



## **MITASU DEVELOPERS PRIVATE LIMITED**

**AUDITED FINANCIALS FOR THE YEAR ENDED 31 MARCH 2020**

***Registered Office: B-Wing, Office No-1101, Opp. Reliance Office,  
Express Zone, W.E.Highway, Malad-East Mumbai  
Mumbai City Mh 400097 In***

***Auditor: SSRV & Associates, Chartered Accountants  
Office No. 215, Gundecha Ind. Estate, Akruli Road,  
Kandivali (East), Mumbai 400 101***



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## **INDEPENDENT AUDITOR'S REPORT**

**To the Members of Mitasu Developer Private Limited**

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

### **Opinion**

We have audited the standalone financial statements **Mitasu Developer Private Limited** ("the Company"), which comprise the balance sheet as at 31st March 2020, and the statement of Profit and Loss, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by 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, 2020, and profit/loss and its cash flows for the year ended on that date.

### **Basis for Opinion**

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





### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance 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.

### **Responsibilities of Management for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial 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, 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.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made there under.

We conducted our audit accordance with the Standard's on Auditing specified under Section 143(10) Of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.





An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the AS financial statements, whether due to fraud or error. In making those risk assessments the auditor considers internal financial control relevant to the company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial Statements.

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


#### **Report on Other Legal and Regulatory Requirements**

1. The Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, is applicable to the Company, since the company is Subsidiary of **Sumit Woods LTD** :
  - i) Paid up capital and reserves and surplus more than Rs. 1 Crore as on the date of balance sheet; and
  - ii) Total borrowings exceeding Rs. 1 Crore from any Bank or Financial institution at any point of time during the financial year 2018-19; and
  - iii) Total revenue (including revenue from discontinuing operation) exceeding Rs. 10 Crores during the financial year as per the financial statements.
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 Company does not have branch, hence, this section is not applicable to the Company;
  - (d) The balance sheet, the statement of profit and loss dealt with by this Report are in agreement with the books of account;
  - (e) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act read with relevant rule issued thereunder;
  - (f) In our opinion, there is no observation and comment on financial transaction or functioning of the company



- (g) On the basis of the written representations received from the directors as on 31 March 2020 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March 2020 from being appointed as a director in terms of Section 164(2) of the Act
- (h) In our opinion, there is no qualification, reservation, or adverse remark relating to the maintenance of accounts and other matter connected therewith.
- (i) The adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, is applicable to the Company, since the company is the subsidiary company of **SUMIT WOODS LTD**:
- The Company has turnover less than rupees fifty crores; and
  - The Company has aggregate borrowing from bank or financial institutions or anybody corporate at any point of time during the financial year less than rupees twenty five crores;
- (j) 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;
- The Company doesn't have any pending litigations, which would impact on its financial position in its financial statements.
  - The company is not required to make provision, as under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts to the AS financial statements;
  - There were no amounts which were required to be transferred to the Investor Education and Protection Fund as on 31/03/2020.

For SSRV and Associates  
Chartered Accountants  
Firm Reg. No. 135901W

  
Vishnu Kant Kabra  
Partner

M. No.:403437

Place: Mumbai

Date : 01/12/2020

UDIN: 20403437AAABAX7309





**1. Background Information**

Mitasu Developers Private Limited (The Company) was incorporated at Mumbai on May 09, 2018 under the provisions of the Companies Act, 2013 vide Certificate of Incorporation issued by the Registrar of Companies, Mumbai. The Registered Office of the Company is B-Wing, Office No-1101, Opp. Reliance office, Express Zone, W.E.Highway, Malad (east) Mumbai 400097.

The Company is primarily engaged in the business of real estate/real estate development and incidental services. And it is wholly owned subsidiary of Sumit Woods Limited.

The standalone financial statements of the Company as on March 31, 2020 were approved and authorised for issue by the Board of Directors on July 09, 2020.

**2. Statement of Compliance with Ind AS**

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time with effect from May 9, 2018 i.e. the date of incorporation.

For period ended March 31, 2019, the Company prepared its financial statements in accordance with the requirements of the accounting standards notified under section 133 of Companies Act, 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP or previous GAAP).

These financial statements for the year ending March 31, 2020 are the first financial statements that the Company has prepared under Ind AS. The Company was incorporated on May 9, 2018 and that date has been taken as the deemed date of transition to Ind AS and the adoption was carried out in accordance with Ind AS 101 – First time adoption of Indian Accounting Standards. The Company has presented a reconciliation from the presentation of financial statements under accounting standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to Ind AS of total equity as at March 31, 2019, total comprehensive income and cash flow for the period ended March 31, 2019.

**3. Basis of Preparation of Financial Statements**

The financial statements have been prepared on accrual basis under the historical cost convention except for certain financial instruments measured at fair value at the end of each reporting period as explained in accounting policies below.

The financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest lacs, unless otherwise indicated.

**Current and Non-Current Classification:**

An asset/liability is classified as current when it satisfies any of the following criteria:

- i. It is expected to be realized/ settled, or is intended for sale or consumption, in the companies normal operating cycle or
- ii. It is held primarily for the purpose of being traded or
- iii. It is expected to be realized/ due to be settled within 12 months after the reporting date or
- iv. It is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least 12 months after the reporting date or
- v. The Company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

All other assets and liabilities are classified as non- current.





