

INDEPENDENT AUDITOR'S REPORT

To the Members of Neetnav Real Estate Private Limited

Report on the Audit of the Ind AS financial statements

Opinion

We have audited the accompanying Ind AS financial statements of Neetnav Real Estate Private Limited (the "Company"), which comprise the Balance sheet as at March 31, 2023, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information.

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

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Other Information

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

Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the Ind AS financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position,

financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events

in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 (the "Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (g) No managerial remuneration has been paid by the company during the year;
 - (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, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

- iv. (a) The management has represented that, to the best of its knowledge and belief and read with note 31 to the Ind AS financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The management has represented that, to the best of its knowledge and belief and read with note 31 to the Ind AS financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (c) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the Company.
- vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 1, 2023, reporting under this clause is not applicable.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Amit Singh
Partner
Membership Number: 408869
UDIN: 23408869BGXKKM1991
Place of Signature: Mumbai
Date: May 24, 2023

Annexure '1' referred to in paragraph 1 of our report of even date under the heading "Report on Other Legal and Regulatory Requirements"

Re: Neetnav Real Estate Private Limited (the "Company")

In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- (i) (a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment including Investment Property.
- (a)(B) According to the information and explanations given by the management, the Company does not hold any intangible asset. Accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company and hence not commented upon.
- (b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.
- (c) The title deeds of all the immovable properties are held in the name of the Company.
- (d) The Company does not follow the revaluation model for subsequent measurement of its Property, Plant and Equipment (including Right of use assets). Accordingly, the requirement to report on clause 3(i)(d) of the Order is not applicable to the Company and hence not reported upon.
- (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder. Accordingly, the requirement to report on clause 3(i)(e) of the Order is not applicable to the Company and hence not reported upon.
- (ii) (a) The Company does not hold any inventory. Accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.
- (b) The Company has not been sanctioned working capital limits in excess of INR five crore in aggregate from banks or financial institutions during the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company and hence not reported upon.
- (iii) (a) During the year the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.
- (b) During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.
- (c) The Company has not granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.
The Company has not granted loans or advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.

- (d) There were no loans or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.
- (e) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.
- (f) is not applicable to the Company.

- (iv) The Company has not advanced any loans, guarantees or security to any entity covered by the provisions of section 185 and section 186 of the Companies Act 2013. Accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company in respect of section 185 and section 186 of the Companies Act 2013, pertaining to these transactions. The Company has not made any investments during the year and accordingly clause 3(iv) in respect of compliance with section 186 of the Companies Act 2013 in respect of investments is not applicable to the Company and hence not reported upon.

- (v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company and hence not reported upon.

- (vi) The Company has not commenced any operations during the year and accordingly, the requirement to maintain cost records as specified by the Central Government under Section 148(1) of the Companies Act, 2013 is not applicable to the Company and hence, we have not commented on clause 3(vi) of the Order.

- (vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.
- (b) There are no dues of goods and services tax, provident fund, employees' state insurance, income tax, sales-tax, service tax, duty of customs, excise duty, value added tax, cess, goods and service tax and other statutory dues which have not been deposited on account of any dispute.

- (viii) The Company has not surrendered or disclosed any transaction, previously not recorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company and hence not reported upon.

- (ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
- (b) The Company has not been declared a wilful defaulter by any bank or financial institution or government or any government authority.
- (c) Term loans were applied for the purpose for which the loans were obtained.

- (d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e)/(f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(e) and (ix)(f) of the Order is not applicable to the Company and hence not reported upon.
- (x) (a) The Company has not raised any money during the year by way of initial public offer/ further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company and hence not reported upon.
(b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company and hence not reported upon.
- (xi) (a) Other than the cyber security incident as explained in Note 32 of the Ind AS financial statements, no material fraud on the Company has been noticed or reported during the year. Further, no fraud by the Company has been noticed or reported during the year.
(b) During the year, no report under sub-section 12 of section 143 of the Companies Act, 2013 has been filed by secretarial auditor or by us in Form ADT-4, as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government. The provisions of cost audit being not applicable to the Company, reporting in Form ADT-4 is not applicable and hence not reported upon.
(c) As represented to us by management, there are no whistle blower complaints received by the Company during the year. Accordingly, the requirement to report on Clause 3(xi)(c) of the Order is not applicable to the Company and hence not reported upon.
- (xii) The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a) to (c) of the Order is not applicable to the Company and hence not reported upon.
- (xiii) Transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly reporting under clause 3(xiii) insofar as it relates to section 177 of the Act is not applicable to the Company and hence not commented upon by us.
- (xiv) (a) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(a) of the Order is not applicable to the Company.
(b) The Company does not have an internal audit system and is not required to have an internal audit system under the provisions of Section 138 of the Companies Act, 2013. Therefore, the requirement to report under clause 3(xiv)(b) of the Order is not applicable to the Company.
- (xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence the requirement to report on clause 3(xv) of the Order is not applicable to the Company and hence not reported upon.
- (xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company and hence not reported upon.

