

ATMOSPHERE REALTY PRIVATE LIMITED
ANNUAL REPORT 2021-22

BOARD OF DIRECTORS

Navin Makhija	Managing Director
Manan P. Shah	Director
Abhay Chandak	Director
Manohar Chhabria	Director

CHIEF FINANCIAL OFFICER

Rajiv N. Sheth

COMPANY SECRETARY

Vishal Adhav

AUDITORS

M. A. Parikh Shah and Associates
Chartered Accountants, Mumbai.

BANKERS

ICICI Bank Limited

REGISTERED OFFICE

808, Krushal Commercial Complex,
Above Shoppers Stop, G. M. Road,
Chembur (W), Mumbai – 400 089
CIN: U70102MH2007PTC166974
T: 022 42463999 F: 25251589
Email ID: cs@atmosphere02.in

DEBENTURE TRUSTEE:

CATALYST TRUSTEESHIP LIMITED

SEBI Registration Number: IND000000034
CIN: U74999PN1997PLC110262
Address: Windsor, 6th Floor, Office no. 604, CST Road,
Kalina, Santacruz East, Mumbai- 400 098.
Tel: 022 49220555 Fax: 022 49220505
Email: dt.mumbai@ctltrustee.com
Website: www.catalysttrustee.com

NOTICE IS HEREBY GIVEN THAT THE SIXTEENTH ANNUAL GENERAL MEETING OF ATMOSPHERE REALTY PRIVATE LIMITED WILL BE HELD ON TUESDAY, AUGUST 30, 2022 AT 11.00 AM AT 1008, 10TH FLOOR, KRUSHAL COMMERCIAL COMPLEX, G. M. ROAD, CHEMBUR (W), MUMBAI – 400 089

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Financial Statements of the Company for the Financial Year ended March 31, 2022 and the reports of the Board of Directors ('the Board') and Auditors thereon.

SPECIAL BUSINESS:

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

“RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, (including any statutory modification(s) or re-enactment thereof for the time being in force), appointment of M/s. Shekhar Joshi & Co., Cost Accountants (Firm Registration Number 100448) as the Cost Auditors of the Company to conduct the audit of the cost records for the financial year ending March 31, 2023 at a remuneration of Rs. 50,000/- (Rupees Fifty Thousand only) plus applicable taxes and reimbursement of out of pocket expenses be and is hereby ratified and confirmed and that the Board of Directors of the Company be and is hereby authorized to do all such acts and deeds and take all such steps as may be necessary, proper or expedient to give effect to this resolution.”

By Order of the Board of Directors of
Atmosphere Realty Private Limited



Vishal Adhav
Company Secretary
Membership no.: A65202

Place: Mumbai
Date: August 02, 2022

Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 808, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W), Mumbai – 400089. E: office@maninfra.com W: www.atmosphere02.in CIN: U70102MH2007PTC166974
Site Address: Atmosphere O2, Goregaon-Mulund Link Road, Near Fortis Hospital, Mulund (W), Mumbai - 400080.
Sales Office: T: +91 22 25628409 F: +91 22 67308401 E: atmosphere@thewadhwaingroup.com



MahaRERA Reg. No. P51800019950 | Website: <http://maharera.mahaonline.gov.in>



IN ASSOCIATION WITH



CHANDAK
SINCE 1986
PROMISES MADE. PROMISES KEPT.

NOTES:

1. A member entitled to attend and vote is entitled to appoint a proxy to attend and vote on poll on his/her behalf and the proxy need not be a member of the company. Pursuant to Section 105 of the Companies Act, 2013, a person can act as a Proxy on behalf of not more than fifty members holding in aggregate, not more than ten percent of the total share Capital of Company may appoint a single person as Proxy, who shall not act as a Proxy for any other Member. The instrument of Proxy, in order to be effective, should be deposited at the Registered Office of the Company, duly completed and signed, not later than 48 hours (Sunday is included in computation of 48 hours) before the commencement of the Meeting. A Proxy Form is annexed to this report.
2. The Register of Directors and Key Managerial Personnel and their shareholding, maintained under Section 170 of the Act, the Register of Contracts or Arrangements in which the directors are interested maintained under Section 189 of the Act and all other documents referred to in this notice and explanatory statement, will be available for inspection by the members of the Company at Registered office of the Company during business hours 10:00 A.M. to 06:00 P.M. (except Saturday and Sunday) up to the date of Annual General Meeting and will also be available during the Annual General Meeting.
3. Corporate members intending to send their authorized representatives to attend the meeting are requested to send a certified copy of the Board resolution to the Company authorizing their representative to attend and vote on their behalf at the meeting
4. Members / proxies / authorized representatives should bring the duly filled attendance slip enclosed herewith to attend the meeting.
5. A Route Map along with Prominent Landmark for easy location to reach the venue of Annual General Meeting is annexed with the notice of Annual General Meeting.
6. Explanatory Statement as required under Section 102(1) of the Companies Act, 2013, relating to the Special Business to be transacted at the Meeting is annexed hereto.



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**EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF
THE COMPANIES ACT, 2013**

Item no. 2:

In pursuance of Section 148 of the Companies Act, 2013 and Rule 14 of the Companies (Audit and Auditors) Rules, 2014, read with Companies (Cost Records and Audit) Rules, 2014, the Board of Directors of the Company, have appointed M/s Shekhar Joshi & Co. (Firm Registration Number 100448) as Cost Auditors to conduct the audit of cost records of the Company for the financial year ending on March 31, 2023 at a remuneration of Rs. 50,000/- plus applicable taxes and reimbursement of out of pocket expenses, if any. The remuneration payable to the Cost Auditors shall be ratified by the shareholders of the Company. Accordingly, consent of Members is sought for passing an Ordinary Resolution for ratification of remuneration payable to the Cost Auditors for the financial year ending on March 31, 2023 in terms of section 148 of the Companies Act, 2013.

The Board of Directors recommends the remuneration payable to Cost Auditors as set out at item no. 2 of the Notice. None of the Directors or Key Managerial Personnel of the Company or their relative(s) is, in any way, concerned or interested, financially or otherwise, in the said resolution.

**By Order of the Board of Directors of
Atmosphere Realty Private Limited**





Vishal Adhav
Company Secretary
Membership no.: A65202

Place: Mumbai
Date: August 02, 2022

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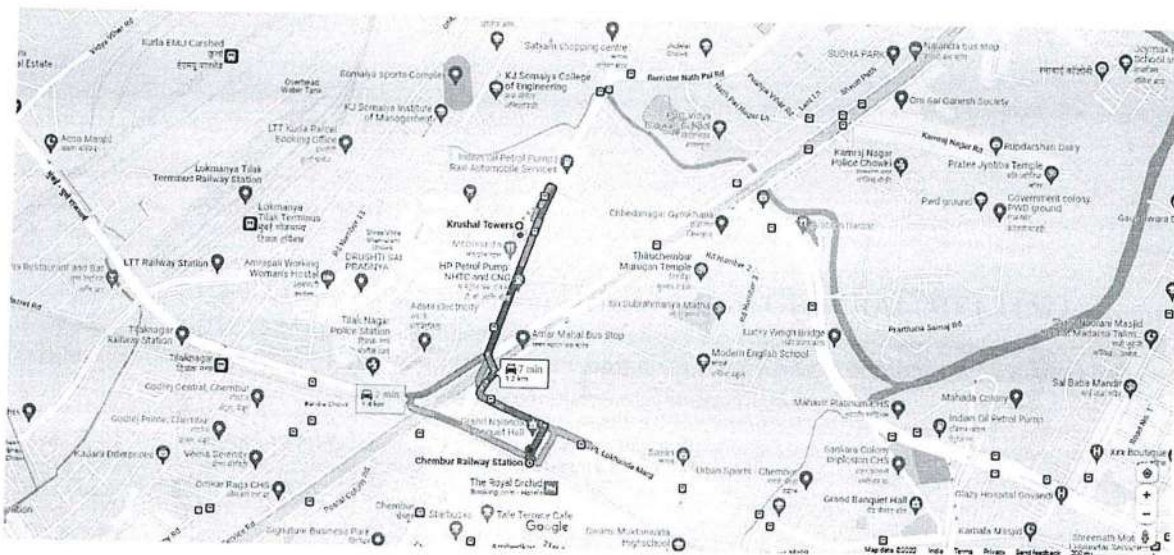


CHANDAK
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DETAILS OF VENUE OF THE ANNUAL GENERAL MEETING

Address: 1008, 10th Floor, Krushal Commercial Complex, G. M. Road, Chembur (West), Mumbai – 400 089
Landmark: Near Sahakar Cinema, Chembur (W).

ROUTE MAP



Atmosphere Realty Private Limited (Previously known as Man Chandak Developers Private Limited)

Registered Office Address: 808, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur (W),

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ATMOSPHERE REALTY PRIVATE LIMITED

CIN: U70102MH2007PTC166974

Registered Office: 808, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road,
Chembur – (West), Mumbai – 400 089

Web-site: www.atmosphere02.in E-mail: cs@atmosphere02.in Tel: 022 4246 3999

ATTENDANCE SLIP

(To be presented at the entrance)

16TH ANNUAL GENERAL MEETING ON TUESDAY, 30TH AUGUST, 2022 AT 11.00 A.M.

at 1008, 10th Floor, Krushal Commercial Complex, G. M. Road,
Chembur – (West), Mumbai – 400 089

DP ID*: _____

Folio No: _____

Client ID*: _____

No. of Shares: _____

Name and address of Shareholder:

I hereby record my presence at the 16th ANNUAL GENERAL MEETING of the Company held on Tuesday, 30th August, 2022 At 11.00 A.M. at 1008, 10th Floor, Krushal Commercial Complex, G. M. Road, Chembur – (West), Mumbai- 400 089.

I certify that I am a member/ proxy/ authorized representative for the member of the Company.

*Applicable to Shareholders holding shares in electronic form

Signature of Shareholder/Proxy

Note: Please fill the attendance slip and hand it over at the entrance of the Meeting Hall.



ATMOSPHERE REALTY PRIVATE LIMITED

CIN: U70102MH2007PTC166974

Registered Office: 808, Krushal Commercial Complex, Above Shoppers Stop, G.M. Road, Chembur – (West), Mumbai- 400 089

Web-site: www.atmosphereo2.in E-mail: cs@atmosphere02.in Tel: 022 4246 3999

16TH Annual General Meeting – 30th August 2022

PROXY FORM

(Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3)
of the Companies (Management and Administration) Rules, 2014)

Name of the Member(s):

Registered address:

E-mail Id:

Folio No. / Client ID No.: DP ID No.:

I/We, being the member(s) of Shares of Man Infraconstruction Limited, hereby appoint:

1. Name: E-mail ID:
Address:
.....
or failing him Signature:
2. Name: E-mail ID:
Address:
.....
or failing him Signature:
3. Name: E-mail ID:
Address:
.....
Signature:

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 16th Annual General Meeting of the Company to be held on Tuesday, 30th August 2022 at 11.00 AM at 1008, 10th Floor, Krushal Commercial Complex, G. M. Road, Chembur – (West), Mumbai- 400 089 and at any adjournment thereof in respect of such resolutions as are indicated below:

1. Consideration and adoption of the audited financial statements of the Company for the financial year ended 31st March, 2022 and the Reports of the Board of Directors and Auditors thereon; and
2. Approval of payment of remuneration to Cost Auditors.

Signed this day of 2022

Signature of shareholder:

Signature of Proxy holder(s):

Affix
Revenue
Stamp

NOTES:

1. This Form in order to be effective should be duly completed and deposited at the Registered Office of the Company at 808, Krushal Commercial Complex, G.M. Road, Chembur – (West), Mumbai – 400 089, not less than 48 hours before the commencement of the Meeting.
2. A Proxy need not be a member of the Company. A person can act as a proxy on behalf of members not exceeding fifty and holding in the aggregate not more than 10% of the total share capital of the Company carrying voting rights. A member holding more than 10% of the total share capital of the Company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder.
3. Appointing a proxy does not prevent a member from attending the meeting in person if he so wishes. In the case of joint holders, the signature of any one holder will be sufficient, but names of all the joint holders should be stated.

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DIRECTORS' REPORT

The Members,
ATMOSPHERE RELATY PRIVATE LIMITED
Mumbai

Your Directors have pleasure in presenting the **Sixteenth** Annual Report of the Company together with the Audited Statement of Accounts for the year ended 31st March, 2022.