#### 4. Use of estimates

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management of the Company to make judgments, estimates and assumptions that affect the reported amounts of assets and liabilities, disclosures including disclosures of contingent assets and contingent liabilities as at the date of financial statements and the reported amounts of revenues and expenses during the period. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in future periods which are affected.

Key sources of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, is in respect of: fair valuation of unquoted equity investments, impairment of financial instruments, impairment of property, plant & equipment, useful lives of property, plant & equipment, provisions and contingent liabilities and long term retirement benefits.

#### Estimation of uncertainties relating to the global health pandemic from COVID-19 (COVID-19):

The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of investments. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements has used internal and external sources of information including credit reports and related information, economic forecasts. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements.

#### 5. Significant Accounting policies

##### 5.1 Financial Instruments

##### Classification

Financial assets, other than equity instruments, are subsequently measured at amortised cost, fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL) on the basis of both:

- (a) The entity's business model for managing the financial assets, and
- (b) The contractual cash flow characteristics of the financial asset.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held.

The Company reclassifies debt investments when and only when its business model for managing those assets changes.

##### Measurement

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not carried at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.





**Debt instruments**

Subsequent measurement of debt instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt instruments:

- **Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.
- **Fair value through other comprehensive income (FVOCI):** Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.
- **Fair value through profit or loss:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognised in profit or loss and presented net in the statement of profit and loss within other gains/(losses) in the period in which it arises. Interest income from these financial assets is included in other income.

**Impairment of financial assets**

The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. For trade receivables only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

**Derecognition of financial assets**

A financial asset is derecognised only when

- The Company has transferred the rights to receive cash flows from the financial asset or
- The Company retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised.

Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised. Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognised if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.





### Financial Liabilities

All Financial liabilities are measured at amortised cost using effective interest method or fair value through profit and loss. However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

### Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- it has been incurred principally for the purpose of repurchasing it in the near term; or
- on initial recognition it is part of a portfolio of identified financial instruments that the Company manages together and has a recent actual pattern of short-term profit-taking; or
- it is a derivative that is not designated and effective as a hedging instrument

A financial liability other than a financial liability held for trading or contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies, may be designated as at FVTPL upon initial recognition if:

- such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise;
- the financial liability is managed and its performance is evaluated on a fair value basis, in accordance with the Company's documented risk management or investment strategy, or
- it forms part of a contract containing one or more embedded derivatives, and Ind AS 109 permits the entire combined contract to be designated as at FVTPL.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in Statement of Profit and Loss. The net gain or loss recognised in Statement of Profit and Loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in Statement of Profit and Loss.

### Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item. The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.





### **Derecognition of financial liabilities**

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in Statement of Profit and Loss.

### **5.2 Cash and cash equivalents**

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible into known amounts of cash and 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, as they are considered an integral part of the Company's cash management.

### **5.3 Property Plant and Equipment**

#### **Recognition and initial measurement**

Property, plant and equipment are valued at cost of acquisition or construction less accumulated depreciation and impairment loss. The Company capitalises all costs relating to the acquisition, installation and construction of property, plant and equipment. Subsequent costs are included in the asset's carrying amount or recognised as separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized instatement of profit or loss as incurred.

#### **Subsequent measurement (depreciation and useful lives):**

Depreciation is provided on the assets on their original costs up to their net residual value estimated at 5% of the original cost, prorata to the period of use on the written down value method, over their estimated useful life. Assets individually costing upto Rs 5,000 are fully depreciated in the year of purchase.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

#### **De-recognition:**

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognized in the statement of profit and loss, when the asset is de-recognized.

### **5.4 Intangible Assets**

#### **Recognition and initial measurement**

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.





**Subsequent measurement (amortisation):**

The cost of capitalized software is amortized over a period of 6 years from the date of its acquisition.

**5.5 Capital work in progress and Capital advances**

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress. Advances given towards acquisition of property, plant and equipment outstanding at each Balance Sheet date are disclosed in Other Non-Financial Assets.

**5.6 Revenue Recognition**

**Revenue from real estate development/ sale, maintenance services and project management services**

Revenue is recognised on satisfaction of performance obligation upon transfer of control of promised products (residential or commercial completed units) or services to customers in an amount that reflects the consideration the Company expects to receive in exchange for those products or services.

The Company satisfies the performance obligation and recognises 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 an entity has an enforceable right to payment for performance completed to date.

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

In case, revenue is recognised over the time, it is being recognised from the financial year in which the agreement to sell or any other binding documents containing salient terms of agreement to sell is executed. In respect of 'over the period of time', the revenue is recognised based on the percentage-of-completion method ('POC method') of accounting with cost of construction incurred (input method) for the respective projects determining the degree of completion of the performance obligation.

The Company bills to customers for construction contracts as per agreed terms. The Company adjusts the transaction price for the effects of the significant financing component included in the contract price in the case of contracts involving the sale of property under development, where the Company offers deferred payment schemes to its customers.

The revenue recognition 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 work scopes and other payments to the extent they are probable and they are capable of being reliably measured. In case, where the contract cost is estimated to exceed total revenues from the contract, the loss is recognised immediately in the Statement of Profit and Loss. Revenue in excess of billing (unbilled revenue) are classified as contract asset while invoicing in excess of revenues (bill in advance) are classified as contract liabilities.





#### Rent

Rental Income is recognised on a time proportion basis as per the contractual obligations agreed with the respective tenant.

#### Interest

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.

#### Dividend

Dividend income from investments is recognised when the Company's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably).