- (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company and hence not reported upon.
- (d) Based on information and explanation provided by management of the Company, there is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company and hence not reported upon. We have not, however, separately evaluated whether the information provided by the management is accurate and complete.
- (xvii) The Company has incurred cash losses in the current year amounting to Rs. 198.8 Lakhs. In the immediately preceding financial year, the Company had not incurred cash losses.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, the requirement to report on clause 3(xviii) of the Order is not applicable to the Company and hence not reported upon.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios disclosed in note 27 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) (a) The provisions of section 135 of the Companies Act, 2013 are not applicable to the Company. Therefore, requirement to report under clause 3(xx)(a) of the Order is not applicable to the Company.
- (b) The provisions of section 135 of the Companies Act, 2013 are not applicable to the Company. Therefore, requirement to report under clause 3(xx)(b) of the Order is not applicable to the Company.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Amit Singh
Partner
Membership Number: 408869
UDIN: 23408869BGXKKM1991
Place of Signature: Mumbai
Date: May 24, 2023

Annexure 2 to the Independent Auditor's Report of even date on the Ind AS financial statements of Neetnav Real Estate Private Limited

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

We have audited the internal financial controls with reference to Ind AS financial statements of Neetnav Real Estate Private Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls With Reference to these Ind AS financial statements

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

Inherent Limitations of Internal Financial Controls With Reference to Ind AS financial statements

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

Opinion

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

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Amit Singh
Partner
Membership Number: 408869
UDIN: 23408869BGXKKM1991
Place of Signature: Mumbai
Date: May 24, 2023

NEETNAV REAL ESTATE PRIVATE LIMITED
BALANCE SHEET AS AT MARCH 31, 2023

₹ in Lakh

Particulars	Notes	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
(a) Property, plant and equipment	3	9.4	11.3
(b) Capital work-in-progress	4	3,248.3	1,216.6
(c) Investment property	5	54,330.3	53,530.0
(d) Income tax assets	6	34.6	22.1
(e) Other financial assets	7	14.3	13.2
(f) Deferred tax assets	22	0.3	0.1
(g) Other non-current assets	8	58.7	-
Total non-current assets		57,695.9	54,793.3
Current assets			
(a) Financial assets			
(i) Investments	9	-	480.1
(ii) Cash and cash equivalents	10	3.0	2.9
(iii) Other financial assets	11	31.5	288.9
Total current assets		34.5	771.9
TOTAL ASSETS		57,730.4	55,565.2
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	12	1.0	1.0
(b) Other equity	13	52,150.1	52,350.6
Total equity		52,151.1	52,351.6
LIABILITIES			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	14	3,907.0	1,513.9
(ii) Other financial liabilities	15	1,651.6	1,500.0
Total non-current liabilities		5,558.6	3,013.9
Current liabilities			
(a) Financial liabilities			
Trade payables			
Total outstanding dues of micro and small enterprise		-	-
Total outstanding dues of creditors other than micro and small enterprise	24	5.9	39.2
(b) Other current liabilities	16	14.8	160.5
Total current liabilities		20.7	199.7
TOTAL LIABILITIES		5,579.3	3,213.6
TOTAL EQUITY AND LIABILITIES		57,730.4	55,565.2

The accompanying notes are an integral part of the financial statements

As per our report of even date

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration No. : 324982E/E300003

For and on behalf of the Board of Directors of

NEETNAV REAL ESTATE PRIVATE LIMITED

per Amit Singh

Partner

Membership no. : 408869

Mumbai, May 24, 2023

Chandrakant K. Agrawal

Director

DIN: 02525499

Mumbai, May 24, 2023

Rakeshchandra J. Sinha

Director

DIN: 07340998

Mumbai, May 24, 2023

NEETNAV REAL ESTATE PRIVATE LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2023

₹ in Lakh

Particulars	Notes	Year ended March 31, 2023	Year ended March 31, 2022
(I) Income			
Revenue from operations	17	15.6	15.6
Other income	18	11.8	0.7
(II) Total income		27.4	16.3
(III) Expenses			
Finance costs	19	169.5	1.2
Depreciation and amortisation expense	3	1.9	1.9
Other expenses	20	56.7	2.8
(IV) Total expenses		228.1	5.9
(V) Profit / (Loss) before tax (II - IV)		(200.7)	10.4
(VI) Tax expenses			
Current tax	21	-	2.9
Deferred tax	22	(0.2)	(0.1)
(VII) Total tax expenses		(0.2)	2.8
(VIII) Profit / (Loss) for the year (V - VII)		(200.5)	7.6
(IX) Total comprehensive income for the year		(200.5)	7.6
Earnings per equity share (face value per equity share - ₹ 10)	23		
Basic (in ₹)		(2,005.0)	76.0
Diluted (in ₹)		(2,005.0)	1.4

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

**For and on behalf of the Board of Directors of
NEETNAV REAL ESTATE PRIVATE LIMITED**

per Amit Singh
Partner
Membership no. : 408869
Mumbai, May 24, 2023

Chandrakant K. Agrawal
Director
DIN: 02525499
Mumbai, May 24, 2023

Rakeshchandra J. Sinha
Director
DIN: 07340998
Mumbai, May 24, 2023

NEETNAV REAL ESTATE PRIVATE LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2023

₹ in Lakh

Particulars	Equity share capital	Other equity		Total
		Reserve and surplus		
		Compulsorily convertible debentures	Retained earnings (surplus in profit and loss)	
Balance as at April 01, 2021	1.0	29,050.0	184.1	29,235.1
Profit for the year	-	-	7.6	7.6
Addition during the year		23,100.0		23,100.0
Issue of 0% Non cumulative - non convertible preference shares			8.9	8.9
Total comprehensive income for the year	-	23,100.0	16.5	23,116.5
Balance as at March 31, 2022	1.0	52,150.0	200.6	52,351.6
Profit / (Loss) for the year	-	-	(200.5)	(200.5)
Total comprehensive income for the year	-	-	(200.5)	(200.5)
Balance as at March 31, 2023	1.0	52,150.0	0.1	52,151.1