1. FINANCIAL STATEMENTS & RESULTS:

a. FINANCIAL RESULTS:

The Company's performance during the year ended 31st March, 2022 as compared to the previous financial year, is summarized below:

Particulars	(Amount in Rs. Lakhs)	
	31.03.2022	31.03.2021
Revenue from Operations	34,618.57	11,326.72
Other Income	216.73	127.51
Total Income	34,835.30	11,454.23
Less: Total Expenses	33,271.11	12,046.54
Profit/(Loss) before tax	1,564.19	(592.31)
Less: Tax Expenses	-	-
Current Tax	-	-
Deferred Tax	398.83	(145.28)
Profit/(Loss) after Tax	1,165.36	(447.03)

b. OPERATIONS:

The Company has successfully completed development of Phase I of its mega real estate Project "Atmosphere" at Nahur West, Mumbai. Currently the Company is efficiently executing phase II of Project comprising of residential buildings under the name "Atmosphere O2" and commercial building under the name "The Gateway".

c. REPORT ON PERFORMANCE OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES:

During the year under review, your Company did not have any subsidiary, associate and joint venture company.

d. DIVIDEND:

Your Directors did not recommend any Dividend for the year ended 31st March, 2022.

e. TRANSFER TO RESERVES:

The Board hasn't recommended any amount to be transferred to the reserves for the financial year under review.

f. REVISION OF FINANCIAL STATEMENT:

There was no revision of the financial statements for the year under review.

g. DISCLOSURES UNDER SECTION 134(3)(I) OF THE COMPANIES ACT, 2013:

No material changes and commitments which could affect the Company's financial position have occurred between the end of the financial year of the Company and date of this report.



h. PARTICULAR OF CONTRACTS OR ARRANGEMENT WITH RELATED PARTIES:

During the year under review, the Company has entered into transactions/ contracts/ arrangements with related parties as defined under the provisions of Section 2(76) of the Companies Act, 2013. All Related Party Transactions entered by the Company during the financial year were in the ordinary course of business and on an arm's length basis. Further details of related party transactions entered by the Company as required under Ind AS 24, are available in note 4.08 to the financial statements and forms part of this Annual Report.

i. PARTICULARS OF LOANS, GUARANTEES, INVESTMENTS AND SECURITIES:

The Company has not given any Loans or issued any guarantees or made any Investments as per provisions of Companies Act, 2013 and rules made thereunder during the F.Y. 2021-22. Full particulars of investments and securities made/provided during the financial year under review for the business purposes of the recipients are provided in the note no. 2.07 to the financial statements.

2. MATTERS RELATED TO DIRECTORS AND KEY MANAGERIAL PERSONNEL:

BOARD OF DIRECTORS:

The Board of Directors of the Company is duly constituted. During the year under review, Ms. Shruti Udeshi (DIN: 06900182) resigned as a Director of the Company w.e.f. 15th March, 2022. Your Directors would like to place on record their highest gratitude and deep appreciation for valuable guidance and assistance received from her during her tenure as a Director.

KEY MANAGERIAL PERSONNEL (KMP):

During the financial year under review following changes took place in KMPs:

1. Ms. Kunjal Parekh, resigned as the Company Secretary and Compliance Officer of the Company w.e.f. 15th March, 2022. Your Directors would like to place on record their highest gratitude and deep appreciation for valuable assistance received from her during her tenure as a Company Secretary and Compliance Officer.
2. Mr. Vishal Adhav appointed as the Company Secretary and Compliance Officer of the Company w.e.f. 23rd March, 2022.

3. DISCLOSURES RELATED TO BOARD, COMMITTEES AND POLICIES:

a. BOARD MEETINGS:

Eleven meetings of Board of Directors were held during the financial year under review i.e. on 7th April, 2021, 18th May, 2021, 5th July, 2021, 9th August, 2021, 3rd September, 2021, 24th September, 2021, 29th October, 2021, 20th November, 2021, 22nd December, 2021, 8th February, 2022 and 23rd March, 2022.

b. DIRECTOR'S RESPONSIBILITY STATEMENT:

In terms of Section 134(5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year ended 31st March, 2022, the Board of Directors hereby confirms that:

- a. in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;



- b. such accounting policies have been selected and applied consistently and the Directors made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2022 and of the profit of the Company for that year;
- c. proper and sufficient care was taken for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d. the annual accounts of the Company have been prepared on a going concern basis;
- e. proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

c. RISK MANAGEMENT POLICY:

The Board of Directors of the Company has designed Risk Management Policy and Guidelines to avoid events, situations or circumstances which may lead to negative consequences on the Company's businesses, and define a structured approach to manage uncertainty and to make use of these in their decision making pertaining to all business divisions and corporate functions. Key business risks and their mitigation are considered in the annual/strategic business plans and in periodic management reviews.

d. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE:

Two meetings of Corporate Social Responsibility Committee were held during the financial year under review i.e. on 18th May, 2021 and 9th August, 2021. The Corporate Social Responsibility Committee (CSR Committee) comprises of Mr. Manan Shah as the Chairman and Mr. Abhay Chandak and Mr. Navin Makhija as other members. The said Committee has been entrusted with the responsibility of formulating and recommending to the Board, a Corporate Social Responsibility Policy (CSR Policy) indicating the activities to be undertaken by the Company, monitoring the implementation of the framework of the CSR Policy and recommending the amount to be spent on CSR activities. The details of CSR activities are as described in Annexure I.

e. INTERNAL CONTROL SYSTEMS:

Adequate internal control systems commensurate with the nature of the Company's business and size and complexity of its operations are in place has been operating satisfactorily. Internal control systems comprising of policies and procedures are designed to ensure reliability of financial reporting, timely feedback on achievement of operational and strategic goals, compliance with policies, procedure, applicable laws and regulations and that all assets and resources are acquired economically, used efficiently and adequately protected.

f. VIGIL MECHANISM POLICY:

The Board of Directors of the Company has, pursuant to the provisions of Section 177(9) of the Companies Act, 2013 read with Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014 established Vigil Mechanism Policy-Whistle Blower Policy for Directors and employees of the Company to provide a mechanism which ensures adequate safeguards to employees and Directors from any victimization on raising of concerns of any violations of legal or regulatory requirements, incorrect or misrepresentation of any, financial statements and reports, etc. The employees of the Company have the right/option to report their concern/grievance to Mr. Abhay Chandak, person nominated by the Board for the same. The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of business operations.



4. **AUDITORS AND REPORTS:**

The matters related to Auditors and their Reports are as under:

a. **OBSERVATIONS OF STATUTORY AUDITORS ON ACCOUNTS FOR THE YEAR ENDED 31ST MARCH 2022:**

The observations made by the Statutory Auditors in their report for the financial year ended 31st March 2022 read with the explanatory notes therein are self-explanatory and therefore, do not call for any further explanation or comments from the Board under Section 134(3) of the Companies Act, 2013.

b. **FRAUD REPORTING:**

During the year under review, there were no material or serious instances of fraud falling within the purview of Section 143 (12) of the Companies Act, 2013 and rules made thereunder, by officers or employees reported by the Statutory Auditors of the Company during the course of the audit conducted.

c. **APPOINTMENT OF AUDITORS:**

Pursuant to the provisions of Section 139 of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, the shareholders re-appointed M/s. M. A. Parikh & Co., Chartered Accountants, Mumbai having Firm Registration Number 107556W as Statutory Auditor of the Company at the Annual General Meeting of the Company held at 21.09.2021 for a term of 5 years i.e. up to conclusion of Annual General Meeting of the Company to be held for Financial Year 2025-26. Thereafter, the Statutory Auditors informed the Company that the name of firm is changed from M/s. M A Parikh & Co. to M/s. M. A. Parikh Shah & Associates w.e.f. 10th May, 2022.

d. **APPOINTMENT OF COST AUDITORS**

Pursuant to the provisions of Section 148 of the Companies Act, 2013 read with Notifications/Circulars issued by the Ministry of Corporate Affairs from time to time, the Company is required to maintain cost records, the Board of Directors at their meeting held on 18th May, 2021, appointed M/s. Shekhar Joshi & Company, Cost Accountants (Firm Registration Number 100448) as the Cost Auditors for the financial year 2021-22.

5. **OTHER DISCLOSURES:**

Other disclosures as per provisions of Section 134 of the Act read with Companies (Accounts) Rules, 2014 are furnished as under:

a. **ANNUAL RETURN:**

Pursuant to the provisions of Section 134(3)(a) of the Companies Act, 2013, the Annual Return for the financial year ended 31st March 2022 in accordance with the provisions of Section 92(3) of the Act has been put up on the website of the Company at the link: <http://www.atmosphereo2.co.in/investor-relations.php>

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

The particulars as required under the provisions of Section 134(3) (m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014 in respect of conservation of energy and technology absorption have not been furnished considering the nature of activities undertaken by the Company during the year under review.



During the year under review, the Company has foreign exchange outgo of Rs. 156.23 Lakhs.

6. GENERAL:

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. Details relating to deposits covered under Chapter V of the Act.
2. Issue of equity shares with differential rights as to dividend, voting or otherwise.
3. Issue of shares (including sweat equity shares) to employees of the Company under any scheme.
4. Neither the Managing Director nor the Whole-time Directors of the Company receive any remuneration or commission from any of its subsidiaries.
5. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future.

Your Directors further state that during the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

7. ACKNOWLEDGEMENTS AND APPRECIATION:

The Directors wish to express their gratitude to the Bankers and lenders and all the business associates and customers for their continuous support to the Company and to the Shareholders for the confidence reposed in the Company's management.

Place: Mumbai
Date: 16th May, 2022



For and on behalf of the Board of Directors
of Atmosphere Realty Private Limited

Navin Makhija
Managing Director
DIN: 00390435

Manan Shah
Director
DIN: 06500239

REGISTERED OFFICE

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CIN: U70102MH2007PTC166974
T: 022 42463999. F: 25251589
Email ID: cs@atmosphere02.in

ANNEXURE I

REPORT ON CSR ACTIVITIES [Pursuant to Section 135 of the Companies Act, 2013]

1. **A brief outline on CSR policy of the Company:** The Concept of Corporate Social Responsibility has gained prominence from all avenues. The Corporate Sector has realized that the Government alone will not be able to get success in its endeavor to uplift the downtrodden of Society. With rapidly changing corporate environment, more functional autonomy, operational freedom, etc., the Company has adopted CSR as a strategic tool for sustainable growth. CSR means not only investment of funds for social activity but also integration of business processes with social processes. The Board of Directors, Company Management and all the employees subscribe to the philosophy of compassionate care. The Company believes and acts on an ethos of generosity and compassion, characterized by a willingness to build a society that work for everyone. This is the corner stone of Company's CSR policy.

The Company has identified and shall identify from time to time, the Charitable Trusts having established track record in undertaking activities/projects as specified in Schedule VII to the Companies Act, 2013 and activities specified in CSR Policy of the Company. The Company on its own and also jointly with such charitable trusts have identified the activities in various areas including but not limited to education, health care and safety, etc.

2. **Composition of the CSR Committee:** The CSR committee of the Board is responsible for overseeing the execution of the Company's CSR Policy. The CSR committee comprises of 3 Directors as follows:

Sr. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Manan P. Shah	Chairman, Non-Executive Director	2	2/2
2	Mr. Navin Makhija	Member, Non-Executive Director	2	2/2
3	Mr. Abhay Chandak	Member, Director	2	2/2

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the Board are disclosed on the website of the Company: <http://www.atmosphereo2.co.in/investor-relations.php>
4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of Rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report): **Not Applicable**
5. Details of the amount available for set off in pursuance of sub-rule (3) of Rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any: **Nil**
6. Average net profit of the Company as per Section 135(5): **Rs. 12,70,05,313/-**
7. a. Two percent of average net profit of the Company as per Section 135(5): **Rs. 25,40,106/-**
b. Surplus arising out of the CSR projects or programmes or activities of the previous financial years: **NIL**
c. Amount required to be set off for the financial year, if any: **NIL**
d. Total CSR obligation for the financial year (7a+7b- 7c): **Rs. 25,40,106/-**



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

Total Amount Spent for the Financial Year (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per Section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5)		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
Rs. 55,50,000	Nil	NA	NA	Nil	NA

b. Details of CSR amount spent against ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)	
Sl. No	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/No)	Location of the project		Project duration	Amount allocated for the project (in Rs.)#	Amount spent in the current financial Year (in Rs.)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in Rs.)	Mode of Implementation - Direct (Yes/No)	Mode of Implementation - Through Implementing Agency	
				State	District						Name	CSR Registration number ⁵
1	General Healthcare	i	Yes	Maharashtra	Mumbai	1 Year	5,50,000	5,50,000	NA	No	Arham Yuva Seva Group	CSR00007027
							30,00,000	30,00,000	NA	No	Sri Kutchi Bhanushali Seva Samaj Trust	CSR00004385
2	Promotion of Education	ii	Yes	Maharashtra	Mumbai	1 year	10,00,000	10,00,000	NA	No	Sri Kutchi Bhanushali Seva Samaj Trust	CSR00004385
3	Disaster Management	xii	Yes	Maharashtra	Mumbai	1 year	10,00,000	10,00,000	NA	No	Sri Kutchi Bhanushali Seva Samaj Trust	CSR00004385

Including previous year's amount allocated for respective CSR Projects

c. Details of CSR amount spent against other than ongoing projects for the financial year:

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

d. Amount spent in Administrative Overheads: Nil

e. Amount spent on Impact Assessment, if applicable: Nil

f. Total amount spent for the Financial Year (8b+8c+8d+8e): Rs. 55,50,000/-



g. Excess amount for set off, if any:

Sl. No	Particulars	Amount (In Rs.)
(i)	Two percent of average net profit of the Company as per Section 135(5)	25,40,106/-
(ii)	Total amount spent for the Financial Year	55,50,000/- [#]
(iii)	Excess amount spent for the financial year	9,894/-
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	9,894/-

Including previous year's unspent amount of Rs. 30,00,000/- (rounded off from actual amount of Rs. 28,54,793/-, which was transferred to Unspent CSR Account towards ongoing CSR projects.