### 5.7 Cost of Revenue

Cost of Real estate projects Cost of project, includes cost of land (including cost of development rights/ land under agreements to purchase), liasoning costs, estimated internal development costs, external development charges, borrowing costs, overheads, construction costs and development/ construction materials, which is charged to the statement of profit and loss based on the revenue recognised as explained in policy under revenue recognition, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the specific project.

"Costs to obtain contracts" such as brokerage fees paid for obtaining sales contracts, are recognised as assets when incurred and amortised over the period of time or at the point in time depending upon recognition of revenue from the corresponding property sale contract.

### 5.8 Borrowing cost

Borrowing costs directly attributable to the acquisition and/or construction of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

### 5.9 Inventories:

Inventories comprise of Land and development rights, Construction materials, Work-in-progress, completed unsold flats/units. These are valued at lower of the cost and net realisable value.

Land and development rights	Land and development rights (including development cost) are valued at lower of cost and net realisable value. Costs include land acquisition cost and initial development cost.
Construction materials	Construction materials are valued at cost if the completed unsold flats/units in which they will be incorporated are expected to be sold at or above cost, else lower of cost and net realisable value. Cost is determined on a weighted average basis.
Work-in-progress (Land/ Real Estate under development)	Work-in-progress is valued at cost if the completed unsold flats/units are expected to be sold at or above cost, else lower of cost and net realisable value.



	sold at or above cost otherwise at lower of cost and net realisable value. Cost includes direct expenditure relating to construction activity (including land cost) and indirect expenditure (including borrowing costs) during the construction period to the extent the expenditure is related to construction or is incidental thereto.
Completed unsold flats/units	Lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion (wherever applicable) and estimated costs necessary to make the sale.

#### 5.10 Impairment of non - financial assets

The carrying amounts of the Company's property, plant & equipment and intangible assets are reviewed at each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amounts are estimated in order to determine the extent of impairment loss, if any. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount. The impairment loss, if any, is recognised in the statement of profit and loss in the period in which impairment takes place.

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

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, however subject to the increased carrying amount not exceeding the carrying amount that would have been determined (net of amortisation or depreciation) had no impairment loss been recognised for the asset in prior accounting periods. A reversal of an impairment loss is recognised immediately in profit or loss.

#### 5.11 Employee benefits

##### 5.12.1 Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

##### 5.12.2 Post-employment obligations

The Company operates the following post-employment schemes:

- (a) defined benefit plan such as gratuity; and
- (b) defined contribution plan 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 less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries 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 and the fair value of plan assets. 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 retained earnings in the statement of changes in equity and in the balance sheet.

#### Defined contribution plan

The Company pays provident fund contributions to publicly administered provident funds as per local regulations. The Company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

#### 5.12.3 Compensated absences

Short term compensated absences are provided for based on actuarial valuation at year end. Long term compensated absences are provided for based on actuarial valuation at the year end. The actuarial valuation is done as per projected unit credit method. The Company presents the compensated absences as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date.

#### 5.12 Accounting for provisions, contingent liabilities and contingent assets

Provisions are recognised in the balance sheet when the Company has a present obligation (legal or constructive) as a result of a past event, which is expected to result in an outflow of resources embodying economic benefits which can be reliably estimated. Each provision is based on the best estimate of the expenditure required to settle the present obligation at the balance sheet date. Where the time value of money is material, provisions are measured on a discounted basis. The expense relating to any provision is presented in the statement of profit and loss net of any reimbursement.

Constructive obligation is an obligation that derives from an entity's actions where:

- by an established pattern of past practice, published policies or a sufficiently specific current statement, the entity has indicated to other parties that it will accept certain responsibilities, and
- as a result, the entity has created a valid expectation on the part of those other parties that it will discharge those responsibilities

Contingent liabilities are not recognised in the financial statements. Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.





### 5.13 Income tax

Income tax expense comprises both current and deferred tax.

#### Current Income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date where the Company operates and generates taxable income.

Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

#### Deferred tax

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 assets and liabilities are not recognised for:

- temporary differences arising on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group is able to control the timing of the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future.

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.

#### Minimum Alternate Tax:

Minimum Alternate Tax ('MAT') credit is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal income-tax during the specified period. In the year in which the MAT credit becomes eligible to be recognised as an asset, the said asset is created by way of a credit to the statement of profit and loss. The Company reviews the same at each balance sheet date and writes down the carrying amount of MAT credit entitlement to the extent there is no longer convincing evidence to the effect that Company will pay normal income-tax during the specified period.

### 5.14 Dividends on ordinary shares

The Company recognises a liability to make cash or non-cash distributions to equity holders of the parent when the distribution is authorised and the distribution is no longer at the discretion of the Company. As per the corporate laws in India, a distribution is authorised when it is approved by the shareholders. A corresponding amount is recognised directly in equity.





Non-cash distributions are measured at the fair value of the assets to be distributed with fair value remeasurement recognised directly in equity. Upon distribution of non-cash assets, any difference between the carrying amount of the liability and the carrying amount of the assets distributed is recognised in the statement of profit and loss.

#### **5.15 Segment reporting**

The Company is primarily engaged in the business of building and development of property and land including group companies. As such the Company's financial statements are largely reflective of the real estate business and there is no separate reportable segment.

Pursuant to Ind AS 108 - Operating Segments, no segment disclosure has been made in these financial statements, as the Company has only one geographical segment and no other separate reportable business segment.