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

For and on behalf of the Board of Directors of
NEETNAV REAL ESTATE PRIVATE LIMITED

per Amit Singh
Partner
Membership no. : 408869
Mumbai, May 24, 2023

Chandrakant K. Agrawal
Director
DIN: 02525499
Mumbai, May 24, 2023

Rakeshchandra J. Sinha
Director
DIN: 07340998
Mumbai, May 24, 2023

NEETNAV REAL ESTATE PRIVATE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

₹ in Lakh

PARTICULARS	Year ended March 31, 2023	Year ended March 31, 2022
A) Cash flow from operating activities		
Net profit / (Loss) before tax	(200.7)	10.4
Adjustments for:		
Depreciation and amortisation expense	1.9	1.9
Interest income	(0.5)	(0.6)
Net gain arising on financial assets measured at fair value through profit or loss	-	(0.1)
Net gain on sale of financial assets measured at fair value through profit or loss	(11.3)	-
Finance cost	169.5	1.2
Operating profit / (loss) before working capital changes	(41.1)	12.8
Movement in working capital:		
(Increase) / decrease in other financial assets	256.3	(12.6)
Increase / (decrease) in trade payables	(33.2)	5.6
Increase / (decrease) in other financial liabilities	(162.5)	160.1
Cash generated from operations	19.5	165.9
Income tax paid (net of refund)	(12.5)	(11.8)
Net Cash generated from operating activities (A)	7.0	154.1
B) Cash flow from investing activities		
Payments for purchase of property, plant and equipment (including capital work-in-progress)	(2,890.7)	(24,296.0)
Purchase of investment	(480.0)	(480.0)
Proceeds from sale of investments	971.4	-
Interest received	0.5	0.6
Net cash used in investing activities (B)	(2,398.8)	(24,775.4)
C) Cash flow from financing activities		
Issue of compulsorily convertible debentures	-	23,100.0
Issue of 0% non cumulative - non convertible preference shares	-	11.6
Proceeds from borrowing	2,392.0	1,500.0
Finance cost	(0.1)	(0.4)
Net cash generated from financing activities (C)	2,391.9	24,611.2
Net decrease in cash and cash equivalents (A+B+C)	0.1	(10.1)
Cash & Cash equivalents at beginning of the year	2.9	13.0
Cash & cash equivalents at the end of the year	3.0	2.9

Cash and cash equivalents comprises of : (refer note 10)

₹ in Lakh

Particulars	As at March 31, 2023	As at March 31, 2022
Cash on hand (March 31, 2022 ₹ 280)	-	0.0
Balances with banks - in current account	3.0	2.9
	3.0	2.9

The accompanying notes are an integral part of the financial statements

As per our report of even date

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration No. : 324982E/E300003

For and on behalf of the Board of Directors of

NEETNAV REAL ESTATE PRIVATE LIMITED

per Amit Singh

Partner

Membership no. : 408869

Mumbai, May 24, 2023

Chandrakant K. Agrawal

Director

DIN: 02525499

Mumbai, May 24, 2023

Rakeshchandra J. Sinha

Director

DIN: 07340998

Mumbai, May 24, 2023

NEETNAV REAL ESTATE PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023

1. General Information

Neetnav Real Estate Private Limited ("the Company") is a private limited company incorporated and domiciled in India, having its registered office at Acme Plaza, Andheri-Kurla Road, Andheri (East), Mumbai - 400 059. The Company is a 100% subsidiary of Sun Pharmaceutical Industries Limited

The Financial statements were approved for issue in accordance with a resolution of the directors on May 24, 2023.

2. Summary of significant accounting policies

2.1 Statement of compliance

The Company has prepared financial statements for the year ended March 31, 2023 in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, together with the comparative period data as at and for the year ended March 31, 2022.

2.2 Basis of preparation and presentation

The financial statements are presented in ₹ and all values are rounded to the nearest Lakh (₹ 00,000) upto one decimal, except when otherwise indicated.

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

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 116, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

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

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

The Company has consistently applied the following accounting policies to all periods presented in these financial statements.

A. Current vs Non-current

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

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

B. Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

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

Financial liabilities are measured at amortised cost using the effective interest method.

Financial liabilities and equity instruments

Classification as debt or equity

Debt and equity instruments issued by a Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

Compound financial instruments

The component parts of compound financial instruments (convertible notes) issued by the Company are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

C. Revenue

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, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

D. Income tax

Income tax expense consists of current and deferred tax. Income tax expense is recognised in profit or loss except to the extent that it relates to items recognised in OCI or directly in equity, in which case it is recognised in OCI or directly in equity respectively. Current tax is the expected tax payable on the taxable profit for the year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous years. Current tax assets and tax liabilities are offset where the Company has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period. Deferred tax assets and liabilities are offset if there is a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the Company.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

E. Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Contingent liability is disclosed for (i) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or (ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognised in the financial statements.

F. Cash and cash equivalents

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

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

G. Earnings per share

The Company presents basic and diluted earnings per share ("EPS") data for its equity shares. Basic EPS is calculated by dividing the profit or loss attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to equity shareholders and the weighted average number of equity shares outstanding for the effects of all dilutive potential ordinary shares.

The number of equity shares and potentially dilutive equity shares are adjusted retrospectively for all periods presented for any share splits and bonus shares issues including for changes effected prior to the approval of the financial statements by the Board of Directors.

H. Property, plant and equipment

Items of property, plant and equipment are stated in balance sheet at cost less accumulated depreciation and accumulated impairment losses, if any. Cost includes purchase price, borrowing costs if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Subsequent expenditures are capitalised only when they increase the future economic benefits embodied in the specific asset to which they relate. Such assets are classified to the appropriate categories of property, plant and equipment when completed and ready for intended use. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use. When parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment. 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 property, plant and equipment and is recognised in profit or loss.

