognition**

### **Revenue from contracts with customers**

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, credits, concessions and incentives, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

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

### *Recognition of revenue from real estate developments*

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -

- i) on transfer of legal title of the residential or commercial unit to the customer; or
- ii) on transfer of physical possession of the residential or commercial unit to the customer and collection of complete transaction price by the Company from customer.

Sale of residential and commercial units consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated with each other.

In respect of Joint development ('JD') arrangements, revenue is recognised over time using percentage-of-completion method ('POC method') of accounting. In JD arrangements the land owner/ possessor provides land and the Company undertakes to develop properties on such land and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds. The project costs include fair value of land being offered for the project and revenue from the development and transfer of constructed area/ revenue sharing arrangement in exchange of such development rights/ land is being accounted on gross basis on launch of the project.

The revenue is measured at the fair value of the land received, adjusted by the amount of any cash or cash equivalents transferred. When the fair value of the land received cannot be measured reliably, the revenue is measured at the fair value of the estimated construction service rendered to the landowner, adjusted by the amount of any cash or cash equivalents transferred. The fair value so estimated is considered as the cost of land in the computation of percentage of completion for the purpose of revenue recognition.

The stage of completion is arrived at with reference to the entire project costs incurred including land costs, and construction and development costs as compared to the estimated total costs of the project.

In case of JD arrangements, where performance obligation is satisfied over time, the Company recognises revenue only when it can reasonably measure its progress in satisfying the performance obligation. Until such time, the Company recognises revenue to the extent of cost incurred, provided the Company expects to recover the costs incurred towards satisfying the performance obligation.

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

### **b. Deferred tax**

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

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

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

## **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 statement of profit and 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 statement of profit and loss.

## **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 statement of profit and loss, are added to the fair value on initial recognition. Regular way purchase and sale of financial assets are accounted for at trade date.

### **2.11b Subsequent measurement**

#### **a. Non-derivative financial instruments**

##### **Financial assets carried at amortised cost**

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

##### **Financial assets at fair value through statement of profit and loss**

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

**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 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.

**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 statement of profit and 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.

#### **2.15 Investment Property**

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured in accordance with Ind AS 16's requirements for cost model.

Investment properties are depreciated using written-down value method over the useful lives. Investment properties generally have a useful life of 58-60 years. The useful life has been determined based on internal assessment and independent technical evaluation carried out by external valuers, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement.

The fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in statement of profit and loss in the period in which the property is derecognised.

### **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 statements.

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**4 Investments (Non-current)**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
Investment in limited liability partnership firm	-	100
	-	<b>100</b>
<b>Limited Liability Partnership Firms ('LLP')</b>		
Apex Realty Ventures LLP	-	<b>100</b>

**5 Other financial assets (Non-current)**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>To related parties - unsecured, considered good</b>		
<b>Carried at amortised cost</b>		
Refundable deposits	-	5,62,000
<b>To others - unsecured, considered good</b>		
<b>Carried at amortised cost</b>		
Security deposits	2,124	708
	<b>2,124</b>	<b>5,62,708</b>

**6 Cash and cash equivalents**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>Balances with banks</b>		
- in current accounts	492	393
	<b>492</b>	<b>393</b>

**7 Loans (Current)**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>To related parties - unsecured, considered good</b>		
<b>Carried at amortised cost</b>		
Current account in LLP	-	686
	-	<b>686</b>

**8 Other financial assets (Current)**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>To others - unsecured, considered good</b>		
<b>Carried at amortised cost</b>		
Interest accrued but not due	-	1,79,006
Other advances	40	-
	<b>40</b>	<b>1,79,006</b>

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**9 Other current assets**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>To others - unsecured, considered good</b>		
Prepaid expenses	295	-
	<b>295</b>	<b>-</b>

**10 Equity share capital**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>Authorised capital</b>		
4,00,000 (31 March 2022 - 4,00,000) equity shares of Rs 10 each	4,000	4,000
<b>Issued, subscribed and fully paid up capital</b>		
4,00,000 (31 March 2022 - 4,00,000) equity shares of Rs 10 each, fully paid up	4,000	4,000
	<b>4,000</b>	<b>4,000</b>

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

Particulars	As at 31 March 2023		As at 31 March 2022	
	No of shares	Amount (Rs.in Thousands)	No of shares	Amount (Rs.in Thousands)
At the beginning of the year	4,00,000	4,000	4,00,000	4,000
Issued during the year	-	-	-	-
Outstanding at the end of the year	4,00,000	4,000	4,00,000	4,000

- b** 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.