#### **5.16 Onerous contracts**

Provisions for onerous contracts are recognised when the expected benefits to be derived by the Company from a contract are lower than the unavoidable costs of meeting the future obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Company recognises any impairment loss on the assets associated with that contract.

#### **6. First-Time Adoption of Ind AS**

The Company was incorporated on May 9, 2018. The Company has prepared its first financials as per Ind AS, by recognising all assets and liabilities whose recognition is required by Ind AS, not recognising items of assets or liabilities which are not permitted by Ind AS, by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and applying Ind AS in measurement of recognised assets and liabilities. No exceptions and certain optional exemptions availed by the Company.

#### **7. Recent Indian Accounting Standards (Ind AS)**

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards. There is no such notification which would have been applicable from April 1, 2020.



**Mitasu Developers Private Limited**  
**Balance sheet at March 31, 2020**  
All amounts are in Lakhs unless otherwise stated

Particulars	Note No.	As at March 31, 2020	As at March 31, 2019
<b>Assets</b>			
<b>1 Non-current assets</b>			
a. Property, plant and equipment	6	1.51	-
b. Financial assets			
i. Other financial assets	7	159.25	140.38
c. Other assets	8	118.60	118.60
<b>Total non-current assets</b>		<b>279.36</b>	<b>258.98</b>
<b>2 Current assets</b>			
a. Inventories	9	1,539.78	302.43
b. Financial Assets			
i. Cash and cash equivalents	10	64.01	0.12
ii. Other financial assets	7	105.68	-
d. Other current assets	11	7.76	37.14
<b>Total current assets</b>		<b>1,717.23</b>	<b>339.69</b>
<b>Total assets</b>		<b>1,996.59</b>	<b>598.67</b>
<b>Equity and liabilities</b>			
<b>Equity</b>			
a. Equity share capital	12	1.00	1.00
b. Other equity	13	69.85	54.11
<b>Total Equity</b>		<b>70.85</b>	<b>55.11</b>
<b>Liabilities</b>			
<b>1 Non-current liabilities</b>			
a. Financial liabilities			
i. Borrowings	14	1,226.58	-
<b>Total non-current liabilities</b>		<b>1,226.58</b>	<b>-</b>
<b>2 Current liabilities</b>			
a. Financial liabilities			
i. Borrowings	14	247.37	479.23
ii. Trade payables	15	188.31	4.04
iii. Other financial liabilities	16	71.38	60.15
b. Current tax liabilities (net)	17	6.50	0.09
c. Other current liabilities	18	185.60	0.05
<b>Total current liabilities</b>		<b>699.16</b>	<b>543.56</b>
<b>Total liabilities</b>		<b>1,925.74</b>	<b>543.56</b>
<b>Total Equity and Liabilities</b>		<b>1,996.59</b>	<b>598.67</b>

See accompanying notes to the financial statements

This is the Balance Sheet referred to in our Report of even date.

For SSRV And Associates

Chartered Accountants

Firm Registration No. 135901W

CA Vishnu Kant Kabra

Partner

M. No.: 403437

UDIN :

Place: Mumbai

Dated: July 09, 2020

For and on behalf of the Board

*Mitaram R. Jangid*

Mitaram R. Jangid  
Managing Director

*Bhushan S. Nemlekar*

Bhushan S. Nemlekar  
Whole Time Director





**Mitasu Developers Private Limited**  
**Statement of profit and loss for the year ended March 31, 2020**  
All amounts are in Lakhs unless otherwise stated

	Particulars	Note No.	For the year ended March 31, 2020	For the period ended March 31, 2019
I	Revenue from operations		-	-
II	Other Income	19	18.97	8.99
III	<b>Total Income (I + II)</b>		<b>18.97</b>	<b>8.99</b>
IV	<b>Expenses</b>			
	Purchases of stock-in-trade		93.31	198.43
	Changes in inventories of stock-in-trade	20	(1,237.35)	(302.43)
	Employee benefits expense	21	12.63	2.01
	Constructions & Development Expenses	22	1,060.39	52.30
	Finance costs	23	71.24	3.97
	Depreciation and amortisation expense	24	0.43	-
	Other expenses	25	2.58	0.60
	<b>Total expenses (IV)</b>		<b>3.23</b>	<b>(45.12)</b>
V	<b>Profit/(Loss) before tax (III - IV)</b>		<b>15.74</b>	<b>54.11</b>
VI	Tax expenses			
	Current tax	26	-	-
	Deferred tax	26	-	-
			-	-
VII	<b>(Loss)/Profit for the year (V - VI)</b>		<b>15.74</b>	<b>54.11</b>
VIII	<b>Other comprehensive income</b>			
	Items that will not be reclassified to profit or loss			
	- Remeasurements of the defined benefit plans (net of taxes)		-	-
IX	<b>Total comprehensive (loss)/income for the year (VII + VIII)</b>		<b>15.74</b>	<b>54.11</b>
	Earnings per equity share			
	(1) Basic (in ₹)	28	157.40	541.10
	(2) Diluted (in ₹)		157.40	541.10

See accompanying notes to the financial statements

This is the Balance Sheet referred to in our Report of even date.