Items of property, plant and equipment acquired through exchange of non-monetary assets are measured at fair value, unless the exchange transaction lacks commercial substance or the fair value of either the asset received or asset given up is not reliably measurable, in which case the acquired asset is measured at the carrying amount of the asset given up.

Depreciation is recognised on the cost of assets (other than freehold land and Capital work-in-progress) less their residual values on straight-line method over their useful lives as indicated in Part C of Schedule II of the Companies Act, 2013.

Depreciation methods, useful lives and residual values are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

The estimated useful lives of building improvements is estimated at 10 years

I. Investment property

Investment property is measured initially at cost, including transaction costs. Subsequent to initial recognition, investment property is stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. All other repair and maintenance costs are recognised in profit or loss as incurred.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit or loss in the period of derecognition.

J. Leases

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for in the statement of profit and loss. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

2.3 Recent Accounting pronouncements:

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

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

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

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

NEETNAV REAL ESTATE PRIVATE LIMITED
 NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023

3. PROPERTY, PLANT AND EQUIPMENT

₹ in Lakh

Particulars	Building	Total
At cost / deemed cost		
As at April 1, 2021	19.1	19.1
Additions	-	-
Disposals	-	-
As at March 31, 2022	19.1	19.1
Additions	-	-
Disposals	-	-
As at March 31, 2023	19.1	19.1
Accumulated depreciation		
As at April 1, 2021	5.9	5.9
Depreciation expense	1.9	1.9
As at March 31, 2022	7.8	7.8
Depreciation expense	1.9	1.9
As at March 31, 2023	9.7	9.7
Carrying amount		
As at March 31, 2022	11.3	11.3
As at March 31, 2023	9.4	9.4

4. Details of Capital work-in-progress :

₹ in Lakh

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	As at March 31, 2023
Ageing of capital work-in-progress					
Projects in progress	2,031.7	1,216.6	-	-	3,248.3
	2,031.7	1,216.6	-	-	3,248.3

₹ in Lakh

Particulars	Less than 1 year	1-2 years	2-3 years	More than 3 years	As at March 31, 2022
Ageing of capital work-in-progress					
Projects in progress	1,216.6	-	-	-	1,216.6
	1,216.6	-	-	-	1,216.6

5. INVESTMENT PROPERTY

₹ in Lakh

Particulars	As at March 31, 2023	As at March 31, 2022
Investment in property (valued at cost)		
A Property at Goregaon "Sun House", Mumbai	30,450.6	30,450.6
B Free hold land "bearing CTS 271 and 272" at Gundavali, Andheri, Mumbai	23,879.7	23,079.4
	54,330.3	53,530.0

A Property at Goregaon "Sun House", Mumbai

(i) Amounts recognised in the Statement of Profit and Loss for investment property in "Sun House":

₹ in Lakh

Particulars	As at March 31, 2023	As at March 31, 2022
Usage charges for club house	15.6	15.6
	15.6	15.6

(ii) Fair value of investment property at Goregaon "Sun House", Mumbai as on March 31, 2023 is ₹ 32,448.0 Lakh (March 31, 2022 ₹ 32,517.0 Lakh).

Estimation of fair value:

The Company obtains independent valuation of its investment property at least annually.

The fair value of investment property has been determined by, an accredited independent valuer who is a specialist in valuing these types of investment properties. The inputs used are ready reckon rates specified by local authority for the purpose of fair value. All resulting fair value estimates for investment property is included in level 3.

- (iii) The Company had purchased property [Sun House, Western Express Highway, Goregaon (East), Mumbai - 400 063] for a total consideration of ₹ 30,450.6 Lakh and further incurred Rs 800.3 Lakh for stamp duty and registration charges in the year 2022-23 and thus got the ownership rights to both the Land and Building of "Sun House" located at Goregaon East, paid to the seller is shown as 'Investment property' in the books.
- (iv) To fund this acquisition, the Company issued 0% percent Compulsory Convertible Debentures and Non-Cumulative ("CCDs-series 1"), Non-Convertible Redeemable Preference shares ("NCRPS- series 1") to Sun Pharmaceutical Industries Limited (SPIL) and Sun Pharma Laboratories Limited (SPLL). 61% of these instruments are subscribed by SPLL and balance 39% by SPIL.
- (v) By virtue of the joint holding of 290,500 Non-Cumulative, Non-Convertible Redeemable Preference Shares ("NCRPS- series 1") of ₹ 10 each jointly with 290,500 - 0% Compulsorily Convertible Debentures of ₹ 10,000 each, the holders (SPIL and SPLL), got the exclusive right of usage, enjoyment and occupancy rights of 20,979.06 square meters in the immovable property of the Company situated at "Sun House", Plot No. 201, B/1, Western Express Highway, Goregaon (East), Mumbai - 400 063. Both SPIL and SPLL have made the payment to access exclusive right to occupy, enjoy and use the Building. The ownership of the Land remains with the Company. SPIL and SPLL do not have any right, title or interest in the underlying Land of the aforesaid property. Thus, SPIL and SPLL are having exclusive rights over building and accordingly the Company does not have any rights thereon.
- (vi) Each Compulsorily Convertible Debentures of ₹ 10000/- shall, subject to the provisions of law, be compulsorily convertible into Class B Equity Shares of the Company. 290,500 Class B Equity shares shall be issued to holders (SPIL and SPLL) upon conversion of 0% Compulsorily Convertible Debentures, the occupancy rights in the above property shall be enjoyed by the Class B Equity Shares without any interruption, change or modification. The Company has no restrictions on the realisability of its investment property and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

NEETNAV REAL ESTATE PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023

B Free hold land "bearing CTS 271 and 272" at Gundavali, Andheri, Mumbai

- (i) There is no amount recognised in the Statement of Profit and Loss during current year and also in previous year.
- (ii) Fair value of investment in free hold land "bearing CTS 271 and 272" at Gundavali, Andheri, Mumbai as on March 31, 2023 is ₹ 28,166.0 Lakh (March 31, 2022 ₹ 23,070.0 Lakh).