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

S.No.	Preceding Financial Year.	Amount transferred to Unspent CSR Account under section 135 (6) (in Rs.)	Amount spent in the reporting Financial Year (in Rs.)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding financial years. (in Rs.)
				Name of the Fund	Amount (in Rs)	Date of transfer	
1	2020-21	30,00,000	30,00,000	NA	NA	NA	Nil
2	2019-20	NA	NA	NA	NA	NA	NA
3	2018-19	NA	NA	NA	NA	NA	NA

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in Rs.)#	Amount spent on the project in the reporting Financial Year (in Rs)	Cumulative amount spent at the end of reporting Financial Year. (in Rs.)	Status of the project Completed /Ongoing
1	FY31. 03.20 21_1	General Healthcare	2020-21	1 Year	35,50,000	35,50,000	35,50,000	Completed
2	FY31. 03.20 21_2	Promotion of Education	2020-21	1 Year	10,00,000	10,00,000	10,00,000	Completed
3	FY31. 03.20 21_3	Disaster Management	2020-21	1 Year	10,00,000	10,00,000	10,00,000	Completed

Including previous year's amount allocated for respective CSR Projects

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year: No capital asset was created/acquired for fiscal 2022 through CSR spend.



11. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per Section 135(5): **Not Applicable**

Place: Mumbai
Date: 16th May, 2022



For and on behalf of the Board of Directors
of Atmosphere Realty Private Limited

Navin Makhija
Managing Director
DIN: 00390435

Manan Shah
Chairman of CSR Committee
DIN: 06500239

M. A. PARIKH SHAH & ASSOCIATES

Chartered Accountants
(Formerly known as M. A. PARIKH & CO.)

INDEPENDENT AUDITOR'S REPORT

To
**The Members of
Atmosphere Realty Private Limited**

Report on the Audit of Financial Statements

Opinion

1. We have audited the accompanying financial statements of **Atmosphere Realty Private Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended on that date, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as 'the financial statements').
2. 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 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

3. We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (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 thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and ICAI's the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significant in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below as the key audit matter to be communicated in our report.

Key Audit Matter	How our audit addresses the key audit matter?
Recognition of revenue and verification of budgeted project cost.	Our procedures included, but were not limited to the following:
▪ The company, engaged in the business of development of real estate, is presently	▪ Obtained and understood the company's processes and evaluated the designs and

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Key Audit Matter	How our audit addresses the key audit matter?
<p>developing a residential project known as "Atmosphere" at Nahur, Mumbai. The development is undertaken in a phase-wise manner. The company has successfully completed phase I and is developing phase II.</p> <ul style="list-style-type: none"> ▪ Revenue from real estate project under development is recognized over the time from the financial year in which the agreement to sale is executed. ▪ During the year, the company has recognized revenue of Rs. 34,431.60/- lakhs from its real estate project. ▪ There is a change in the budgeted project cost as compared to the same in the preceding year. ▪ Finished goods represented by unsold constructed units of phase I are valued at Rs. 647.81/- lakhs and project work-in-progress at Rs. 36,562.00/- lakhs. 	<p>tested operative effectiveness of controls around the assessments and judgments made under Ind AS-115 to determine the criteria for recognition of revenue and the measurement thereof.</p> <ul style="list-style-type: none"> ▪ Assessed the appropriateness of budgeted cost used by the management to estimate the work completed in respect of contracts entered into with the customers. ▪ Assessed the professional competence, objectivity and capability of the personnel engaged in estimating the budgeted cost of the project. ▪ Assessed and verified the contracts to ensure the reasonableness of the sales consideration and the resulting revenue to be recognized therefrom. ▪ Assessed and verified to ensure the reasonableness of the costs incurred. ▪ Assessed and verified to ensure that the valuation of the unsold constructed units and project work-in-progress is in accordance with Ind AS 2 Inventories. ▪ Based on our procedures, the amount of revenue recognized to the statement of profit and loss, trade receivables and sales consideration in excess of revenue carried forward in respect of the real estate project, and value of inventory of unsold constructed units / project work-in-progress and the disclosures made are in accordance with the Ind AS 115 and Ind AS 2. ▪ Reference is drawn to note no. 1.11 and 1.17, being accounting policies on inventories and revenue recognition. ▪ Reference is drawn to note no. 2.06, 2.08, 2.17 and 3.01 for disclosures.

Information Other than the financial statements and Auditor's Report Thereon

4. The Company's Board of Directors is responsible for the preparation of other information. The other information obtained at the date of this auditor's report is Director's report but does not include the financial statements and our auditor's report thereon.

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

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



the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this report, 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 and Those Charged with Governance for the Financial Statements

5. The Company's Board of Directors are 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, total comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and 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 design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

6. 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 Companies



Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.

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

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

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

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

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

Report on Other Legal and Regulatory Requirements

7. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the **Annexure "A"** a statement on the matters specified in paragraphs 3 and 4 of the Order.



8. 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 purpose of our audit;
 - (b) In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Cash Flow Statement dealt with this report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - (e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2022, from being appointed as a director in terms of Section 164(2) of the Act;
 - (f) With respect to adequacy of internal financial controls over financial reporting of the Company and operating effectiveness of such controls, refer to our separate report given in **Annexure "B"**. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

Provisions of Section 197 of the Act are not applicable to the company as it is a private company;

- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - (i) There are no pending litigations and hence the question of disclosing the financial impact thereof in the financial statements does not arise.
 - (ii) The company did not have any material foreseeable losses on long-term contracts including derivative contracts.
 - (iii) There are no amounts which were required to be transferred to the Investor Education and Protection Fund.
 - (iv) (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of ultimate beneficiaries.



- (b) The management has represented that, to the best of its knowledge and belief, The no funds have been received by the Company from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that such 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 guarantee, security or the like on behalf of the Ultimate beneficiaries.
- (c) Based on the audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that causes us to believe that the above representations given by the management contain any material misstatement.
- (v) The company has not declared or paid dividend during the year. Hence, the requirement of commenting on compliance with section 123 of the Companies Act, 2013 does not arise.

**For M. A. Parikh Shah & Associates
Chartered Accountants
Firm's Registration No. 107556W**



**Dhaval B. Selwadia
Partner
Membership No. 100023**



UDIN: 22100023AJATPJ6520

**Place: Mumbai,
Date: 16th May, 2022**

Atmosphere Realty Private Limited

Annexure – A to the Independent Auditors' Report for the year ended March 31, 2022

[Referred to in point 7 under the heading "Report on other legal and regulatory requirements" of our report of even date]

- (i) In respect of property, plant and equipment (PPE) and intangible assets
 - (a) (A) The company has maintained proper records showing full particulars including quantitative details and situation of PPE.
 - (B) The company has maintained proper records showing full particulars of intangible assets.
- (b) All the PPE have been physically verified during the year by the management which, in our opinion, is reasonable having regard to the size of the company and nature of its assets. No material discrepancies were noticed on such verification.
- (c) The company does not own any immovable property. Therefore, clause (i)(c) of paragraph 3 of the Order is not applicable to the company.
- (d) The company has not revalued its PPE (including right of use assets) and intangible assets. Therefore, clause (i)(d) of paragraph 3 of the Order is not applicable to the company.
- (e) No proceedings have been initiated or are pending against the company as on March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- (ii) (a) The company is in the business of real estate development. The inventory consists of unsold units of the completed phase, units under construction and building materials, which have been physically verified by the management at reasonable intervals. In respect of units under construction the verification is based on the stage of completion. Based on the information and explanations provided to us and in our opinion, the coverage and procedure of such verification by the management is appropriate. The discrepancies noticed on verification between the physical stocks and the book records were less than 10% in the aggregate for each class of inventory. Therefore, requirement of commenting whether discrepancies are properly dealt in books of accounts is not applicable.
- (b) The company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, at any point of time during the year, from banks or financial institutions on the basis of security of current assets. Therefore, clause (ii)(b) of paragraph 3 of the Order is not applicable to the company.
- (iii) The company has not made investments in, provided guarantees or security or granted any loans or advances in the nature of loan, secured or unsecured, to companies, firms, limited liability partnerships or other parties. Therefore, clauses (iii)(a), (iii)(b), (iii)(c), (iii)(d), (iii)(e) and (iii)(f) of paragraph 3 of the Order are not applicable to the company.
- (iv) The Company has not granted any loans or provided guarantees or security covered under section 185 and section 186 of the Act. Investments in units of mutual fund do not get covered by the provisions of Section 186 of the Act. Therefore, clause (iv) of paragraph 3 of the Order is not applicable to the company.



- (v) In our opinion and according to the explanations given to us, the company has not accepted any deposits. Therefore, the question of reporting compliance with directive issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Act and rules framed thereunder does not arise. We are informed that no order relating to the company has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal.
- (vi) We have broadly reviewed the cost records maintained by the company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under section 148(1) of the Act and are of the opinion that prima facie the prescribed cost records have been maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii) In respect of statutory dues:
- (a) According to the information and explanations given to us and on the basis of our examination of records of the company, in respect of amounts deducted / accrued in the books of accounts, the company has been regular in depositing the undisputed statutory dues including provident fund, income-tax, goods and service tax and any other statutory dues, as applicable to the company, during the year with the appropriate authorities. There are no undisputed amounts payable in respect of the said statutory dues, outstanding as at March 31, 2022 for a period of more than six months from the date they became payable.
- As explained to us, the company did not have any dues on account of employees' state insurance, sales tax, duty of custom, duty of excise, value added tax and cess.
- (b) There is no disputed liability in respect of income tax or goods and service tax or duty of custom or cess (as applicable to the company) outstanding as at March 31, 2022. Therefore, our comment on disputed amounts which have not been deposited does not arise.
- (viii) According to the information and explanations given to us and on the basis of our examination of records of the company, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income in the income tax assessment under the Income Tax Act, 1961.
- (ix) (a) Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that the company has not defaulted in repayment of loans / dues to a financial institution/ debenture holder or in payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared wilful defaulter by any bank or financial institution or government or any other lender.
- (c) In our opinion and according to the information and explanations given to us, the company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.



- (d) The company has not raised funds on a short-term basis. Therefore, clause (xi)(d) of the paragraph 3 of the Order is not applicable to the company.
- (e) The company does not have any subsidiaries, joint ventures or associate companies. Therefore, clauses (ix)(e) and (ix)(f) of paragraph 3 of the Order are not applicable to the company.
- (x) (a) The company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Therefore, clause (x)(a) of paragraph 3 of the Order is not applicable to the company.
- (b) According to the information and explanation given to us, the company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partly or optionally convertible) during the year. Therefore, clause (x)(b) of paragraph 3 of the Order is not applicable to the company.
- (xi) (a) During the course of our examination of the books of account and records of the company, carried out in accordance with generally accepted auditing practices in India and according to information and explanation given to us, we have neither noticed nor have been informed by the management, any incidence of fraud by the company or on the company.
- (b) In view of our comments in clause (a) above, no report in under sub-section (12) of section 143 of the Act was required to be 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) As represented to us by the management, there has been no whistle blower complaints received by the company during the year.
- (xii) The company is not a nidhi company. Therefore, clause (xii) of paragraph 3 of the Order is not applicable to the company.
- (xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable Indian accounting standards.
- (xiv) Provisions of section 138 of the Act with regards to formal internal audit system are not applicable to the Company. Therefore, clauses (xiv)(a) and (xiv)(b) of paragraph 3 of the Order are not applicable to the company.
- (xv) In our opinion and according to the information and explanations given to us, during the year, the company has not entered into any non-cash transactions with directors or persons connected with the directors. Therefore, clause (xv) of paragraph 3 of the Order is not applicable to the company.
- (xvi) (a) The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, the clauses (xvi)(a), (xvi)(b), and (xi)(c) of paragraph 3 of the Order are not applicable to the company.



- (b) According to the information and explanation given to us, there is no core investment within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause (xvi)(d) of paragraph 3 of the Order is not applicable to the company.
- (xvii) The Company has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year.
- (xix) In our opinion and 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 assumption, nothing has come to our attention, which causes us to believe that any material uncertainty exist as on the date of audit report indicating that the company is not capable of meeting its liabilities existing as at the date of balance sheet as and when they fall due within a period of one year from the balance sheet. We however, state that this is not an assurance as to future viability of the company. We further state that our reporting is based on the facts upto 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) (a) According to the information and explanation given to us and on the basis of examination of records, there are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause (xx)(a) of paragraph of the Order is not applicable to the company.
- (b) According to the information and explanation given to us and on the basis of examination of records, there are no ongoing projects and hence no amount is required to be transferred to special account in compliance with provisions to sub-section (6) of Section 135 of the said Act. Accordingly, reporting under clause (xx)(b) of paragraph 3 of the Order is not applicable to the company.

For M. A. Parikh Shah & Associates
Chartered Accountants
Firm's Registration No. 107556W



Dhaval B. Selwadia
Partner
Membership No. 100023



UDIN: 22100023AJATPJ6520

Place: Mumbai,
Date: 16th May, 2021

Atmosphere Realty Private Limited

Annexure – B to the Independent Auditors' Report for the year ended March 31, 2022

[Referred to in paragraph 8f under the heading "Report on other legal and regulatory requirements" of our report of even date]

Report on the Internal Financial Controls under section 143(3)(i) of the Companies Act, 2013 ("the Act")

Opinion

We have audited the internal financial controls over financial reporting of Atmosphere Realty Private Limited ("the Company"), as of March 31, 2022, in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, 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.