For SSRV And Associates

Chartered Accountants

Firm Registration No. 135901W

CA Vishnu Kant Kabra  
Partner

M. No.: 403437

UDIN :

Place: Mumbai

Dated: July 09, 2020



For and on behalf of the Board

*Mitaram R. Jangid*

Mitaram R. Jangid  
Managing Director

*Bhushan S. Nemlekar*

Bhushan S. Nemlekar  
Whole Time Director



**Mitasu Developers Private Limited**  
**Statement of Cash flow for the year ended March 31, 2020**  
All amounts are in Lakhs unless otherwise stated

		For the year ended March 31, 2020	For the period ended March 31, 2019
<b>1</b>	<b>Cash flow from operating activities</b>		
	Profit / (Loss) Before tax	15.74	54.11
	Adjustments for :		
	Depreciation, amortisation and impairment	0.43	-
	Interest received	(18.87)	(8.99)
	Finance costs	71.24	3.97
	<b>Operating profit before working capital changes</b>	<b>68.54</b>	<b>49.09</b>
	Adjustments for changes in :		
	(Decrease)/Increase in Trade Payables	184.27	4.04
	(Increase)/Decrease in Trade receivables		
	(Increase)/Decrease in Other Current assets	(76.30)	(37.14)
	(Increase)/Decrease in Inventories	(1,237.35)	(302.43)
	(Decrease)/Increase in Borrowings	(231.86)	479.23
	(Decrease)/Increase in Other Current Liabilities & Provisions	203.19	60.29
	<b>Cash generated from operations</b>	<b>(1,089.51)</b>	<b>253.08</b>
	Income tax paid		
	Deferred Tax (Asset)/Liability	-	
	<b>[A]</b>	<b>(1,089.51)</b>	<b>253.08</b>
<b>2</b>	<b>Cash flow from investing activities</b>		
	Payments for acquisition of assets	(1.94)	-
	Deposit for Project	-	(249.99)
	<b>[B]</b>	<b>(1.94)</b>	<b>(249.99)</b>
<b>3</b>	<b>Cash flow from financing activities</b>		
	Proceeds from/Repayments of borrowings [Net]	1,226.58	45.12
	Finance Cost	(71.24)	(49.09)
	Issue of Equity Share		1.00
	Receipt of Securities Premium		
	<b>[C]</b>	<b>1,155.34</b>	<b>(2.97)</b>
	<b>Net cash Inflow / (outflow) [A+B+C]</b>	<b>63.89</b>	<b>0.12</b>
	<b>Openings cash and cash equivalents</b>	<b>0.12</b>	<b>-</b>
	<b>Closing cash and cash equivalents</b>	<b>64.01</b>	<b>0.12</b>

See accompanying notes to the financial statements

This is the Balance Sheet referred to in our Report of even date.

For SSRV And Associates

Chartered Accountants

Firm Registration No. 135901W

CA Vishnu kant Kabra

Partner

M. No.: 403437

UDIN :



For and on behalf of the Board

*Mitaram R. Jangid*

Mitaram R. Jangid  
Managing Director

*Bhushan S. Nemlekar*

Bhushan S. Nemlekar  
Whole Time Director

Place: Mumbai

Dated: July 09, 2020





**Mitasu Developers Private Limited**

**Statement of changes in equity for the year ended March 31, 2019**

All amounts are in Lakhs unless otherwise stated

**a. Equity share capital**

	No. of shares	Amount
Balance at April 1, 2018	-	-
Changes in equity share capital during the year	10,000	1.00
Balance at March 31, 2019	10,000	1.00
Changes in equity share capital during the year	-	-
Balance at March 31, 2020	10,000	1.00

**b. Other equity**

Particulars	Reserves & surplus	Total
	Retained earnings	
Balance at April 1, 2018	-	-
Remeasurement of defined benefits plan	-	-
Profit/(Loss) attributable to owners of the Company	54.11	54.11
Balance at March 31, 2019	54.11	54.11
Remeasurement of defined benefits plan	-	-
Profit/(Loss) attributable to owners of the Company	15.74	15.74
Balance at March 31, 2020	69.85	69.85

See accompanying notes to the financial statements

This is the Balance Sheet referred to in our Report of even date.

For SSRV And Associates

For and on behalf of the Board

Chartered Accountants

Firm Registration No. 135901W

CA Vishnu kant Kabra

Partner

M. No.: 403437

UDIN :



Mitaram R. Jangid

Managing Director

Bhushan S. Nemlekar

Whole Time Director

Place: Mumbai

Dated: July 09, 2020



6 Property, plant and equipment

Description of assets	Office Equipments	Furniture & Fixture	Total
<b>Deemed Cost</b>			
As at April 1, 2018	-	-	-
Additions	-	-	-
Disposals/ reclassifications	-	-	-
<b>As at March 31, 2019</b>	-	-	-
Additions	1.33	0.61	1.94
Disposals/ reclassifications	-	-	-
<b>As at March 31, 2020</b>	<b>1.33</b>	<b>0.61</b>	<b>1.94</b>
<b>Depreciation</b>			
As at April 1, 2018	-	-	-
Depreciation expense for the year	-	-	-
Eliminated on disposal of assets/ reclassifications	-	-	-
<b>As at March 31, 2019</b>	-	-	-
Depreciation expense for the period	0.34	0.09	0.43
Eliminated on disposal of assets/ reclassifications	-	-	-
<b>As at March 31, 2020</b>	<b>0.34</b>	<b>0.09</b>	<b>0.43</b>
<b>As at March 31, 2020</b>	<b>0.99</b>	<b>0.52</b>	<b>1.51</b>
<b>As at March 31, 2019</b>	-	-	-

6.1 Impairment losses recognised in the year

There are no impairment losses recognised during the year.