Estimation of fair value:

The Company obtains independent valuation of its investment property at least annually.

The fair value of investment property has been determined by, an accredited independent valuer who is a specialist in valuing these types of investment properties. The inputs used are ready recknor rates specified by local authority for the purpose of fair value. All resulting fair value estimates for investment property is included in level 3.

- (iii) The Company has purchased free hold land situated at CTS Nos. 271 and 272, Village Gundawali, Taluka Andheri, Mumbai- 400 093 for a total consideration of ₹ 23,079.4 during the year 2021-22 (including stamp duty and registration charges of ₹ 800.3) and thus got the ownership rights of Land to construct the commercial building, the amount paid to the seller is shown as 'Investment property' in the books.
- (iv) To fund this acquisition, the Company issued 0% percent Compulsory Convertible Debentures (CCDs- series 2") and Non-Cumulative, Non-Convertible Redeemable Preference shares ("NCRPS- series 2") to Sun Pharmaceutical Industries Limited (SPIL) and Sun Pharma Laboratories Limited (SPLL). 61% of these instruments are subscribed by SPLL and balance 39% by SPIL.
- (v) By virtue of the joint holding of 115,500 Non-Cumulative, Non-Convertible Redeemable Preference Shares ("NCRPS- series 2") of ₹ 10 each jointly with 231,000- 0% Compulsorily Convertible Debentures (CCDs-series-2) of ₹ 10,000 each, the holders (SPIL and SPLL), got the exclusive right of usage, enjoyment and occupancy rights of 5598.7 square meters in the immovable property of the Company (free hold land is situated at CTS Nos. 271 and 272, Village Gundawali, Taluka Andheri, Mumbai- 400 093. Both SPIL and SPLL have made the payment to access exclusive right to occupy, enjoy and use the immovable property. The ownership of the immovable property remains with the Company. SPIL and SPLL do not have any right, title or interest in the underlying Land of the aforesaid property. Thus, SPIL and SPLL are having exclusive rights over immovable property and accordingly the Company does not have any rights thereon.
- (vi) Each Compulsorily Convertible Debentures of ₹ 10000/- shall, subject to the provisions of law, be compulsorily convertible into Class C Equity Shares of the Company. 231,000 Class C Equity shares shall be issued to holders (SPIL and SPLL) upon conversion of 0% Compulsorily Convertible Debentures, the occupancy rights in the above property shall be enjoyed by the Class C Equity Shares without any interruption, change or modification. The Company has no restrictions on the realisability of its investment property and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

6. INCOME TAX ASSETS (NET)

₹ in Lakh

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Advance tax [Net of provision for tax ₹ 15.5 Lakh (March 31, 2022 ₹ 15.5 Lakh)]	34.6	22.1
	34.6	22.1

7. OTHER FINANCIAL ASSETS - NON CURRENT

₹ in Lakh

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Unsecured, considered good		
Security deposit	13.7	13.2
Balance with Government authorities	0.6	-
	14.3	13.2

8. OTHER ASSETS - NON CURRENT

₹ in Lakh

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Capital advances	58.7	-
	58.7	-

9. INVESTMENTS (CURRENT)

Particulars	As at		As at	
	March 31, 2023		March 31, 2022	
	Quantity	₹ in Lakh	Quantity	₹ in Lakh
Investments in mutual funds				
Unquoted (Fair value through profit or loss) *				
Baroda BNP Paribas Liquid Fund –Direct Growth	-	-	19,572,501	480.1
				480.1

* Investments in mutual funds have been fair valued at closing net asset value (NAV).

10. CASH AND CASH EQUIVALENTS

₹ in Lakh

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Cash on hand (March 31, 2022 ₹ 280)	-	0.0
Balances with banks		
In current accounts	3.0	2.9
	3.0	2.9

11. OTHER FINANCIAL ASSETS - CURRENT

₹ in Lakh

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Unsecured, considered good		
Other receivable from related parties (refer note 29)	31.5	288.9
	31.5	288.9

12. EQUITY SHARE CAPITAL

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number of shares	₹ in Lakh	Number of shares	₹ in Lakh
Authorised share capital				
Class "A" Equity shares of ₹ 10 each	10,000	1.0	10,000	1.0
Class "B" Equity shares of ₹ 10 each	500,000	50.0	500,000	50.0
Preference Shares of ₹ 10 each	500,000	50.0	500,000	50.0
	1,010,000	101.0	1,010,000	101.0
Issued, subscribed and fully paid up				
Class "A" Equity shares of ₹ 10 each	10,000	1.0	10,000	1.0
	10,000	1.0	10,000	1.0

(a) Reconciliation of the number of equity shares and amount outstanding at the beginning and at the end of reporting period

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number of shares	₹ in Lakh	Number of shares	₹ in Lakh
Opening balance	10,000	1.0	10,000	1.0
Closing balance	10,000	1.0	10,000	1.0

(b) Details of shareholders holding more than 5% in the Company and shares held by promoter

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number of shares	%	Number of shares	%
Equity shares				
Sun Pharmaceutical Industries Limited	10,000	100%	10,000	100%

(c) Terms/ rights attached to equity shares

Rights, preference and restrictions attached to equity shares: The class "A" equity shares of the Company, having par value of ₹ 10 per share, rank pari passu in all respects including voting rights and entitlement to dividend.