Management's Responsibility for Internal Financial Controls

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting ("the Guidance Note"), issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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 ICAI and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls with reference to financial statement. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The



procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

For M. A. Parikh Shah & Associates
Chartered Accountants
Firm's Registration No. 107556W



Dhaval B. Selwadia
Partner
Membership No. 100023




UDIN: 22100023AJATPJ6520

Place: Mumbai
Date: 16th May, 2022

	Notes	As at March 31,	As at March 31,
		2022	2021
ASSETS			
Non-current assets			
Property, plant and equipment	2.01	283.52	370.22
Other intangible assets	2.02	-	-
Financial assets			
Other financial assets	2.03	76.30	72.98
Deferred tax assets (net)	2.04	183.11	578.02
Other non-current assets	2.05	382.33	100.51
Total non-current assets		925.26	1,121.73
Current assets			
Inventories	2.06	37,488.36	29,776.18
Financial assets			
Investments	2.07	1,077.93	6,363.79
Trade receivables	2.08	5,083.43	1,639.16
Cash and cash equivalents	2.09	5,457.57	2,386.68
Bank balances other than cash and cash equivalents	2.10	65.67	3,081.03
Other financial assets	2.03	31.67	21.88
Other current assets	2.05	1,713.54	785.71
Total current assets		50,918.17	44,054.43
Total assets		51,843.43	45,176.16
EQUITY AND LIABILITIES			
Equity			
Equity share capital	2.11	25.00	25.00
Other equity	2.12	3,521.77	2,368.05
Total equity		3,546.77	2,393.05
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	2.13	33,433.78	20,971.15
Other financial liabilities	2.14	132.48	106.62
Provisions	2.15	575.73	170.91
Total non-current liabilities		34,141.99	21,248.68
Current liabilities			
Financial liabilities			
Borrowings	2.13	6,000.00	14,200.00
Trade payables	2.16	4,270.00	2,141.19
Other financial liabilities	2.14	625.63	290.48
Other current liabilities	2.17	3,227.64	4,879.52
Provisions	2.15	31.40	23.24
Total current liabilities		14,154.67	21,534.43
Total Equity and Liabilities		51,843.43	45,176.16

Summary of significant accounting policies
 Refer accompanying notes. These notes are an integral part of the financial statements.

As per our report of even date attached
 For M. A. Parikh Shah & Associates
 Chartered Accountants
 Firm Registration No : 0107556W


 Dhaval B. Selwadia
 Partner
 Membership no. 100023



For and on behalf of the Board of Directors


 Navin Makhija
 Managing Director
 DIN no. 00390435


 Manan Shah
 Director
 DIN No. 06500239


 Vishal Adhav
 Company Secretary
 Membership no. A65202
 Place: Mumbai
 Date: 16th May, 2022


 Rajiv Sheth
 Chief Financial Officer
 ICAI Membership no: 36141

Place: Mumbai
 Date: 16th May, 2022



Atmosphere Realty Private Limited
Statement of Profit & Loss for the year ended March 31, 2022
CIN NO: U70102MH2007PTC166974
All amounts are in INR (Lakhs) otherwise stated

	Notes	For the year ended	For the year ended
		March 31,	March 31,
		2022	2021
Revenue from operations	3.01	34,618.57	11,326.72
Other income	3.02	216.73	127.51
Total income		34,835.30	11,454.23
Expenses			
Project expenses	3.03	35,841.52	16,615.10
Changes in inventories of finished goods and work-in-progress	3.04	(7,603.55)	(6,732.11)
Employee benefits expense	3.05	451.63	249.64
Finance costs	3.06	39.13	196.57
Depreciation and amortization expense	2.01	-	-
Other expenses	3.07	4,542.38	1,717.34
Total expenses		33,271.11	12,046.54
Profit/ (loss) before tax		1,564.19	(592.31)
Tax expenses	3.08		
Current tax (including previous years)		-	-
Deferred tax		398.83	(145.28)
		398.83	(145.28)
Profit/ (loss) for the year		1,165.36	(447.03)
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Remeasurements of the defined benefit plans		(15.56)	5.16
Income tax relating to above items		3.92	(1.30)
Items that will be reclassified to profit or loss		-	-
Income tax on items that will be reclassified to profit or loss		-	-
Total other comprehensive income		(11.64)	3.86
Total comprehensive income for the year		1,153.72	(443.17)

Earnings per equity share :		
Basic (in Rs.)	0.05	(0.02)
Diluted (in Rs.)	0.05	(0.02)
Weighted average number of equity shares used as the denominator in calculating basic earnings per share (face value Rs. 100/- per share)	25,000	25,000

Significant accounting policies 1
Refer accompanying notes. These notes are an integral part of the financial statements.

As per our report of even date attached
For M. A. Parikh Shah & Associates
Chartered Accountants
Firm Registration No : 0107556W

Dhaval B. Selwadia
Partner
Membership no. 100023



For and on behalf of the Board of Directors

Navin Makhija
Managing Director
DIN no. 00390435

Manan Shah
Director
DIN No. 06500239

Vishal Adhav
Company Secretary
Membership no. A65202

Rajiv Sheth
Chief Financial Officer
ICAI Membership no: 36141

Place: Mumbai
Date: 16th May, 2022

Place: Mumbai
Date: 16th May, 2022



Atmosphere Realty Private Limited
Statement of changes in equity for the year ended March 31, 2022
CIN NO: U70102MH2007PTC166974
All amounts are in INR (Lakhs) otherwise stated

(A) Equity share capital	No. of shares	Amount
Balance at April 01, 2020	25,000	25.00
Changes in equity share capital due to prior period errors	-	-
Restated balance at the beginning of the reporting period	25,000	25.00
Changes in equity share capital during the year	-	-
Balance at March 31, 2021	25,000	25.00
Changes in equity share capital due to prior period errors	-	-
Restated balance at the beginning of the reporting period	25,000	25.00
Changes in equity share capital during the year	-	-
Balance at March 31, 2022	25,000	25.00

(B) Other equity	Reserves and surplus		Other Comprehensive income- Defined benefit obligations	Total
	Debenture redemption reserve	Retained earnings		
Balance at April 01, 2020	-	2,794.78	16.44	2,811.22
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance as at 1st April, 2020	-	2,794.78	16.44	2,811.22
(Loss) for the year	-	(447.03)	-	(447.03)
Other comprehensive income-	-	-	3.86	3.86
Remeasurements of the defined benefit plans (net of tax)	-	-	-	-
Total comprehensive income for the year	-	(447.03)	3.86	(443.17)
Dividend	-	-	-	-
Balance at March 31, 2021	-	2,347.75	20.30	2,368.05
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance as at 1st April, 2020	-	2,347.75	20.30	2,368.05
Profit for the year	-	1,165.36	-	1,165.36
Other comprehensive income-	-	-	(11.64)	(11.64)
Remeasurements of the defined benefit plans (net of tax)	-	-	-	-
Total comprehensive income for the year	-	1,165.36	(11.64)	1,153.71
Dividend	-	-	-	-
Transferred from retained earnings to debenture redemption reserve	2,179.00	(2,179.00)	-	-
Balance at March 31, 2022	2,179.00	1,334.11	8.65	3,521.76

As per our report of even date attached
For M. A. Parikh Shah & Associates
Chartered Accountants

Firm Registration No : 0107556W



Dhaval B. Selwadia
Partner
Membership no. 100023



For and on behalf of the Board of Directors



Navin Makhija
Managing Director
DIN no. 00390435



Manan Shah
Director
DIN No. 06500239



Vishal Adhav
Company Secretary
Membership no. A65202



Rajiv Sheth
Chief Financial Officer
ICAI Membership no: 36141

Place: Mumbai
Date: 16th May, 2022

Place: Mumbai
Date: 16th May, 2022



Atmosphere Realty Private Limited
Statement of Cash Flows for the Year ended March 31, 2022
CIN NO: U70102MH2007PTC166974
All amounts are in INR (Lakhs) otherwise stated

	Year ended March 31,	Year ended March 31,
	2022	2021
Cash flow from operating activities		
Profit before tax	1,564.19	(592.31)
Non-cash adjustment to profit before tax:		
Depreciation and amortization expense	-	-
Sundry balances written back	(0.06)	(0.35)
Net gain on sale of current investments	(58.65)	(47.72)
Interest income	(118.80)	(34.63)
Finance costs	39.13	196.58
Loss on sale of property, plant and equipments	3.89	-
Fair value (gain)/loss on investments	14.87	(43.39)
Remeasurements of the net defined benefit obligation	(15.56)	5.16
	1,429.01	(516.66)
Change in operating assets and liabilities :		
(Increase) / Decrease in inventories	(3,903.87)	(3,464.82)
(Increase) / Decrease in trade receivables	(3,444.27)	(256.89)
(Increase) / Decrease in other financial assets	(13.78)	3.18
(Increase) / Decrease in other assets	(821.90)	(371.92)
(Increase) / Decrease in other non assets	(65.74)	531.05
Increase / (Decrease) in trade payables	2,128.87	642.17
Increase / (Decrease) in other financial liabilities	(24.16)	(473.00)
Increase / (Decrease) in other current liabilities	(1,651.89)	3,636.44
Increase / (Decrease) in provisions	39.89	(329.49)
Cash generated from operations	(6,327.84)	(599.94)
Direct taxes paid (net of refunds)	321.99	(282.60)
Net cash flow from operating activities (A)	(6,649.82)	(317.34)
Cash flow from investing activities		
Payments for acquisition of property, plant and equipment	1.39	(2.56)
Sale of current investments	5,766.04	8,417.70
Purchase of current investments	(410.52)	(14,599.27)
Interest Received	119.47	27.11
Fixed deposits redeemed	3,015.36	(2,854.05)
Net cash flow from investing activities (B)	8,491.74	(9,011.07)
Cash flows from financing activities		
Finance costs	(3,161.08)	(3,397.54)
Debentures issue expenses paid	(0.64)	(858.10)
Unsecured loan taken from shareholders	7,000.00	5,169.00
Unsecured loan repaid to shareholders	(15,200.00)	(3,594.38)
Unsecured loan taken from others	-	1,400.00
Unsecured Loan taken from Directors	-	200.00
Unsecured Loan repaid to Directors	-	(741.67)
Unsecured loan repaid to others	-	(5,823.18)
Proceed received on issue of non-convertible debentures	-	21,790.00
Secured loan taken from financial institution	13,793.68	812.34
Secured loan repaid to financial institution	(1,202.88)	(1,883.41)
Net cash flow in financing activities (C)	1,228.97	13,073.06
Net increase in cash and cash equivalents (A+B+ C)	3,070.89	3,744.65
Cash and cash equivalents at the beginning of the year	2,386.68	(1,357.97)
Cash and cash equivalents at the end of the year	5,457.57	2,386.68
Reconciliation of cash and cash equivalents as per the cash flow statement		
Cash and cash equivalents	5,457.57	2,386.68
	5,457.57	2,386.68

For M. A. Parikh Shah & Associates
Chartered Accountants
Firm Registration No : 0107556W

Dhaval B. Selwadia
Partner
Membership no. 100023



For and on behalf of the Board of Directors

Navin Makhija
Managing Director
DIN no. 00390435

Manan Shah
Director
DIN No. 06500239

Vishal Adhav
Company Secretary
Membership no. A65202

Rajiv Sheth
Chief Financial Officer
ICAI Membership no: 36141

Place: Mumbai
Date: 16th May, 2022

Place: Mumbai
Date: 16th May, 2022



1.01 Background

The company, engaged in the business of development of real estate, is presently developing a residential project known as "Atmosphere" at Nahur, Mumbai. The development is undertaken in a phase-wise manner. The company has successfully completed phase I and is developing phase II.

Authorization of financial statements

The financial statements for the year ended March 31, 2022, were approved and authorised for issue by the Board of Directors on 16th May, 2022.

Summary of significant accounting policies

This note provides a list of the significant accounting policies adopted in the presentation of these financial statements.

1.02 Basis of preparation

These financial statements comply in all material aspects with Indian Accounting Standards ("Ind AS") notified under Section 133 of the Companies Act, 2013 ("the Act") read with Companies (Indian Accounting Standards) Rules, 2015, the Companies (Accounting Standards) Amendment Rules, 2016 and other relevant provisions of the Act.

Historical cost convention

The financial statements have been prepared on a historical cost basis, except for the following:

- certain financial assets and liabilities (including investments in mutual funds) that are measured at fair value;
- defined benefit plans – plan assets measured at fair value;

1.03 Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest Lakhs, except where otherwise indicated.

Transactions and balances with values below the rounding off norms adopted by the company have been reflected as "0.00" in the relevant notes in these financial statements.

1.04 Current versus non-current classification

The company presents assets and liabilities in the balance sheet based on current/ non-current classification.

All assets and liabilities are presented in the Balance Sheet based on current or non-current classification as per company's normal operating cycle and other criteria set out in the division II of Schedule III of the Act.

Based on the nature of services rendered and the time between the acquisition of assets and their realisation, the company has ascertained its operating cycle as twelve months for the purpose of current / non-current classification of assets and liabilities.

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

1.05 Use of judgements, estimates and assumptions

The estimates and judgments used in the preparation of the financial statements are continuously evaluated by the company and are based on historical experience and various other assumptions and factors (including expectations of future events) that the company believes to be reasonable under the existing circumstances. Differences between actual results and estimates are recognised in the period in which the results are known / materialised.