6.2 No borrowing cost was capitalised during the current year and previous year.

7 Other financial asset

	As at March 31, 2020	As at March 31, 2019
<b>Non-current</b>		
Security deposits	159.25	140.38
	<b>159.25</b>	<b>140.38</b>
<b>Current</b>		
Advances		
- to staff	0.28	-
Other receivables	105.40	-
	<b>105.68</b>	-

8 Other assets

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Non-current</b>		
Contract assets	118.60	118.60
<b>Total</b>	<b>118.60</b>	<b>118.60</b>





Mitasu Developers Private Limited  
Notes forming part of the financial statements  
All amounts are in Lakhs unless otherwise stated

9 Inventories

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Inventories (at lower of cost and net realisable value)</b>		
Work-in-Progress, Raw Material and Finished Goods	1,539.78	302.43
<b>Total</b>	<b>1,539.78</b>	<b>302.43</b>

The cost of inventories recognised as an expense during the year is Nil (for the period ended March 31, 2019: NIL). The mode of valuation of inventories has been stated in note 2.14.

10 Cash and bank balance

	As at March 31, 2020	As at March 31, 2019
<b>A. Cash and cash equivalents</b>		
Balances with banks		
- In current account	63.98	0.05
Cash on hand	0.03	0.07
<b>Total</b>	<b>64.01</b>	<b>0.12</b>

11 Other assets

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Current</b>		
Advances to suppliers	1.04	4.75
Balances with government authorities (other than income taxes)		
- GST	-	19.20
- Others	0.02	-
Prepaid expenses	6.65	13.19
Contract assets	0.05	-
<b>Total</b>	<b>7.76</b>	<b>37.14</b>



**Mitasu Developers Private Limited**  
**Notes forming part of the financial statements**  
**All amounts are in Lakhs unless otherwise stated**

**12. Equity share capital**

	As at March 31, 2020	As at March 31, 2019
Equity share capital	1.00	1.00
<b>Total</b>	<b>1.00</b>	<b>1.00</b>
<b>Authorised share capital</b> 1,00,000 Equity shares of ₹ 10/- each	10.00	10.00
<b>Issued and subscribed capital comprises:</b> 10,000 Equity Shares of ₹ 10/- each	1.00	1.00
<b>Total</b>	<b>1.00</b>	<b>1.00</b>

- 12.1 The company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the company, the holders of equity share will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

**12.2 Details of shares held by each shareholder holding more than 5% shares**

	As at March 31, 2020	
	Number of shares held	% holding of equity shares
<b>Fully paid equity shares</b> Sumit Woods Limited	10,000.00	100.00%
	As at March 31, 2019	
	Number of shares held	% holding of equity shares
<b>Fully paid equity shares</b> Sumit Woods Limited	10,000.00	100.00%

**12.3 A reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period.**

Equity Shares	Units	Rs.
<b>As at April 1, 2018</b>	-	-
Issued during the period/year	10,000	1.00
<b>As at March 31, 2019</b>	10,000	1.00
Issued during the period/year	-	-
<b>As at March 31, 2020</b>	10,000	1.00





Mitasu Developers Private Limited  
Notes forming part of the financial statements  
All amounts are in Lakhs unless otherwise stated

38 Other equity

	As at March 31, 2020	As at March 31, 2019
<b>Reserves and surplus</b>		
Retained earnings	69.85	54.11
<b>Total</b>	<b>69.85</b>	<b>54.11</b>

38.1 Retained earnings

	For the year ended March 31, 2020	For the period ended March 31, 2019
Balance at the beginning of year	54.11	-
(Loss)/Profit attributable to owners of the Company	15.74	54.11
Remeasurement of defined benefits plan	-	-
<b>Balance at end of year</b>	<b>69.85</b>	<b>54.11</b>

Retained earnings represents the amount that can be distributed by the Company as dividends considering the requirements of the Companies Act, 2013.

39 Borrowings

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Non-current</b>		
<b>Secured borrowings at amortised cost:</b>		
- Term loans- from financial institution (refer note 9.1)	1,226.58	-
	<b>1,226.58</b>	<b>-</b>
<b>Current</b>		
<b>Unsecured borrowings</b>		
- Loans and advances from related parties (refer note 9.2)	247.35	479.25
	<b>247.35</b>	<b>479.25</b>



14.1 The details of security, repayment terms and interest are as follows:

The terms of repayment of term loans and other loans are stated below:

As at March 31, 2020

Particulars	Amount outstanding	Terms of repayment	Rate of Interest
<b>1. Bajaj Housing Finance Limited</b> <b>Security</b> Registered Mortgage of present and future FSI of the project "ARCENCIEL" and Exclusive Charge by way of Hypothecation of Scheduled receivables from sold and unsold units of the project	1,226.58	Scheduled repayments in 30 months after Principal Standstill period of 24 Months	The reference rate of BHFL is 13.70% p.a., spread is -0.30% p.a. and the applicable rate is 13.40% p.a.

As at March 31, 2019

Particulars	Amount outstanding	Terms of repayment	Rate of Interest
<b>1. Bajaj Housing Finance Limited</b> <b>Security</b> Registered Mortgage of present and future FSI of the project "ARCENCIEL" and Exclusive Charge by way of Hypothecation of Scheduled receivables from sold and unsold units of the project	-	Scheduled repayments in 30 months after Principal Standstill period of 24 Months	The reference rate of BHFL is 13.70% p.a., spread is -0.30% p.a. and the applicable rate is 13.40% p.a.