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

Name of the share holder	As at 31 March 2023		As at 31 March 2023	
	No of shares	% holding	No of shares	% holding
Prestige Estates Projects Limited	2,40,000	60.00%	2,40,000	60.00%
KVN Enterprises LLP	1,60,000	40.00%	1,60,000	40.00%
	<b>4,00,000</b>	<b>100.00%</b>	<b>4,00,000</b>	<b>100.00%</b>

**d Details of Shares held by Promoters**

Name of the share holder / promoters	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of total shares	% change during the year
<b>As at 31 March 2023</b>					
Prestige Estates Projects Limited	2,40,000	-	2,40,000	60.00%	-
	<b>2,40,000</b>	<b>-</b>	<b>2,40,000</b>	<b>60.00%</b>	<b>-</b>
<b>As at 31 March 2022</b>					
Prestige Estates Projects Limited	2,40,000	-	2,40,000	60.00%	-
	<b>2,40,000</b>	<b>-</b>	<b>2,40,000</b>	<b>60.00%</b>	<b>-</b>



**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**11 Other equity**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>Retained earnings</b>		
Opening balance	(78,808)	(51,717)
Add: Net profit /(loss) for the year	73,439	(27,091)
	<b>(5,369)</b>	<b>(78,808)</b>

**12 Borrowings (current)**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>Carried at amortised cost</b>		
Unsecured, Optionally convertible debentures		
- Optionally Convertible Debentures (OCD's)	-	5,62,000
	<b>-</b>	<b>5,62,000</b>

Terms and conditions :

Series A and Series B OCD

The Company has issued 5,83,63,578 Series A and 58,36,422 Series B OCD's at a face value of Rs.10 each partly paid up (Rs. 8.753894 per OCD of Series A and B series paid up). The OCD's shall have tenure of 20 years and carry coupon rate of interest of 12% per annum subject to availability of distributable amounts. The OCD's are convertible into equity shares of Rs. 10/-, fully paid up, at the end of the tenure, in the ratio of 1:1. Under the terms of agreement with the OCD holders, the Company shall have an option to redeem the OCD's at an agreed redemption premium at any time after their issuance, subject to availability of cash flows. Considering the redemption terms of Optionally convertible debentures (as mentioned in the aforesaid agreement), the Company has classified the proceeds received from OCD's as a liability as at 31 March 2022.

During the year, the OCD's were redeemed at Rs. 9,56,015 thousands including the premium of Rs.3,94,015 thousands.

**13 Trade payables**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>Carried at amortised cost</b>		
- Dues to micro and small enterprises	-	-
- Dues to creditors other than micro and small enterprises	-	-
	<b>-</b>	<b>-</b>

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**13a Disclosure as required under Micro, Small and Medium Enterprises Development Act, 2006 :**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
i. Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
ii. Interest due thereon remaining unpaid to any supplier as at the end of the accounting year.	-	-
iii. The amount of interest paid / written back along with the amounts of the payment made to the supplier beyond the appointed day	-	-
iv. The amount of interest due and payable for the year	-	-
v. The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
vi. The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Note : The information as required to be disclosed under The Micro, Small and Medium Enterprises Development Act, 2006 is determined to the extent such parties have been identified on the basis of the information available with the company. This has been relied upon by the Auditors.

**14 Other financial liabilities (Current)**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
Other liabilities	4,280	2,79,014
	<b>4,280</b>	<b>2,79,014</b>

**15 Other current liabilities**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
Withholding and other taxes and duties payable	40	67
	<b>40</b>	<b>67</b>

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**16 Other income**

Particulars	Rs. in Thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
Interest income		
-Interest on IT refund	-	3
-Others*	2,15,009	
- Ind AS EIR on refundable deposits given	-	67,440
	<b>2,15,009</b>	<b>67,443</b>

\* Interest Income from others is net off reversal of Ind AS EIR on refundable deposits of Rs.1,79,006 thousands

**17 Finance costs**

Particulars	Rs. in Thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
Interest expense		
- Interest on Loan - others*	1,16,239	-
- Ind AS EIR on OCD's	-	1,01,160
	<b>1,16,239</b>	<b>1,01,160</b>

\* Interest on loan - Others is net off reversal of Ind AS EIR on OCD's of Rs.2,77,775 thousands

**18 Other expenses**

Particulars	Note No	Rs. in Thousands	
		Year ended 31 March 2023	Year ended 31 March 2022
Rates and taxes		122	161
Auditors Remuneration	18a	171	885
Legal and professional charges		1,657	283
Share of Loss		-	81
		<b>1,950</b>	<b>1,411</b>

**18a Auditor's Remuneration**

Particulars	Rs. in Thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
Statutory audit	118	398
Limited review	53	488
	<b>171</b>	<b>885</b>

The company will not avail the Input credit and hence amount mentioned above are including GST.