No equity share have been issued as bonus or shares issued for consideration other than cash or bought back during the period of five years immediately preceding the reporting date.

The class 'B' equity shares of the Company, having par value of ₹ 10 per share, entitled to usage, enjoyment and occupancy rights in the investment property carry 1/10th voting rights. The equity shareholders are entitled to bonus and / or right shares of the same class of shares as and when issued.

The class 'C' equity shares of the Company, having par value of ₹ 10 per share, entitled to usage, enjoyment and occupancy rights in the investment property carry 1/10th voting rights. The equity shareholders are entitled to bonus and / or right shares of the same class of shares as and when issued.

(d) Terms/ rights attached to preference shares

The non-Cumulative - non Convertible preference shares are treated as non current borrowings and not as other equity. The preference shares carry 0% interest and are compulsorily redeemable after a period of 20 years, hence its true nature is that of borrowing and not that of equity. As per relevant Ind AS the fair value of such preference shares are accounted in the books and deemed interest on the same is accounted.

13. OTHER EQUITY

₹ in Lakh

Particulars	As at March 31, 2023		As at March 31, 2022	
	Reserves and surplus			
Retained earnings		0.1		200.6
Compulsorily convertible debentures		52,150.0		52,150.0
		52,150.1		52,350.6

Refer statement of changes in equity for detailed movement in other equity balance.

14. BORROWINGS (NON CURRENT)

₹ in Lakh

Particulars	As at March 31, 2023		As at March 31, 2022	
	Unsecured			
Borrowings from related party (refer note 29 and 30)		3,892.0		1,500.0
Non cumulative - non convertible preference shares of ₹ 10 each		15.0		13.9
		3,907.0		1,513.9

15. OTHER FINANCIAL LIABILITIES (NON CURRENT)

₹ in Lakh

Particulars	As at March 31, 2023		As at March 31, 2022	
	Interest accrued		151.6	
Security deposit (refer note 29)		1,500.0		1,500.0
		1,651.6		1,500.0

NEETNAV REAL ESTATE PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023

16. OTHER CURRENT LIABILITIES

₹ in Lakh

Particulars	As at March 31, 2023	As at March 31, 2022
Statutory remittances	14.8	160.5
	14.8	160.5

17. REVENUE FROM OPERATIONS

₹ in Lakh

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Usage charges for club house	15.6	15.6
	15.6	15.6

18. OTHER INCOME

₹ in Lakh

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Interest income on : Interest on others	0.5	0.6
Net gain arising on financial assets measured at fair value through profit or loss	-	0.1
Net gain on sale of financial assets measured at fair value through profit or loss	11.3	-
	11.8	0.7

19. FINANCE COSTS

₹ in Lakh

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Interest expense for financial liabilities carried at amortised cost	168.5	0.4
Others	1.0	0.8
	169.5	1.2

20. OTHER EXPENSES

₹ in Lakh

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Rates and taxes	39.5	0.1
Legal and professional fees	4.1	0.2
Power and fuel	2.6	1.6
Payment to auditors (net of input credit, wherever applicable)	1.0	0.9
Miscellaneous expenses (March 31, 2022 ₹ 1,877)	9.5	0.0
	56.7	2.8

21. TAX RECONCILIATION

₹ in Lakh

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Reconciliation of current tax expense		
Profit / (Loss) before tax	(200.7)	10.4
Enacted income tax rate (%) *	25.168%	25.168%
Income tax calculated at income tax rate	(50.5)	2.6
Effect of expenses that are not deductible	50.3	0.2
Total tax expense recognised in statement of profit and loss	(0.2)	2.8

* The tax rate used for reconciliation above is the corporate tax rate of 25.168% (March 31, 2022: 25.168%) at which the company is liable to pay tax on taxable income under the Indian Tax Law.

22. DEFERRED TAX ASSETS:

₹ in Lakh

Particulars	Opening balance as at April 1, 2022 (Deferred tax asset)	Profit/(loss) movement during the year	Other comprehensive income movement during the year	Closing balance as at March 31, 2023 (Deferred tax asset)
Difference between written down value of property, plant and equipment as per books of accounts and income tax	0.1	0.2	-	0.3
	0.1	0.2	-	0.3

Particulars	Opening balance as at April 1, 2021 (Deferred tax asset)	Profit/(loss) movement during the year	Other comprehensive income movement during the year	Closing balance as at March 31, 2022 (Deferred tax asset)
Difference between written down value of property, plant and equipment as per books of accounts and income tax	* 0.0	0.1	-	0.1
Difference in carrying value and tax base of financial assets of investments	-	^ 0.0	-	^ 0.0
	* 0.0	0.1	-	0.1

* 604 , ^ (2,532)

23. EARNINGS PER EQUITY SHARE:

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Profit/(loss) for the year (₹ in Lakh)- used as numerator for calculating earnings per share	(200.5)	7.6
Weighted average number of shares used in computing basic earnings per share	10,000.0	10,000.0
Add : Dilution effect of Class B & Class C equity shares	521,500.0	521,500.0
Weighted average number of shares used in computing diluted earnings per share	531,500.0	531,500.0
Face value per share (in ₹)	10	10
Basic earnings per share (in ₹)	(2,005.0)	76.0
Diluted earnings per share (in ₹)	(2,005.0)	1.4

24

a) DISCLOSURES UNDER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006

The information regarding Micro and Small Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. The company has not received any memorandum (as required to be filed by the suppliers with notified authority under the Micro, Small and Medium Enterprises Development Act 2006) from vendor claiming the status as micro or small enterprise, hence no disclosures have been made.