14.2 Loans from related parties includes loans from director which are unsecured and repayable on demand.

14.3 There are no breach of contractual terms of the borrowing during the year ended March 31, 2020 and March 31, 2019.

14.4 Reconciliation of liabilities arising from financing activities

The table below details changes in the Company's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Company's statement of cash flows as cash flows from financing activities.

Particulars	Term loans- from banks
<b>As at 1st April, 2018</b>	-
Financing cash flows	31.99
Interest accruals but not paid	-
<b>Non-cash changes</b>	
Interest accruals on account of amortisation	(31.99)
<b>As at 31st March, 2019</b>	-
Financing cash flows	1,239.71
Interest accruals but not paid	
<b>Non-cash changes</b>	
Interest accruals on account of amortisation	(13.13)
<b>As at 31st March, 2020</b>	<b>1,226.58</b>





15 Trade payables

	As at March 31, 2020	As at March 31, 2019
Trade payables		
Due to micro and small enterprises	-	-
Due to other than micro and small enterprises	188.31	4.04
<b>Total</b>	<b>188.31</b>	<b>4.04</b>

The average credit period on purchases is 90 days. No interest is charged by the trade payables.

15.1 Disclosures required under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006, (MSMED Act)

Particulars	As at March 31, 2020	As at March 31, 2019
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-

16 Other financial liabilities

	As at March 31, 2020	As at March 31, 2019
<b>Current</b>		
Deposits received	71.20	60.00
Other expenses payable	0.18	0.15
<b>Total</b>	<b>71.38</b>	<b>60.15</b>

17 Current tax liabilities (net)

	As at March 31, 2020	As at March 31, 2019
Provision for taxes (net of advance tax)	6.50	0.09
<b>Total</b>	<b>6.50</b>	<b>0.09</b>

18 Other current liabilities

	As at March 31, 2020	As at March 31, 2019
Statutory Liabilities		
- GST payable	0.35	-
- Others	0.34	0.05
Contract liabilities (Advance from customers)	184.91	-
<b>Total</b>	<b>185.60</b>	<b>0.05</b>



**14 Other Income**

	For the year ended March 31, 2020	For the period ended March 31, 2019
<b>Interest income</b>		
- On financial asset measured at amortised cost	18.87	8.99
<b>Other non-operating income (net of expenses directly attributable to such income)</b>		
- Sundry credit balances written back	0.10	-
<b>Total</b>	<b>18.97</b>	<b>8.99</b>

**15 Changes in inventories of stock-in-trade**

	For the year ended March 31, 2020	For the period ended March 31, 2019
<b>A. Opening stock:</b>		
Finished stock	302.43	-
<b>B. Closing stock:</b>		
Finished stock	1,539.78	302.43
<b>A - B</b>	<b>(1,237.35)</b>	<b>(302.43)</b>

**16 Employee benefits expenses**

	For the year ended March 31, 2020	For the period ended March 31, 2019
Salaries and Wages	11.27	1.87
Contribution to provident and other funds	0.85	0.07
Staff Welfare Expenses	0.51	0.07
	<b>12.63</b>	<b>2.01</b>

**17 Constructions & Development Expenses**

	For the year ended March 31, 2020	For the period ended March 31, 2019
Site labour & other contract costs	270.05	15.67
Costs of permissions and other land conversion costs	671.26	-
Costs of design and technical assistance	5.73	8.21
Construction or development overheads	38.93	0.33
Selling & Distribution Expenses	27.07	0.01
Administrative Expenses relating to project	47.35	28.08
	<b>1,060.39</b>	<b>52.30</b>





Mitasu Developers Private Limited  
Notes forming part of the financial statements  
All amounts are in Lakhs unless otherwise stated

**2318 Finance Costs**

	For the year ended March 31, 2020	For the period ended March 31, 2019
Interest on loans from banks and financial institutions	60.28	1.59
Unwinding of transaction cost	10.96	2.38
<b>Total</b>	<b>71.24</b>	<b>3.97</b>

**2449 Depreciation and amortisation expense**

	For the year ended March 31, 2020	For the period ended March 31, 2019
Depreciation of property, plant and equipment	0.43	-
<b>Total depreciation and amortisation expenses</b>	<b>0.43</b>	<b>-</b>

**2520 Other expenses**

	For the year ended March 31, 2020	For the period ended March 31, 2019
Auditors Remuneration	0.15	0.15
Courier, Postage, Telegram Charges	-	-
Diwali Expenses	0.02	-
Donation	1.50	-
ROC charges	0.06	0.02
Professional Fees	0.20	0.20
Rates and Taxes (includes Vat and Service tax)	0.01	-
Travelling Expenses	0.04	-
Xerox , Printing & Stationery	0.33	-
Other Misc epenses (each expenses below 1 lakh)	0.27	0.23
<b>Total</b>	<b>2.58</b>	<b>0.60</b>

**261 Payments to auditors**

	For the year ended March 31, 2020	For the period ended March 31, 2019
a) For audit	0.15	0.15
<b>Total</b>	<b>0.15</b>	<b>0.15</b>