The said estimates are based on the facts and events, that existed as at the reporting date, or that occurred after that date but provide additional evidence about conditions existing as at the reporting date.

Critical estimates and judgements

The areas involving critical estimates or judgements are:

- Estimation of revenue from real estate project under development and the budgeted project cost
- Estimation of repayment period of secured debentures and the premium amount payable
- Estimation of useful life of PPE
- Estimation of current tax expense and payable
- Estimation of defined benefit obligation



1.06 Property, plant and equipment

Property, plant and equipment is stated at cost of acquisition net of Cenvat/Goods and Service Tax (GST), if any less accumulated depreciation and accumulated impairment losses. The initial cost of an asset comprises its purchase price, costs directly attributable to bringing the asset into the location and condition necessary for it to be capable of operating in the manner intended by management. The purchase price is the aggregate amount paid and the fair value of any other consideration given to acquire the asset.⁶

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance cost are charged to statement of profit and loss during the reporting period in which they are incurred.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in statement of profit and loss.

Depreciation on property, plant and equipment

Depreciation is provided for on the "Written Down Value Method" based on useful lives of the Property, plant and equipment prescribed in Schedule II to the Act, except for Computer Server, which, based, on its estimated useful life, is depreciated in three years.

Depreciation for assets purchased / sold during a period is proportionately charged.

1.07 Intangible Assets

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

Intangible assets with finite lives are amortised on straight line basis over their useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation expense on intangible assets with finite lives and impairment loss is recognised in the Statement of Profit and Loss.

Amortisation of intangible assets

Intangible assets are amortized on a straight line basis over the estimated useful economic life as follows:

- Computer software - 2 years

The amortization period and the amortization method are reviewed atleast at each financial year end. If the expected useful life of the asset is significantly different from previous estimates, the amortization period is changed accordingly. If there has been a significant change in the expected pattern of economic benefits from the asset, the amortization method is changed to reflect the changed pattern.

Derecognition of intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in statement of profit and loss when the asset is derecognised.

1.08 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale (refer note no. 4.09).

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

1.09 Impairment of non-financial assets

Carrying amount of property, plant and equipment are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use.



For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or group of assets (cash-generating units).

Non-financial assets that suffered impairment are reviewed for possible reversal of the impairment at the end of each reporting period. When an impairment loss subsequently reverses, the carrying amount of the asset (or 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 and loss.

1.10 Financial instruments

A. Financial Assets

(i) Classification

The company classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income, or through statement of profit and loss), and
- those measured at amortised cost

The classification depends on the company's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in statement of profit and loss or other comprehensive income. For investments in equity instruments and other instruments, this will depend on whether the company has made an irrevocable election at the time of initial recognition to account for the equity and other investment at fair value through other comprehensive income.

(ii) Measurement

At initial recognition, the company measures a financial asset at its fair value. Transaction costs of financial assets carried at fair value through profit or loss are expensed out in statement of profit and loss.

(iii) Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the company's balance sheet) when:

- the rights to receive cash flows from the asset have expired, or
- the company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third-party under a 'pass-through' arrangement, and either:
 - a) the company has transferred substantially all the risks and rewards of the asset, or
 - b) the company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

B. Financial liabilities

(i) Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of borrowings and payables, net of directly attributable transaction costs.

The company's financial liabilities include trade and other payables, borrowings including bank overdrafts.

(ii) Subsequent measurement

All financial liabilities are subsequently measured at amortised cost using effective interest method or at FVTPL.

The subsequent measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in statement of profit and loss over the period of the borrowings using the effective interest method.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished and the consideration paid is recognised in statement of profit and loss as other gains/ (losses).



Borrowings are classified as current liabilities unless the company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting period. Where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the company does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

Trade and other payables

These amounts represent liabilities for goods and services provided to the company upto the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 12 months of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method

(iii) Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

1.11 Inventories

Project work-in-progress is valued at lower of cost or net realizable value. Direct expenses and construction overheads are taken as the cost of the Project. The project costs comprise of:

- (a) Land cost – Includes cost of land, registration charges, stamp duty and other incidental expenses.
- (b) Borrowing costs – "Borrowing Costs" which are incurred in relation to the Project are considered as part of the cost of the project
- (c) Construction and development cost –Includes cost that relates directly to the Project and costs that can be attributed to the Project activities in general.

Finished goods represent unsold constructed units of phase I and are valued as cost or net realisable value whichever is lower

Construction materials are valued at cost. Cost is determined on FIFO basis.

1.12 Employee benefits

a) Short-term obligations

Short term employee benefits are recognised as an expense at an undiscounted amount in the statement of profit and loss of the year in which the related services are rendered.

b) Post-employment obligations

The company operates the following post-employment schemes:

- defined benefit plans such as gratuity; and
- defined contribution plans such as provident fund.

Gratuity obligations

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plan is the present value of the defined benefit obligation at the end of the reporting period. The defined benefit obligation is calculated annually by actuary using the projected unit credit method.

The present value of the defined benefit obligation denominated in INR is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation. This cost is included in employee benefit expense in the statement of profit and loss.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in the statement of changes in equity and in the balance sheet.

Defined contribution plans

Contributions to provident fund, a defined contribution plan, are made in accordance with the rules of the statute and are recognized as expenses when employees render services entitling them to the contributions. The company has no obligation, other than the contribution payable to the provident fund.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.



1.13 Taxes on income

Income tax expense represents the sum of current tax and deferred tax.

Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'Profit before tax' as reported in profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax basis used in the computation of taxable profits. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the company expects, at the end of the reporting period, to recover the carrying amount of its assets and liabilities.

Current and deferred tax for the year

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

1.14 Earnings per share (EPS)

Basic earnings per share

Basic earnings per share is calculated by dividing :

- the profit attributable to owners of the company
- by the weighted average number of equity shares outstanding during the financial year.

Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- the after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
- the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

1.15 Provisions, contingent liabilities and contingent assets

Provisions are recognized when the company has a present obligation (legal or constructive) as a result of a past event; it is probable that the company will be required to settle the present obligation, and a reliable estimate can be made of the amount of the obligation.

Contract that is onerous, the present obligation under the contract is recognised and measured as a provision. An onerous contract is a contract in which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under it.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material)

Contingent liabilities are stated separately by way of a note. Contingent Liabilities are disclosed when the company has a possible obligation or a present obligation and it is not probable that a cash outflow will be required to settle the obligation.

Contingent Assets are neither recognised nor disclosed.



1.16 Fair value measurement

The company measures financial instruments, such as, Mutual Funds at fair value at each balance sheet date. 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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1: unadjusted quoted prices in active markets for identical assets or liabilities.

Level 2: directly or indirectly observable market inputs, other than Level 1 inputs; and

Level 3: inputs which are not based on observable market data

For assets and liabilities that are recognised in the financial statements on a recurring basis, the company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

1.17 Revenue recognition

Contract with the customer is not accounted if the consideration received from the customer is less than 10% of the contract price

The company satisfies a performance obligation and recognizes revenue over time, if one of the following criteria is met:

1. The Customer simultaneously receives and consumes the benefits provided by the company's performance as the company performs; or
2. The company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
3. The company's performance does not create an asset with an alternative use to the company and the company has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognized at the point in time at which the performance obligation is satisfied.

Revenue from real estate project under development is recognised over the time from the financial year in which the agreement to sell is executed. The period over which the revenue is recognized is based on company's right to payment for performance completed. In determining whether the company has right to payment, the company considers whether it would have an enforceable right to demand or retain payment for performance completed to date if the contract were to be terminated before completion for reasons other than company's failure to perform as per the terms of the contract.

The revenue recognition of real estate project under development requires forecasts to be made of total budgeted costs with the outcomes of underlying construction contracts, which further require assessments and judgments to be made on changes in scope of work and other payments to the extent they are probable and they are capable of being reliably measured. However, where the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately in the statement of profit and loss.

Revenue in excess of invoicing are classified as contract asset while invoicing in excess of revenues are classified as contract liabilities.

The company uses input methods to measure its progress towards complete satisfaction of a performance obligation satisfied over time. Accordingly, it recognises revenue on the basis of its efforts or inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation, but excludes from an input method the effects of any inputs that do not depict the company's performance in transferring control of the units under construction. Further, in the early stage of construction, the company recognises revenue only to the extent of the costs incurred until such time that it can reasonably measure the outcome of the performance obligation as it expects to recover the costs incurred in satisfying the performance obligation.



Interest income

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable.

1.18 Exceptional items

When items of income and expense within statement of profit and loss from ordinary activities are of such size, nature or incidence that their disclosure is relevant to explain the performance of the company for the period, the nature and amount of such material items are disclosed separately as exceptional items.

1.19 Cash flow statement

Cash Flows are reported using Indirect Method, whereby profit for the year is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

Cash and cash equivalents

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet.

1.20 Ind AS modified but not effective as at Balance Sheet date

The following standards modified by MCA become effective w.e.f. 1st April 2022.

Particulars	Effective date
Modification to existing Ind Accounting Standard	
Ind AS 101 - First-time Adoption of Indian Accounting Standards	1st April, 2022
Ind AS 103 - Business Combinations	1st April, 2022
Ind AS 109 - Financial Instruments	1st April, 2022
Ind AS 16 - Property, plant and equipment	1st April, 2022
Ind AS 37 - Provisions, contingent liabilities and contingent assets	1st April, 2022
Ind AS 41 - Agriculture	1st April, 2022

The company is assessing the potential impact of above amendments on the financial statements. The management presently is of the view that it would not have a material impact on the financial statements.



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2.01 Property, plant and equipment :

	Gross carrying amount			Accumulated depreciation				Net block	
	As at April 01, 2021	Additions	Disposal	As at March 31, 2022	As at April 01, 2021	For the Year	Elimination on disposal	As at March 31, 2022	As at March 31, 2022
Plant and equipment	11.33	0.98	-	12.31	8.33	1.27	-	9.60	2.71
Shuttering material	1,244.07	-	24.88	1,219.19	880.41	79.29	18.62	941.08	278.11
Furniture and fixtures	15.71	-	-	15.71	13.11	0.67	-	13.78	1.93
Office equipment	3.01	-	-	3.01	2.64	0.08	-	2.72	0.29
Computers	6.51	-	-	6.51	5.92	0.11	-	6.03	0.48
Total	1,280.63	0.98	24.88	1,256.73	910.41	81.42	18.62	973.21	283.52

	Gross carrying amount			Accumulated depreciation				Net block	
	As at April 01, 2020	Additions	Disposal	As at March 31, 2021	As at April 01, 2020	For the year	Elimination on disposal	As at March 31, 2021	As at March 31, 2021
Plant and equipment	8.77	2.56	-	11.33	7.84	0.49	-	8.33	3.00
Shuttering material	1,244.07	-	-	1,244.07	777.29	103.12	-	880.41	363.66
Furniture and fixtures	15.71	-	-	15.71	12.20	0.91	-	13.11	2.60
Office equipment	3.01	-	-	3.01	2.53	0.11	-	2.64	0.37
Computers	6.51	-	-	6.51	5.60	0.32	-	5.92	0.59
Total	1,278.07	2.56	-	1,280.63	805.46	104.95	-	910.41	370.22

2.02 Other intangible assets :

	Gross carrying amount			Accumulated amortisation				Net block	
	As at April 01, 2021	Additions	Disposal	As at March 31, 2022	As at April 01, 2021	For the year	Elimination on disposal	As at March 31, 2022	As at March 31, 2022
Computer software	3.37	-	-	3.37	3.37	-	-	3.37	-
Total	3.37	-	-	3.37	3.37	-	-	3.37	-

	Gross carrying amount			Accumulated amortisation				Net block	
	As at April 01, 2020	Additions	Disposal	As at March 31, 2021	As at April 01, 2020	For the year	Elimination on disposal	As at March 31, 2021	As at March 31, 2021
Computer software	3.37	-	-	3.37	3.37	-	-	3.37	-
Total	3.37	-	-	3.37	3.37	-	-	3.37	-



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Notes to Financial Statements for year ended March 31, 2022
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2.03 Other financial assets	Non-current		Current	
	As at March 31	As at March 31	As at March 31	As at March 31
	2022	2021	2022	2021
Security deposit	51.30	47.98	-	-
Deposits with original maturity for more than 12 months	25.00	25.00	-	-
Interest accrued on fixed deposit	-	-	19.64	20.31
Other receivables	-	-	12.03	1.57
Total	76.30	72.98	31.67	21.88

2.04 Deferred tax assets/ liabilities(net)	As at March 31	As at March 31
	2022	2021
Deferred tax asset		
Difference between book and tax depreciation	48.35	47.25
Disallowance of section 40(A)(7) / 43B of the Act	26.94	16.90
Expenses to be claimed in computation	3.27	6.51
Business loss/ unabsorbed depreciation	518.52	574.37
	597.08	645.03
Deferred tax liabilities		
Brokerage claimed	261.61	56.09
Debenture issue expenses/ loan processing fees claimed (net of amortised)	145.18	-
Gain on fair value measurement of investments in mutual fund	7.18	10.92
	413.97	67.01
Net deferred tax (liabilities)/ asset	183.11	578.02