b) Trade payable ageing

₹ in Lakh

Particulars	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	As at March 31, 2023
Outstanding dues of other than micro and small enterprises	5.9	-	-	-	-	5.9
	5.9	-	-	-	-	5.9

₹ in Lakh

Particulars	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	As at March 31, 2022
Outstanding dues of other than micro and small enterprises	39.2	-	-	-	-	39.2
	39.2	-	-	-	-	39.2

25 CONTINGENT COMMITMENTS (TO THE EXTENT NOT PROVIDED FOR)

₹ in Lakh

Particular	As at March 31, 2023	As at March 31, 2022
Estimated amount of contracts remaining to be executed on capital account (net of advances)	43.9	800.3

26

a) CATEGORIES OF FINANCIAL INSTRUMENTS AND FAIR VALUE HIERARCHY

₹ in Lakh

Particulars	As at March 31, 2023		
	Fair value through profit or loss	Fair value through other comprehensive income	Amortised cost
Financial assets			
Cash and cash equivalents	-	-	3.0
Security deposit	-	-	13.7
Balance with Government authorities	-	-	0.6
Other receivable from related parties	-	-	31.5
Financial liabilities			
Borrowings	-	-	3,907.0
Trade payables	-	-	5.9
Interest accrued	-	-	151.6
Security deposit	-	-	1,500.0

₹ in Lakh

Particulars	As at March 31, 2022		
	Fair value through profit or loss	Fair value through other comprehensive income	Amortised cost
Financial assets			
Investments - mutual fund - unquoted	480.1	-	-
Cash and cash equivalents	-	-	2.9
Security deposit	-	-	13.2
Other receivable from related parties	-	-	288.9
Financial liabilities			
Borrowings	-	-	1,513.9
Trade payables	-	-	39.2
Security deposit	-	-	1,500.0

b) Fair Value Hierarchy

₹ in Lakh

Particulars	As at March 31, 2022		
	Level 1	Level 2	Level 3
Financial assets and liabilities measured at fair value on a recurring basis at the end reporting period			
Financial assets	-	-	-
Mutual fund	480.1	-	-

NEETNAV REAL ESTATE PRIVATE LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2023

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

The investments included in Level 3 of fair value hierarchy have been valued using the cost approach to arrive at their fair value. The cost of unquoted investments approximates the fair value because there is wide range of possible fair value measurements and the costs represents estimate of fair value within that range.

There were no transfers between Level 1 and 2 in the periods.

The management considers that the carrying amount of financial assets and financial liabilities carried at amortised cost approximates their fair value.

27 RATIO

Particular	Remarks	As at	As at	Variance (in %)
		March 31, 2023	March 31, 2022	
a) Current ratio = (current assets) / (current liabilities)	Changes due to increase in current liabilities	1.67	3.87	(56.9%)
b) Debt equity ratio = (long-term borrowings + short-term borrowings and lease liabilities) / Total equity	Changes due to increase in borrowings	0.07	0.03	159.07%
c) Debt service coverage ratio = {profit/(loss) after tax but before finance costs, depreciation and amortisation and exceptional items} / (finance costs + short-term borrowings + short term Lease liabilities)	Changes due to loss in current year	(0.17)	8.92	NA
d) Return on equity ratio (%) = net profit/(loss) after tax / equity share capital	Changes due to loss in current year	(20,050.0%)	759.99%	NA
e) Inventory turnover ratio = (cost of materials consumed + purchase of stock-in-trade + changes in inventories of finished goods, stock-in-trade and work-in-progress) / average inventory		Not applicable	Not applicable	-
f) Trade receivables turnover ratio in no. of days = (average trade receivables * no. of days) / revenue from contracts with customers		Not applicable	Not applicable	-
g) Trade payable turnover ratio in no. of days = (average trade payable * no. of days) / purchases during the year		Not applicable	Not applicable	-
h) Net capital turnover ratio = revenue from contracts with customers / (current assets - current liabilities)	Changes due to decrease current assets	1.13	0.03	4046.4%
i) Net profit ratio (%) = net profit/(loss) after tax / total revenue from operations	Changes due to Loss in current year	(1,285.3%)	48.72%	NA
j) Return on capital employed (%) = net profit / (loss) after tax / (total assets - total liabilities - intangible assets intangible assets under development - goodwill + long-term borrowings + short-term borrowings + lease liabilities)	Changes due to Loss in current year	(0.36%)	0.01%	NA
k) Return on investment (%) = income generated from FVTPL investment / weighted average FVTPL investment	Change due to sale of mutual fund in current year	4.46%	-	NA

28 FINANCIAL RISK MANAGEMENT

The Company's activities expose it to a variety of financial risks, including market risk, credit risk and liquidity risk. The Company's risk management assessment and policies and processes are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor such risks and compliance with the same. Risk assessment and management policies and processes are reviewed regularly to reflect changes in market conditions and the Company's activities.

Credit risk

Investments

The Company limits its exposure to credit risk by generally investing in liquid securities and only with counterparties that have a good credit rating. The Company does not expect any significant losses from non-performance by these counter-parties, and does not have any significant concentration of exposures to specific industry sectors or specific country risks.

Market risk

The Company does not have any market risk such as foreign exchange risk.

Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company manages its liquidity risk by ensuring, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risk to the Company's reputation.