**19 Tax expenses**

**a Income tax recognised in statement of profit and loss**

Particulars	Rs. in Thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
<b>Current tax</b>		
In respect of the current year	-	-
In respect of prior years	-	-
	-	-
<b>Deferred tax</b>		
In respect of the current year	23,381	(8,037)
	<b>23,381</b>	<b>(8,037)</b>
	<b>23,381</b>	<b>(8,037)</b>

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**20 Earnings per share (EPS)**

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Net profit/ (loss) for the year available to equity shareholders of the Company and used in calculation of EPS (Rs. In Thousands)	73,439	(27,091)
Weighted average number of equity shares outstanding		
- Basic (in Numbers)	4,00,000	4,00,000
- Diluted (in Numbers)	4,00,000	4,00,000
Nominal value of shares (in Rupees)	10	10
Basic earnings per share (in Rupees)	183.60	(67.72)
Diluted earnings per share (in Rupees)	183.60	(67.72)

**21 Refer Annexure 1 for financial ratios**

**22 Contingent liabilities and capital commitments**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
Contingent liabilities	-	-
Capital commitments	-	-

**23 Segment Information**

The operations of the Company include real estate development constituting a single segment and has restricted to one geographical area. Hence the disclosure of segment information as per Ind AS 108 is not applicable.

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

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

Name of the Firms / LLPs / Partners	31 March 2023		31 March 2022	
	Capital (Rs. in Thousands)	Profit Sharing Ratio	Capital (Rs. in Thousands)	Profit Sharing Ratio
<b>Apex Realty Ventures LLP</b>				
Prestige Estates Projects Limited	6,000	60.00%	5,940	59.40%
Apex Realty Management Private Limited	-	0.00%	100	1.00%
Venkata K Narayana	4,000	40.00%	3,960	39.60%
	<b>10,000</b>	<b>100.00%</b>	<b>10,000</b>	<b>100.00%</b>

**26 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.

**a. Interest rate risk**

The Company is not exposed to interest rate risk since the company has no borrowings as on date.



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**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**b. Commodity price**

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

**c. Equity price risk**

The Company's exposure to equity price risk is not material as at all the reporting periods presented in the financial statements.

**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 credit exposure is controlled by the Board of Directors through continuous review of the status of such advances.

**III Liquidity risk**

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. As on 31st March 2023, the current liabilities are exceeding the current assets. The Company has obtained letter of financial support from Prestige Estates Projects Limited ( Holding Company). The Company's Board undertakes this responsibility and supervises the liquidity ratios at regular intervals.

**27 Capital management**

The Company manages its capital in such a way to ensure that there is timely availability of funds for the operations. The capital structure of the Company consists of equity. The Company is not subject to any externally imposed capital requirements. The Company's Board reviews the capital structure and determines the appropriate composition of debt and equity.

**28 Related party disclosure :**

**(i) List of related parties and relationships -**

**a) Holding Company**

Prestige Estates Projects Limited (from June 24, 2022)

**b) Entity with significant influence**

Prestige Estates Projects Limited (up to June 23, 2022)

HDFC Capital Affordable Real Estate Fund - 1 (up to June 23, 2022)

**c) Companies/ firms in which directors/ KMP are interested**

Apex Realty Ventures LLP ( Partner up to April 1, 2022)

**d) Key Management Personnel**

Mr. Venkata Narayana Konkani

Mr. Zayd Noaman

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

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

Particulars	Rs. in Thousands	
	Year ended 31 March 2023	Year ended 31 March 2022
<b>Share of loss</b>		
<i>Firms in which the directors/ relatives of directors are interested</i>		
Apex Realty Ventures LLP	-	81
	-	<b>81</b>
<b>Receipt of Refundable deposits given</b>		
<i>Firms in which the directors/ relatives of directors are interested</i>		
Apex Realty Ventures LLP	5,62,000	-
	<b>5,62,000</b>	-
<b>Redemption of Optionally convertible debentures</b>		
<i>Entity with significant influence/ control</i>		
HDFC Capital Affordable Real Estate Fund - 1	5,62,000	-
	<b>5,62,000</b>	-
<b>Interest expense on Refundable deposits</b>		
<i>Entity with significant influence/ control</i>		
HDFC Capital Affordable Real Estate Fund - 1	3,94,015	-
	<b>3,94,015</b>	-
<b>Interest income on Refundable deposits</b>		
<i>Firms in which the directors/ relatives of directors are interested</i>		
Apex Realty Ventures LLP	3,94,015	-
	<b>3,94,015</b>	-
<b>Sale of Investments</b>		
<i>Firms in which the directors/ relatives of directors are interested</i>		
Apex Realty Ventures LLP	100	-
	<b>100</b>	-