Deferred tax (liabilities)/assets in relation to :

	As at April 01, 2021	Recognised in profit or loss / OCI	As at March 31, 2022
Difference between book and tax depreciation	47.25	(1.09)	48.35
Disallowance of section 40(A)(7) / 43(B) of the Act	16.90	(10.04)	26.94
Deduction allowable	6.51	3.24	3.27
Brokerage claimed	(56.09)	205.52	(261.61)
Business loss/ Unabsorbed depreciation allowance	574.37	55.85	518.52
Debenture issue expenses/ loan processing fees claimed (net of amortised)	-	145.18	(145.18)
Gain on fair value measurement of investment in mutual fund	(10.92)	(3.74)	(7.18)
	578.02	394.91	183.11

Deferred tax (liabilities)/assets in relation to :

	As at April 01, 2020	Recognised in profit or loss / OCI	As at March 31, 2021
Difference between book and tax depreciation	46.27	(0.98)	47.25
Disallowance of section 40(A)(7) / 43(B) of the Act	20.92	4.02	16.90
Deduction allowable	-	(6.51)	6.51
Brokerage claimed	-	56.09	(56.09)
Business Loss/ Unabsorbed depreciation allowance	366.85	(207.52)	574.37
Gain on fair value measurement of investment in mutual fund	-	10.92	(10.92)
	434.04	(143.99)	578.02

2.05 Other assets	Non-current		Current	
	As at March 31	As at March 31	As at March 31	As at March 31
	2022	2021	2022	2021
Trade advances	-	-	67.21	97.04
Prepaid expenses	65.76	0.01	1,382.67	240.48
Advance income tax (net of provision for taxation)	316.57	100.50	261.93	156.01
Balances with statutory authorities	-	-	1.73	7.79
Other receivables	-	-	-	284.39
	382.33	100.51	1,713.54	785.71



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2.06 Inventories	As at March 31 2022	As at March 31 2021
Stock of construction materials	278.55	169.92
Project work-in-progress	36,562.00	28,327.30
Inventory of finished goods	647.81	1,278.96
Total inventories at the lower of cost and net realisable value	37,488.36	29,776.18

2.07 Investments	As at March 31 2022	As at March 31 2021
Current, quoted		
Investments carried at fair value through profit or loss		
Investments in mutual fund		
94,551.928 units (March 31, 2021: NIL units) of ABSL saving fund - growth (*)	416.33	-
58,352.741 units (March 31, 2021: 2,38,725.309 units) of Kotak overnight fund direct - growth	661.60	2,621.01
NIL units (March 31, 2021: 85,676.718 units) of HDFC Overnight Fund - Direct Plan - Growth	-	2,620.05
NIL units (March 31, 2021: 10,11,643.288 units) of ICICI Prudential Overnight Fund - Direct Plan - Growth	-	1,122.73
Total current investments	1,077.93	6,363.79
Book value of quoted investments	1,077.93	6,363.79
Market value of quoted investments	1,077.93	6,363.79

(*) Above investment is done as per terms and conditions of term loans obtained from a finance company to cover three months interest payable on said term loans.

2.08 Trade receivables	As at March 31 2022	As at March 31 2021
Unsecured, considered good		
Trade receivables	5,083.43	1,639.16
Total trade receivables	5,083.43	1,639.16

Note: refer note no. 4.01 for ageing of trade receivables

2.09 Cash and cash equivalents	As at March 31 2022	As at March 31 2021
Balances with banks:		
On current accounts	5,456.24	2,385.53
Cash on hand	1.33	1.15
	5,457.57	2,386.68

2.10 Bank balances other than cash and cash equivalent	As at March 31 2022	As at March 31 2021
Deposits with original maturity for more than 3 months but less than 12 months	65.67	3,081.03
	65.67	3,081.03



2.11 Equity share capital

As at March 31 2022 As at March 31 2021

Authorised share capital :

25,000 (March 31, 2021: 25,000) equity shares of Rs.100/- each	25.00	25.00
	25.00	25.00

Issued and subscribed :

25,000 (March 31, 2021: 25,000) equity shares of Rs.100/- each (fully paid-up)	25.00	25.00
Total issued, subscribed and fully paid-up share capital	25.00	25.00

a. Reconciliation of equity shares outstanding as at the beginning and at the end of the year:

	As at March 31 2022		As at March 31, 2021	
	No. of shares	Amount	No. of shares	Amount
Outstanding as at the beginning of the year	25,000	25.00	25,000	25.00
Issued during the year	-	-	-	-
Outstanding as at the end of the year	25,000	25.00	25,000	25.00

b. Rights, preference and restrictions attached to shares:

Equity shares

The company has only one class of equity shares having a par value of ₹100 per share. Each holder of equity shares is entitled to one vote per share held. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts in proportion to the number of equity shares held by the share holders.

c. Details of equity share holders holding more than 5% shares in the company

Name of the shareholder	As at March 31 2022		As at March 31, 2021	
	No. of shares	% of holding	No. of shares	% of holding
Man Infraconstruction limited	4,375	17.50%	4,375	17.50%
Chandak Realtors Pvt Ltd	3,750	15.00%	3,750	15.00%
Bright Star Investment Pvt Ltd	1,250	5.00%	1,250	5.00%
Top Notch Buildcon L L P	3,125	12.50%	3,125	12.50%
Wadhwa Group Holdings Pvt Ltd	6,250	25.00%	6,250	25.00%
Wadhwa and Associates Realtors Private Limited	-	0.00%	6,250	25.00%
Raghuleela Estate Private Limited	6,250	25.00%	-	0.00%
	25,000	100.00%	25,000	100.00%

d. Details of shares held by promoters in the company

Shares held by promoters at the year ended March 31, 2022

Promoter name	No. of Shares at the end of the year	% of total shares at the end of the year	No. of Shares at the beginning of the year	% of total shares at the beginning of the year	% Change during the year
Man Infraconstruction limited	4,375	17.50%	4,375	17.50%	-
Chandak Realtors Pvt Ltd	3,750	15.00%	3,750	15.00%	-
Wadhwa Group Holdings Pvt Ltd	6,250	25.00%	6,250	25.00%	-
Wadhwa and Associates Realtors Private Limited	-	0.00%	6,250	25.00%	-25.00%
Raghuleela Estate Private Limited	6,250	25.00%	-	0.00%	25.00%

Shares held by promoters at the year ended March 31, 2021

Promoter name	No. of Shares at the end of the year	% of total shares at the end of the year	No. of Shares at the beginning of the year	% of total shares at the beginning of the year	% Change during the year
Man Infraconstruction limited	4,375	17.50%	4,375	17.50%	-
Chandak Realtors Pvt Ltd	3,750	15.00%	3,750	15.00%	-
Wadhwa Group Holdings Pvt Ltd	6,250	25.00%	12,500	50.00%	-25.00%
Wadhwa and Associates Realtors Private Limited	6,250	25.00%	-	0%	25.00%



2.12 Other equity	As at March 31 2022	As at March 31 2021
Debenture redemption reserve		
Balance as at beginning of year	-	-
Add: Created for the purpose of redemption of debentures (refer note below)	2,179.00	-
Total debenture redemption reserve	2,179.00	-
Retained earnings		
Balance as at beginning of year	2,368.05	2,811.22
Profit/ (loss) for the year	1,165.36	(447.03)
Items of other comprehensive income recognised directly in retained earnings :		
Other comprehensive income arising from remeasurement of defined benefit obligation(net of tax)	(11.64)	3.86
	3,521.77	2,368.05
Less : Transferred to debenture redemption reserve	2,179.00	-
Balance as at the end of the year	1,342.77	2,368.05
Total other equity	3,521.77	2,368.05

Note: The company in compliance of section 71(4) of the Act has transferred 10% of the amount raised through issue of debentures to "Debentures redemption reserve".

2.13 Borrowings	Non-current		Current	
	As at March 31 2022	As at March 31 2021	As at March 31 2022	As at March 31 2021
Secured				
Non-cumulative debentures	21,104.96	20,971.15	-	-
Term loans from financial institution	12,328.82	-	-	-
Unsecured				
Loans from shareholders	-	-	6,000.00	14,200.00
	33,433.78	20,971.15	6,000.00	14,200.00

Secured debentures

Issue

The company has issued of 2,179 secured, rated, listed, redeemable, non-convertible debentures of face value of Rs. 10 Lakhs - each, aggregating to Rs. 21,790.00 Lakhs on a private placement basis. The same are stated net of amortised cost of Rs. 21,104.96 Lakhs (March 31, 2021 Rs. 20,971.15 Lakhs).

Particulars of redemption of debentures

- Scheduled redemption date - The date on which the sale price with respect to the last of the Identified Apartments Property is deposited into the Investor Master Account, subject to a maximum of 10 (Ten) years subject to early redemption upon happening of certain events.
- Redeemable in full including any redemption premium.

Coupon rate

Six (6) percent per annum on the principal amount of the debentures payable in each financial quarter.

Details of security

The debentures are secured by,

- first ranking and exclusive mortgage over the Identified Apartments Property (unsold),
- second ranking residual mortgage over the project land or any part thereof,
- first ranking and exclusive hypothecation over the moveable property together with all benefits therein, both present and future.

Term loans from Financial institutions

Rupee term loan of Rs. 12,500.00 Lakhs and Rs. 10,000.00 Lakhs from Aditya Birla Finance Limited (ABFL)

Details of security

- First charge by way of registered mortgage on project land and identified unsold units in residential project- Atmosphere O2 / Atmosphere Tower G / Commercial project The Gateway.
- First charge by way of hypothecation and escrow of sold and identified unsold receivable of residential project known as ' Atmosphere O2' and, 'Atmosphere O2- Tower G' and commercial project known as 'The Gateway'.
- Personal guarantee of Directors



Atmosphere Realty Private Limited
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Rate of interest

Rupee term loan of Rs. 12,500.00 Lakhs

Interest rate for the Loan ranges between 11% to 12% (floating)

Rupee term loan of Rs. 10,000.00 Lakhs

Interest rate for the Loan ranges between 11.50% to 12.50% (floating)

Terms of repayment

Rupee term loan of Rs. 12,500.00 Lakhs

The loan is repayable in 24 monthly equal installment of Rs. 520.83 Lakhs - from 15th October 2024.

Rupee term loan of Rs. 10,000.00 Lakhs

The loan is repayable in 24 monthly equal installment of Rs. 416.67 Lakhs from 15th January 2025.

Unsecured borrowings

Terms of repayment - repayable on demand

Rate of interest - 12%

2.14 Other financial liabilities

	Non-current		Current	
	As at March 31	As at March 31	As at March 31	As at March 31
	2022	2021	2022	2021
Interest accrued but not due on borrowings	-	-	385.16	-
Salary and employee benefits payable	-	-	41.15	42.28
Security deposits	132.48	106.62	-	-
Society and other charges (net of expenses)	-	-	193.01	244.67
Other payables	-	-	6.31	3.53
	132.48	106.62	625.63	290.48

2.15 Provisions

	Non-current		Current	
	As at March 31	As at March 31	As at March 31	As at March 31
	2022	2021	2022	2021
Employee benefits				
Provision for gratuity	87.11	55.38	16.27	11.75
Provision for bonus	-	-	15.13	11.49
Premium on redemption of debentures	488.62	115.53	-	-
	575.73	170.91	31.40	23.24

2.16 Trade payables

	Current	
	As at March 31	As at March 31
	2022	2021
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	4,270.00	2,141.19
	4,270.00	2,141.19

Notes:

- Refer note no. 4.02 for disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006
- Refer note no. 4.03 for ageing of trade payables

2.17 Other current liabilities

	As at March 31	As at March 31
	2022	2021
Advance from customers	779.08	859.76
Sale consideration, pending recognition	2,176.30	3,753.37
Statutory dues	272.26	236.39
Corporate social responsibility expenses to be spent	-	30.00
	3,227.64	4,879.52



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3.01 Revenue from operations	For the Year ended	For the Year ended
	March 31,	March 31,
	2022	2021
Revenue from real estate project under development	34,431.60	11,101.15
Other operating revenue		
Cancellation charges from customers	64.02	38.23
Other charges received from customers	30.98	165.11
Sale of material	91.97	22.23
Revenue from operations (Gross)	34,618.57	11,326.72

Unsatisfied performance obligations on long term real estate contracts

Upto year ended 31st March, 2022, the company has entered into long term contracts aggregating to Rs. 1,12,614.80 lakhs (March 31, 2021: Rs.41,370.63 lakhs) pertaining to real estate development project. The unsatisfied performance obligation relating to these contracts aggregates to Rs. 74,594.91/- lakhs (March 31, 2021: Rs. 37,632.93 lakhs) as at year end, which would be recognised as revenue in the subsequent year/s based on the work completion as on the end of each year.