The table below provides details regarding the contractual maturities of significant undiscounted financial liabilities :

₹ in Lakh

Particulars	Less than 1 year	1 - 3 years	More than 3 years	As at
				March 31, 2023
Borrowings	-	-	3,907.0	3,907.0
Trade Payable	5.9	-	-	5.9
Interest accrued	-	-	151.6	151.6
Security deposit	-	-	1,500.0	1,500.0
	5.9	-	5,558.6	5,564.5

₹ in Lakh

Particulars	Less than 1 year	1 - 3 years	More than 3 years	As at March 31, 2022
Borrowings	-	-	1,513.9	1,513.9
Trade Payable	39.2	-	-	39.2
Security deposit	-	-	1,500.0	1,500.0
	39.2	-	3,013.9	3,053.1

Interest rate risk

The Company has loan facilities on floating interest rate, which exposes the Company to risk of changes in interest rates. For the year ended March 31, 2022, every 50 basis point decrease in the floating interest rate component applicable to its loans and borrowings would decrease the Company's profit by approximately ₹ 19.5 Lakh. A 50 basis point increase in floating interest rate would have led to an equal but opposite effect.

29. As required by Ind AS 24, 'Related Party Disclosure' is given in Annexure - "A"
30. Unsecured loan from related party of ₹ 3,892.0 Lakh (March 31, 2022: ₹ 1,500 Lakh). The loan is repayable by March 14, 2025 and by March 15, 2025. The loan shall carry interest at one (1) year G.Sec Yield plus a spread of 50 bps p.a. The Interest shall be reset on every 1st of April basis G-Sec Yield prevailing on 31st March of preceding financial year.

31. OTHER MATTERS

- a) No proceeding have been initiated or pending against the Company under the Benami Transactions (Prohibitions) Act, 1988 (45 of 1988) and the Rules made thereunder.
- b) The company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.
- c) The Company has not traded or invested in crypto currency or virtual currency during the financial year.
- d) The Company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs either severally or jointly with any other person.
- e) No funds have been advanced or loaned or invested either from borrowed funds or share premium or any other sources or kind of funds by the Company to or in any other person or entity, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- f) No funds have been received by the Company from any person or entity, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- g) The Company does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.
- h) The Company has not been sanctioned working capital limits from banks or financial institutions during any point of time of the year on the basis of security of current assets.
- i) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

32. On March 1, 2023, the parent Company "Sun Pharmaceutical Industries Limited" disclosed an information security incident that impacted some of the Company's IT assets. The Company promptly took steps to contain and remediate the impact of the information security incident, including employing appropriate containment protocols to mitigate the threat, employing enhanced security measures and utilizing global cyber security experts to ensure the integrity of the Company's IT systems' infrastructure and data. As part of the containment measures, the Company proactively isolated its network and initiated recovery procedures. As a result of these measures, certain business operations were also impacted.

Based on the Company's investigation, the Company currently believes that the incident's effects on its IT system include a breach of certain file systems and the theft of Company data and personal data. A ransomware group has claimed responsibility for this incident.

The Company has since strengthened its cybersecurity infrastructure and is in the process of implementing improvements to its cyber and data security systems to safeguard against such risks in the future. The Company is also implementing certain long-term measures to augment its security controls systems across the organization. The parent Company worked with legal counsel across relevant jurisdictions to notify applicable regulatory and data protection authorities, where considered required, and the Company believes there is no material legal non-compliance by the Company on account of the information security incident. The Company believes that all known impacts on its financial statements for the year ended March 31, 2023 on account of this incident have been considered.

33. Previous year's figure has been regrouped and reclassified, wherever necessary.

As per our report of even date

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

**For and on behalf of the Board of Directors of
NEETNAV REAL ESTATE PRIVATE LIMITED**

per Amit Singh
Partner
Membership no. : 408869
Mumbai, May 24, 2023

Chandrakant K. Agrawal
Director
DIN: 02525499
Mumbai, May 24, 2023

Rakeshchandra J. Sinha
Director
DIN: 07340998
Mumbai, May 24, 2023

NEETNAV REAL ESTATE PRIVATE LIMITED

Disclosure pursuant to Ind AS 24 'Related party disclosures':

(A) Name of related parties and description of relationship:

(i) Holding Company:

Sun Pharmaceutical Industries Limited

(ii) Fellow subsidiary

Sun Pharma Laboratories Limited

(iii) Key management personnel

Name	Designation
Mr. Chandrakant K. Agrawal	Director
Mr. Rakeshchandra J. Sinha	Director
Mr. Sanjay Jerry	Director

(B) Summary of the transactions with related parties as per Ind AS 24

₹ in Lakh

Sr. No.	Particulars	Fellow subsidiary		Holding Company	
		Year ended March 31, 2023	Year ended March 31, 2022	Year ended March 31, 2023	Year ended March 31, 2022
1	Lease Income	7.8	7.8	7.8	7.8
2	Reimbursement of expense received	349.2	301.0	223.6	192.4
2	Reimbursement of expense paid	-	-	13.2	-
3	Loan taken	800.0	1500.0	1,592.0	-
4	Interest on loan taken	116.9	0.4	51.6	-
5	Issue of 0% Compulsorily Convertible Debentures-Series 2	-	14,091.0	-	9,009.0
6	Issue of 0% Non-Cumulative Non-Convertible Redeemable Preference Shares – Series 2	-	7.00	-	4.5

(C) Outstanding balance with related parties as per Ind AS 24

₹ in Lakh

Sr. No.	Particulars	Fellow subsidiary		Holding Company	
		As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
1	Other receivable	27.2	201.3	4.3	87.6
2	Loan taken	2,300.0	1,500.0	1,592.0	-
3	Interest accrued	105.2	-	46.4	-
4	Security deposit received	875.0	875.0	625.0	625.0

(D) Terms and conditions of transactions with related parties

The transactions with related parties are made on an arm's length basis. Outstanding trade balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables.

As per Holding Company RPT disclosure policy, there are no material related party transactions during the year ended March 31, 2023.