**(iii) Balance Outstanding**

Particulars	Rs. in Thousands	
	As at 31 March 2023	As at 31 March 2022
<b>Optionally convertible debentures</b>		
<i>Entity with significant influence/ control</i>		
HDFC Capital Affordable Real Estate Fund - 1	-	5,62,000
	-	<b>5,62,000</b>
<b>Refundable deposit given</b>		
<i>Firms in which the directors/ relatives of directors are interested</i>		
Apex Realty Ventures LLP	-	5,62,000
	-	<b>5,62,000</b>
<b>Current account is LLP</b>		
<i>Firms in which the directors/ relatives of directors are interested</i>		
Apex Realty Ventures LLP	-	686
	-	<b>686</b>
<b>Other advances</b>		
<i>Key Management Personnel</i>		
Venkata Narayana Konanki	40	-
	<b>40</b>	-
<b>Other payables</b>		
<i>Ultimate Holding Company</i>		
Prestige Estates Projects Limited	4,108	-
	<b>4,108</b>	-

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**Note:**

- a) Related party relationships are as identified by the Company on the basis of information available with them and accepted 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 is not disclosed in transactions with Related Parties during the year.

- 29** There are no foreign currency exposure as at 31 March 2023 that have not been hedged by a derivative instruments or otherwise.
- 30** The Company has accumulated losses and its current liabilities exceeded its current assets as at 31 March 2023. These financial information have been prepared on a going concern basis on the basis of the business plans of the Company and the continued financial support expected to be received from Prestige Estates Projects Limited. These financial information, therefore, do not include any adjustments relating to the Company's assets or liabilities that may be necessary if the Company was unable to continue as a going concern.

**31 Other statutory information**

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company does not have any transactions with companies struck off.
- (iii) The Company does 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 have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
  - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
  - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (vi) During the year, the Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
  - (a) 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
  - (b) provide 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).

**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 25, 2023

**For and on behalf of the board of directors of  
Apex Realty Management Private Limited**

**VENKATA NARAYANA KONANKI**  
Digitally signed by VENKATA NARAYANA KONANKI

**Venkata K Narayana**  
Director  
DIN: 01512536

Place: Bengaluru  
Date: May 25, 2023

**ZAYD NOAMAN**  
Digitally signed by ZAYD NOAMAN

**Zayd Noaman**  
Director  
DIN: 07584056

Place: Bengaluru  
Date: May 25, 2023

**APEX REALTY MANAGEMENT PRIVATE LIMITED**  
**NOTES FORMING PART OF FINANCIAL STATEMENTS**

**Financial Ratios - Annexure 1 to Note 21**

sl no	Ratios / measures	Numerator	Denominator	Year ended 31 March 2023	Year ended 31 March 2022	Variance%	Ref
1	Current ratio	Current assets	Current liabilities	0.19	0.21	(0.11)	(c)
2	Debt Equity ratio	Debt [includes current and non-current borrowings]	Total shareholders' equity [includes shareholders funds and retained earnings]	0.00	(7.51)	(1.00)	(d)
3	Debt service coverage ratio	Earnings available for debt service	Debt Service	0.000	0.653	(1.00)	(b)
4	Return on equity [%]	Net Profits after taxes	Average Shareholder's Equity	-193%	44%	(5.36)	(d)
5	Inventory turnover ratio	Cost of goods sold	Average inventory	NA	NA	NA	(a)
6	Trade receivables turnover ratio	Revenue from operations	Average trade receivables	NA	NA	NA	(a)
7	Trade payables turnover ratio	Total Expenses	Average trade payables	NA	NA	NA	(a)
8	Net capital turnover ratio	Revenue from operations	Average working capital	NA	NA	NA	(a)
9	Net profit [%]	Net profit	Revenue from operations	NA	NA	NA	(a)
10	EBITDA [%]	EBITDA	Revenue from operations	NA	NA	NA	(a)
11	Return on capital employed [%]	EBIT	Total Networth and Debt	100.29	0.06	1,742.89	(d)
12	Return on investment	Interest Income	Investment	NA	NA	NA	(a)

EBITDA Earnings before interest depreciation and tax

EBIT Earnings before interest and tax

**Reasons for variance**

- (a) Not applicable
- (b) Variance not more than 25%
- (c) Variance in current ratio is on account of repayment of OCD's and refundable deposit
- (d) Variance is on account of profit incurred during the year.