3.02 Other income	For the Year ended	For the Year ended
	March 31,	March 31,
	2022	2021
Interest income on financial assets carried at amortised cost		
Interest income on deposits	118.80	37.38
Interest received from customers	0.73	15.41
Others		
Fair value gain on financial instrument at fair value through profit or loss (includes net gain on sale of investments Rs. 58.65 Lacs (March 31, 2021:Rs. Nil))	43.79	-
Interest on income tax refund	-	40.43
Other recovery from contractors	53.35	33.94
Sundry balances written back	0.06	0.35
	216.73	127.51

3.03 Project expenses	For the Year ended	For the Year ended
	March 31,	March 31,
	2022	2021
Land cost	9,732.08	7,769.93
Salaries, allowances and bonus	194.01	142.04
Contribution to provident funds	2.53	2.45
Gratuity	11.99	7.89
Staff welfare and other amenities	2.61	3.49
Cost of material consumed	5,790.48	1,719.81
Sub-contract/labour charges	5,399.40	1,809.31
Fees paid to municipal authorities	9,265.73	1,079.41
Other construction overheads	1,634.37	716.68
Depreciation	81.42	104.95
Finance costs	3,726.89	3,259.14
	35,841.52	16,615.10

3.04 Changes in inventories	For the Year ended	For the Year ended
	March 31,	March 31,
	2022	2021
Inventories at the beginning of the year		
Project work-in-progress	28,327.30	15,519.52
Finished goods	1,278.96	7,354.63
Less		
Inventories at the end of the year		
Project work-in-progress	36,562.00	28,327.30
Finished goods	647.81	1,278.96
	(7,603.55)	(6,732.11)



3.05 Employee benefits expense	For the Year ended March 31, 2022	For the Year ended March 31, 2021
Salaries, wages and bonus	435.70	235.53
Gratuity expense	8.91	8.83
Contribution to provident and other fund	6.95	5.17
Staff welfare expenses	0.07	0.11
	451.63	249.64
3.06 Finance costs	For the Year ended March 31, 2022	For the Year ended March 31, 2021
Interest expenses		
Long-term borrowings	533.24	40.44
Short-term borrowings	1,095.98	2,877.60
On secured debentures	2,099.34	559.54
Late payment of taxes	16.14	8.81
Others	21.81	55.16
Other financial charges	25.40	5.27
Less : Gain on sale of current investments / fair value gain on financial instrumen	(25.88)	(91.11)
Less : Transferred to project expenses	(3,726.89)	(3,259.14)
	39.13	196.57
3.07 Other expenses	For the Year ended March 31, 2022	For the Year ended March 31, 2021
Insurance charges	-	0.24
Rates and taxes	3,236.41	450.83
Legal and professional fees	16.78	197.52
Auditor's remuneration (excluding indirect taxes)	6.95	4.96
Brokerage on sale	554.50	111.19
Advertisement and sales promotion expenses	680.09	858.85
Donations	0.05	25.00
Corporate social responsibility	25.40	40.00
Office and administration expenses	22.20	28.75
	4,542.38	1,717.34
Payment to Auditors	For the Year ended March 31, 2022	For the Year ended March 31, 2021
As auditor:		
Audit fee	2.50	2.25
Limited review	0.50	0.50
In other capacity:		
Taxation matters	1.29	0.50
Other services	1.64	0.99
Taxes on above	1.02	0.65
Reimbursement of expenses	0.01	0.07
	6.95	4.96



3.08 Tax expenses	For the Year ended March 31, 2022	For the Year ended March 31, 2021
Income tax expenses :		
Current tax		
In respect of the current year	-	-
In respect of prior years	-	-
Deferred tax		
In respect of the current year	398.83	(145.28)
	<u>398.83</u>	<u>(145.28)</u>
Total income tax expense recognised in the current year	<u>398.83</u>	<u>(145.28)</u>
(b) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate :		
Profit / (loss) before tax	1,564.19	(592.31)
Indian statutory income tax rate	25.17%	25.17%
Computed expected tax expense	393.67	(149.07)
Tax effects of expense not allowed for tax purpose	7.38	22.47
Tax effects of expenses allowed for tax purpose	(20.54)	(36.40)
Tax on income offered in computation	6.51	12.01
Tax effects on income disclosed in OCI	(3.92)	1.30
Tax effects on reversal of fair value	3.74	10.92
Unrecognised deferred tax	11.97	(6.51)
Income tax expense	<u>398.83</u>	<u>(145.28)</u>



4.01 Trade receivables ageing schedule
As at March 31, 2022

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	<6 months	6 months - 1 year	1 - 2 years	2 - 3 years	>3 years	
(i) Undisputed trade receivables - considered good	308.50	3,995.14	228.17	139.01	58.87	353.73	5,083.42
(ii) Undisputed trade receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	-	-	-
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-	-
(v) Disputed trade receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-	-
Total	308.50	3,995.14	228.17	139.01	58.87	353.73	5,083.42

As at March 31, 2021

Particulars	Outstanding for following periods from due date of payment						Total
	Not Due	<6 months	6 months - 1 year	1 - 2 years	2 - 3 years	>3 years	
(i) Undisputed trade receivables - considered good	-	962.85	228.01	90.65	150.77	206.87	1,639.15
(ii) Undisputed trade receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed trade receivables - credit impaired	-	-	-	-	-	-	-
(iv) Disputed trade receivables - considered good	-	-	-	-	-	-	-
(v) Disputed trade receivables - which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed trade receivables - credit impaired	-	-	-	-	-	-	-
Total	-	962.85	228.01	90.65	150.77	206.87	1,639.15



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4.02 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

Particulars	As at March 31, 2022	As at March 31, 2021
a. Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end	-	-
b. Interest due to suppliers registered under the MSMED Act and remaining unpaid as at year end	-	-
c. Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
d. Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
e. Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
f. Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-
g. Further interest remaining due and payable for earlier years	-	-

4.03 Trade payables ageing
As at March 31, 2022

Particulars	Unbilled	Not due	Outstanding for following periods from due date of payment				
			< 1 year	1 - 2 years	2 - 3 years	>3 years	Total
(i) MSME	-	-	-	-	-	-	-
(ii) Others	-	2,049.18	2,086.76	114.02	9.50	10.55	4,270.00
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-

As at March 31, 2021

Particulars	Unbilled	Not due	Outstanding for following periods from due date of payment				
			< 1 year	1 - 2 years	2 - 3 years	>3 years	Total
(i) MSME	-	-	-	-	-	-	-
(ii) Others	-	1,693.02	416.91	18.99	11.41	0.88	2,141.20
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-

4.04 Expenditure towards Corporate Social Responsibility (CSR) activities

	Year ended March 31,	
	2022	2021
(i) amount required to be spent by the company during the year,	25.40	38.55
(ii) amount of expenditure incurred (includes Rs. Nil (March 31, 2021: Rs. 30,00,000/- provided for future spending)	25.40	40.00
(iii) shortfall at the end of the year,	-	(1.45)
(iv) total of previous years shortfall - refer note below	-	-
(v) reason for shortfall,	-	-
(vi) nature of CSR activities	Promoting healthcare, disaster management and women empowerment	
(vii) details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard,	-	-
(viii) where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year shall be shown separately	-	-

Note: Yearwise details of amount required to be spent, amount spent thereagainst

Year	Amount required to be spent	Amount spent	Shortfall / (excess)	Cumulative balance (Shortfall / (excess))
2021-22	25.40	25.40	-	(22.70)
2020-21	38.55	40.00	(1.45)	(22.70)
2019-20	54.69	85.34	(30.65)	(21.25)
2018-19	9.40	-	9.40	9.40



4.05 Financial Instruments : fair value measurements, financial risk management and capital management

(i) **Methods and assumptions used to estimate the fair values**

The fair values of the financial assets and liabilities are included at the amount at which the instruments can be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The following methods and assumptions were used to estimate the fair values:

- The carrying amounts of receivables and payables which are short term in nature such as trade receivables, other receivables, other bank balances, deposits, loans, accrued interest, trade payables, demand loans from banks and cash and cash equivalents are considered to be the same as their fair values.
- The fair values of non-current assets and liabilities are measured at amortised cost and are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs.
- For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

(ii) **Categories of financial instrument's**

The company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities.

Level 2: Directly or indirectly observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data

Particulars	March 31, 2022		March 31, 2021	
	Carrying value	Fair value	Carrying value	Fair value
Financial assets				
Measured at amortised cost				
Trade receivables	5,083.43	5,083.43	1,639.16	1,639.16
Cash and bank balances	5,523.24	5,523.24	5,467.71	5,467.71
Other financial assets	107.97	107.97	94.86	94.86
Measured at fair value through profit or loss				
Investments				
Investment in mutual funds	1,077.93	1,077.93	6,363.79	6,363.79
Total financial assets	11,792.57	11,792.57	13,565.51	13,565.51

Particulars	March 31, 2022		March 31, 2021	
	Carrying value	Fair value	Carrying value	Fair value
Financial liabilities				
Measured at amortised cost				
Borrowings	39,433.78	39,433.78	35,171.15	35,171.15
Trade payables	4,270.00	4,270.00	2,141.19	2,141.19
Other financial liabilities	758.11	758.11	397.10	397.10
Total financial liabilities	44,461.89	44,461.89	37,709.44	37,709.44

(iii) **Level wise disclosure of financial instruments**

Particulars	As at	As at	Level
	31-03-2022	31-03-2021	
Investment in mutual funds	1,077.93	6,363.79	1

(iv) **Financial risk Management**

Risks are events, situations or circumstances which may lead to negative consequences on the company's businesses. Risk management is a structured approach to manage uncertainty. The board has adopted a risk management policy. All business divisions and corporate functions have embraced risk management policy and make use of it in their decision making. Risk management is an integral part of the business practices of the company.

a. Management of liquidity risk

Liquidity risk is defined as the risk that the company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The company's principal sources of liquidity are cash and cash equivalents, borrowings and the cash flow that is generated from operations. The company has consistently generated sufficient cash flows from its operations and believes that these cash flows along with its current cash and cash equivalents and funding arrangements are sufficient to meet its financial obligations as and when they fall due. Accordingly, liquidity risk is perceived to be low.



Maturities of financial liabilities

The table below provides details regarding the remaining contractual maturities of financial liabilities as at the reporting date:

As at March 31, 2022	less than 1 year	1 to 5 year	Total
Non-derivatives			
Borrowings	6,000.00	33,433.78	39,433.78
Trade payables	4,270.00	-	4,270.00
Other financial liabilities	625.63	132.48	758.11
As at March 31, 2021			
Non-derivatives			
Borrowings	14,200.00	20,971.15	35,171.15
Trade payables	2,141.19	-	2,141.19
Other financial liabilities	290.48	106.62	397.10

b. Management of market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The value of a financial instrument may change due to changes in the interest rates. Financial instruments affected by market risk includes loans and borrowings.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's bank deposits are primarily fixed rate interest bearing instruments. The company's main interest rate risk arises from borrowings with fixed and variable rates, which expose the company to cash flow interest rate risk. However, the exposure to risk of changes in market interest rates is minimal.

c. Management of credit risk

Credit risk arises from the possibility that the counterparty will cause financial loss to the company by failing to discharge its obligation as agreed. To manage this, the company periodically assesses the financial reliability of customers, taking into account the financial condition, current economic trends, and analysis of historical bad debts and ageing of accounts receivables. Individual risk limits are set accordingly.

Credit risk arises primarily from financial assets such as trade receivables, investments in mutual funds, other balances with banks and other receivables. Credit risk arising from investments in mutual funds and other balances with banks is limited as the counterparties are banks and financial institutions with high credit ratings.

As at March 31, 2022, the company did not consider there to be any significant concentration of credit risk which had not been adequately provided for.

(v) Capital management

Risk management

The company's objectives when managing capital are to safeguard its ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits for other stakeholders, and maintain an optimal capital structure to maximise shareholder value.

For the purpose of the company's capital management, capital includes capital and all other equity reserves. The company manages its capital structure and makes adjustments in the light of changes in the economic environment. In order to maintain or achieve an optimal capital structure, the company allocates its capital for distribution as dividend or re-investment into business based on its long term financial plans. As at March 31, 2022, the company has only one class of equity shares.

4.06 Employee benefit expenses

The principal assumptions used for the purposes of actuarial valuations were as follows :

	Year ended March 31,	
	2022	2021
Discount rate	6.90%	6.90%
Rate of increase in compensation levels	10.00%	5.00%
Expected average remaining working lives of employees (in years)	8.03*	12.18*
Withdrawal rate		
Age upto 30 years	10.00%	5.00%
Age 31 - 40 years	10.00%	5.00%
Age 41 - 50 years	10.00%	5.00%
Age above 50 years	10.00%	5.00%

* It is actuarially calculated term of the plan using probabilities of death, withdrawal and retirement.



Table showing changes in defined benefit obligations :

Present value of obligation as at the beginning of the period	
Net obligation of other group companies	
Interest expense	
Current service cost	
Benefits paid	
Remeasurements on obligation ~ (gain) / loss	
Net obligation of other group companies	
Present value of obligation as at the end of the period	

As at March 31,	
2022	2021
67.13	55.72
-	0.21
4.62	3.80
16.28	12.71
(0.21)	(0.15)
15.56	(5.16)
-	0.00
103.38	67.13

The amounts to be recognised in the balance sheet:

Present value of obligation as at the end of the period	
Fair value of the plan assets as at the end of the period of the period	
Surplus / (deficit)	
Current liability	
Non-current liability	
Amount not recognised as asset due to asset ceiling	
Net asset / (liability) recognised in the balance sheet	

As at March 31,	
2022	2021
103.38	67.13
-	-
(103.38)	(67.13)
16.27	11.75
87.11	55.38
-	-
(103.38)	(67.13)

Reconciliation of net asset / (liability) recognised:

Net asset /(liability) recognised at the beginning of the period	
Net obligation of other group companies at the beginning of the period	
Benefits directly paid by company	
Expense recognised at the end of period	
Amount recognised outside profit & loss for the year	
Net obligation of other group companies at the end of the period	
Net asset /(liability) recognised at the end of the period	

As of March 31,	
2022	2021
(67.13)	(55.72)
-	(0.21)
0.21	0.15
(20.90)	(16.51)
(15.56)	5.16
-	(0.00)
(103.38)	(67.13)

Net interest (income) / expense :

Interest (income) /expense - obligation	
Interest (Income) /expense - plan assets	
Net Interest (Income) /expense for the year	

Year ended March 31,	
2022	2021
4.62	3.80
-	-
4.62	3.80

Break up of service cost :

Past service cost	
Current service cost	
Curtailment cost / (credit) on plan amendments	
Settlement cost / (credit) on plan amendments	

Year ended March 31,	
2022	2021
-	-
16.28	12.71
-	-
-	-

Remeasurements for the year (actuarial (gain) / loss) :

Experience (gain) / loss on plan liabilities	
Financial (gain) / loss on plan liabilities	

Year ended March 31,	
2022	2021
(2.92)	(4.75)
18.48	(0.40)

Amounts recognised in statement of other comprehensive income (OCI) :

Opening amount recognised in OCI outside profit and loss account	
Remeasurement for the year - obligation (gain) / loss	
Remeasurement for the year - plan assets (gain) / loss	
Total remeasurements cost / (credit) for the year recognised in OCI	
Closing amount recognised in OCI outside profit and loss account	

Year ended March 31,	
2022	2021
(12.78)	(7.62)
15.56	(5.16)
-	-
15.56	(5.16)
2.78	(12.78)



Expense recognised in the statement of profit and loss:

	Year ended March 31,	
	2022	2021
Current service cost	16.28	12.71
Acquisition (gain) / loss	-	-
Net obligation in other group companies	-	0.21
Past service cost	-	-
Net interest (income) / expense	4.62	3.80
Curtailement (gain) / loss	-	-
Settlement (gain) / loss	-	-
Net periodic benefit cost recognised in the statement of profit & loss at the end of period.	20.90	16.72

Average duration

Weighted average duration of the plan (based on discounted cash flows using interest rate, mortality and withdrawal) is 8.29 years. (March 31, 2021 - 11.44 years)

Expected future benefit payments

The following benefits payments, for each of the next five years and the aggregate five years thereafter, are expected to be paid:

Year ended March 31, 2022	Expected benefit payment
2023	16.27
2024	19.16
2025	12.17
2026	9.93
2027	12.14
2028 - 2032	99.19

The above cash flows have been arrived at based on the demographic and financial assumptions.

Expected contributions for the next year

The plan is unfunded as on the valuation date.

Sensitivity analysis

Sensitivity analysis indicates the influence of a reasonable change in certain significant assumptions on the outcome of the Defined Benefit Obligation (DBO) and aids in understanding the uncertainty of reported amounts. Sensitivity analysis is done by varying one parameter at a time and studying its impact.

A) Impact of change in discount rate when base assumption is decreased / increased by 100 basis point

March 31, 2022		March 31, 2021	
Discount rate	Present Value of Obligation (in Rs.)	Discount rate	Present Value of Obligation (in Rs.)
5.90%	109.46	5.90%	71.35
7.90%	97.93	7.90%	63.37

B) Impact of change in salary increase rate when base assumption is decreased / increased by 100 basis point

March 31, 2022		March 31, 2021	
Salary increment rate	Present Value of Obligation (in Rs.)	Salary increment rate	Present Value of Obligation (in Rs.)
9.00%	100.04	4.00%	64.42
11.00%	106.75	6.00%	70.13



C) Impact of change in withdrawal rate when base assumption is decreased / increased by 100 basis point

March 31, 2022		March 31, 2021	
Withdrawal rate	Present value of obligation (in Rs.)	Withdrawal rate	Present value of obligation (in Rs.)
9.00%	103.92	4.00%	66.50
11.00%	102.90	6.00%	67.71

Risk exposure and asset liability matching :

Provision of a defined benefit scheme poses certain risks as companies take on uncertain long term obligations to make future pension payments.

Liability risks -

Asset - liability mismatch risk

Risk if there is a mismatch in the duration of the assets relative to the liabilities. By matching duration with the defined benefit liabilities, the company is successfully able to neutralize valuation swings caused by interest rate movements.

Discount rate risk

Variations in the discount rate used to compute the present value of the liabilities may seem small, but in practice can have a significant impact on the defined benefit liabilities.

Future salary escalation and inflation Risk -

Since price inflation and salary growth are linked economically, they are combined for disclosure purposes. Rising salaries will often result in higher future defined benefit payments resulting in a higher present value of liabilities especially unexpected salary increases provided at management's discretion may lead to estimation uncertainties increasing this risk.

Unfunded plan risk -

This represents unmanaged risk and a growing liability. There is an inherent risk here that the company may default on paying the benefits in adverse circumstances.

4.07 The company's operations predominantly consist of project activities. Hence there are no reportable segments under Ind AS 108

4.08 Related party transactions

4.08.1 Names of related parties and related party relationship-where control exists :

Enterprises over which Director(s) exercises Significant Influence (Associated Enterprise)

Man Infraconstruction Limited
Chandak Realtors Private Limited
Brightstar Investments Private Limited
Wadhwa Group Holdings Private Limited

Key Management Personnel & Relatives :
Key Management personnel

Navin Makhija
Abhay Chandak
Vijay Wadhwa
Manan P Shah

Relatives of Key Management personnel

Mansi P Shah
Parag K Shah

Enterprises in which Key Management Personnel and/ or their relatives have Significant Influence

Man Vastucon LLP
Man Mantra Infracon LLP
Man Realtors & Holdings Pvt Ltd
Starcrate LLP
Vijay associates
Wadhwa Realty Private Limited
Wadhwa Construction & Infrastructure Pvt Ltd
Wadhwa Residency Private Limited
MICL Developer LLP
Wadhwa & Associates Project Developers LLP



Atmosphere Realty Private Limited
Notes to Financial Statements for the year ended March 31, 2022
All amounts are in INR (Lakhs) otherwise stated

4.08.2 Related party transactions:

Particulars	Year ended March 31,	
	2022	2021
Loan taken during the year	7,000.00	6,769.00
Man Infraconstruction Limited	3,000.00	4,219.00
Wadhwa Group Holdings Private Limited	4,000.00	300.00
Chandak Realtors Private Limited	-	650.00
Mansi P Shah	-	1,100.00
Manan P Shah	-	200.00
Parag K Shah	-	300.00
Loans repaid during the year	15,200.00	10,159.24
Man Infraconstruction Limited	5,656.00	1,188.42
Parag K Shah	-	1,074.20
Wadhwa Group Holdings Private Limited	7,800.00	1,270.65
Abhay Chandak	-	251.17
Bright Star Investment Pvt Ltd	504.00	598.73
Chandak Realtors Private Limited	1,240.00	536.59
Manan P Shah	-	490.50
Mansi P Shah	-	4,748.98
Interest expenses	1,095.98	2,789.01
Man Infraconstruction Limited	363.70	265.21
Brightstar Investments Private Limited	95.12	247.47
Wadhwa Group Holdings Private Limited	472.57	1,252.16
Chandak Realtors Private Limited	164.59	341.13
Abhay Chandak	-	31.46
Mansi P Shah	-	501.54
Manan P Shah	-	17.82
Parag K Shah	-	132.21
Labour contract expenses (net of indirect taxes)	3,827.61	1,242.74
Man Infraconstruction Limited	3,827.61	1,242.74
Professional Fees (net of indirect taxes)	121.51	493.04
Man Infraconstruction Limited	121.51	66.19
Wadhwa Group Holdings Private Limited	-	100.00
ManMantra Infracon LLP	-	326.85
Brokerage paid	-	150.00
ManMantra Infracon LLP	-	150.00
Purchase of Material (Net of indirect taxes)	880.60	204.65
Man Infraconstruction Limited	0.14	1.18
Starcrete LLP	880.46	203.40
MICL Developer LLP	-	0.07
S & M Miscellaneous	-	71.70
Vijay associates	-	8.62
Wadhwa Construction & Infrastructure Pvt Ltd	-	50.04
Wadhwa Group Holdings Private Limited	-	4.11
Wadhwa Realty Pvt Ltd	-	2.21
Wadhwa Residency Private Limited	-	6.72
Sale of Materials	8.71	13.67
Man Infraconstruction Limited	5.06	5.65
Man Realtors & Holdings Pvt Ltd	-	3.45
Wadhwa Construction & Infrastructure Pvt Ltd	3.65	4.57
Outstanding Payables included in :		
Unsecured Loan	6,000.00	14,200.00
Man Infraconstruction Limited	1,560.00	4,216.00
Brightstar Investments Private Limited	540.00	1,044.00
Wadhwa Group Holdings Private Limited	3,000.00	6,800.00
Chandak Realtors Private Limited	900.00	2,140.00



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Atmosphere Realty Private Limited
Notes to Financial Statements for the year ended March 31, 2022
All amounts are in INR (Lakhs) otherwise stated

Particulars	Year ended March 31,	
	2022	2021
Interest accrued on borrowings	322.87	-
Man Infraconstruction Limited	147.68	-
Brightstar Investments Private Limited	29.08	-
Wadhwa Group Holdings Private Limited	97.64	-
Chandak Realtors Private Limited	48.47	-
Trade Payable	1,225.53	681.70
Man Infraconstruction Limited	1,108.03	503.00
Wadhwa Residency Private Limited	-	2.29
Vijay associates	-	55.29
Wadhwa Construction & Infrastructure Pvt Ltd	-	5.91
Wadhwa Realty Pvt Ltd	-	1.63
Wadhwa Group Holdings Private Limited	117.50	113.50
MICL Developers LLP	-	0.09
Outstanding Receivables included in :		
Trade Receivables	10.28	-
Man Infraconstruction Ltd	5.97	-
Wadhwa Construction & Infrastructure Pvt Ltd	4.31	-

Guarantees & Collaterals at the end of the year :

Personal Guarantees (Joint Guarantee)	22,500.00	-
Navin Makhija		
Abhay Chandak		
Manan P Shah		

(Credits and debits in the nature of reimbursements are not included above)

- 4.09** Revenue is recognised over the period of time in respect of units under construction, which are 'qualifying assets' in terms of Ind AS 23: "Borrowing Costs" and accordingly, borrowing cost is continued to be allocated as part of the project cost.
- 4.10 Borrowings secured against current assets**
The company has obtained term loans from Aditya Birla Finance Limited (lender) which are secured against current assets and the MIS filed are in agreement with books of accounts.



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4.11 Disclosure of ratios

Sr. no.	Particulars	Formula's used	Ratios		Variance	Reason for variance (Refer note)
			As at March 31, 2022	As at March 31, 2021		
1	Current ratio (in times)	Current assets	3.60	2.05	75.84%	1
		Current liabilities				
2	Debt equity ratio	Total debt	11.12	14.70	24.35%	1
		Share capital				
3	Debts services coverage ratio	Earnings available for debt services	0.12	-0.07	283.86%	1
		Debt services				
4	Return on equity (in %)	Net profit after taxes - Preference dividend (if any)	39.24%	-17.10%	329.51%	1
		Average share capital				
5	Inventory turnover ratio	Cost of goods sold or Sales	0.84	0.38	-124.19%	1
		Average inventory				
6	Trade receivable turnover ratio	Net credit sales	NA	NA	NA	
		Average accounts receivables				
7	Trade payable turnover ratio	Net credit purchase	NA	NA		
		Average trade payable				
8	Net capital turnover ratio (in times)	Net sales	0.94	0.50	87.22%	1
		Working capital				
9	Net profit ratio (in %)	Net profit (after tax)	3.37%	-3.95%	185.29%	1
		Net sales				
10	Return on capital employed (in %)	Earnings before interest and taxes	0.04	-0.02	301.83%	1
		Capital employed				
11	Return on investment (in %)	Income from invested funds	1.87%	2.86%	34.61%	2
		Average invested funds				

Notes:

- 1 The company is in the business of development of real estate and the revenue therefrom is recognised over the time based on the percentage of work completion. Having regard to the nature of industry in the opinion of the company, the ratios are strictly not comparable and the reasons for variances are attributed to the following factors:
 - a. Higher efficiency
 - b. Achieving the threshold limit of work completion, resulting into recognising profit/ loss on sale of units
- 2 The yield is based on the market senerio.



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4.12 Previous year figures are regrouped and rearranged to confirm to current years presentation. Further, figures of current year are strictly not comparable with those of previous year. Reference is drawn to note no. 1 of note no. 4.11.

As per our report of even date attached
For M. A. Parikh Shah & Associates
Chartered Accountants
Firm Registration No : 0107556W



Dhaval B. Selwadia
Partner
Membership no. 100023



For and on behalf of the Board of Directors



Navin Makhija
Managing Director
DIN no. 00390435



Manan Shah
Director
DIN No. 06500239



Vishal Adhav
Company Secretary
Membership no. A65202

Rajiv Sheth
Chief Financial Officer
ICAI Membership no: 36141

Place: Mumbai
Date: 16th May, 2022

Place: Mumbai
Date: 16th May, 2022