26 Current tax and deferred tax

Income tax recognised in profit and loss

Particulars	For the year ended March 31, 2020	For the period ended March 31, 2019
<b>Current tax:</b>		
In respect of current year	-	-
	-	-
<b>Deferred tax:</b>		
In respect of current year origination and reversal of temporary differences	-	-
	-	-
	-	-
<b>Total</b>	-	-

Income tax recognised in other comprehensive income

Particulars	For the year ended March 31, 2020	For the period ended March 31, 2019
<b>Deferred tax:</b>		
Remeasurement of defined benefit obligations	-	-
	-	-
<b>Classification of income tax recognised in other comprehensive income</b>		
Income taxes related to items that will not be reclassified to profit or loss	-	-
Income taxes related to items that will be reclassified to profit or loss	-	-
<b>Total</b>	-	-

Reconciliation of income tax expense and the accounting profit multiplied by Company's domestic tax rate:

Particulars	For the year ended March 31, 2020	For the period ended March 31, 2019
Profit before tax	15.74	54.11
Income tax expense calculated at 22% plus surcharge (2018-19: 25%)	4.72	16.23
Effects of expenses that are not deductible in determining taxable profits		
Effect of previously unrecognised and unused tax losses and deductible temporary difference now recognised as deferred tax assets		
Effect of income that is exempt from taxation	(4.72)	(16.23)
Effect of expenses deductible in determining taxable profits		
Others		
<b>Income tax expense recognised in profit or loss</b>	<b>0.00</b>	<b>0.00</b>

Note:

The tax rate used for March 31, 2020 and March 31, 2019, in reconciliations above is the corporate tax rate of 22% & 25% respectively (plus surcharge and cess as applicable) on taxable profits under Income Tax Act, 1961.

In pursuance of Section 115BAA of the Income Tax Act, 1961 announced by the Government of India through Taxation Laws (Amendment) Ordinance, 2019, the Company has an irrevocable option of shifting to lower tax rate and simultaneously forgo certain tax incentives including loss of accumulated MAT credit. The Company has not exercised this option in the current year due to losses during the period.





**27 Contingent Liabilities (to the extent not provided for):**

There are no contingent liability as on March 31, 2020 and as at March 31, 2019

**28 Earning per share**

	For the year ended March 31, 2020	For the period ended March 31, 2019
Profit attributable to Equity shareholders	15.74	54.11
Weighted average number of Ordinary shares for computing - Basic and Diluted earnings per share	10,000	10,000
Nominal value per share (Rs.)	10	10
<b>Basic and Diluted (Rupees)</b>	<b>157.40</b>	<b>541.10</b>

There have been no transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of the completion of these financial statements which would require the restatement of EPS.

**29 Segment information**

In line with the provisions of Ind AS 108 - Operating segments and basis the review of operations being done by the board and the management, the operations of the Company fall under colonization and real estate business, which is considered to be the only reportable segment.

**29.1 Information about revenue from external customers in various geographical areas**

The Company is operating in India which is considered as a single geographical segment.

**29.2 Information about major customers**

There is no revenue in the Company for the year ended March 31, 2020 and for the year ended March 31, 2019.

**30 Employee benefit plans**

**30.1 Defined contribution plans:**

The Company makes Provident Fund contributions which are defined contribution plans, for qualifying employees. Under the Schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits. The Company recognised Rs. 0.85 Lakhs (Previous Year ended 31 March, 2019: Rs. 0.07 Lakhs) for Provident Fund contributions, in the Statement of Profit and Loss. The contributions payable to these plans by the Company are at rates specified in the rules of the schemes.

**31 Financial instruments**

**31.1 Capital management**

The Company manages its capital to ensure that it will be able to continue as going concern while maximising the return to stakeholders through the optimisation of the debt and equity balance. The capital structure of the Company consists of net debt offset by cash and bank balances and total equity of the Company.



**Mitsuru Developers Private Limited**  
**Notes forming part of the financial statements**  
**All amounts are in Lakhs unless otherwise stated**

**Gearing ratio**

The gearing ratio at end of the reporting period was as follows.

Particulars	As at March 31, 2020	As at March 31, 2019
Debt	1,226.58	-
Cash and bank balances	64.01	0.12
Net debt	1,162.57	(0.12)
Total equity	70.85	55.11
Net debt to equity ratio	16.41	(0.00)

**24.2 Categories of financial instruments:**

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Financial assets</b>		
<b>Measured at amortised cost</b>		
Cash and bank balances	64.01	0.12
Other financial assets	264.93	140.38
<b>Financial liabilities</b>		
<b>Measured at amortised cost</b>		
Borrowings	1,226.58	-
Trade payables	188.31	4.04
Other financial liabilities	71.38	60.15

**24.3 Financial risk management objectives**

The company monitors and manages the financial risks to the operations of the company. These risks include market risk, credit risk, interest risk and liquidity risk.

**A. Credit risk**

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has adopted a policy of only dealing with creditworthy counterparties, as a means of mitigating the risk of financial loss from defaults. The Company uses its own trading records to rate its major customers. The Company's exposure to financial loss from defaults are continuously monitored.

Trade receivables consist of a large number of customers, spread across various geographical areas. Ongoing credit evaluation is performed on the financial condition of accounts receivable.

**B. Liquidity risk**

Liquidity risk refers to insufficiency of funds to meet the financial obligations. Liquidity Risk Management implies maintenance of sufficient cash to meet obligations when due.

The Company continuously monitoring forecast and actual cash flows, and by assessing the maturity profiles of financial assets and liabilities.





**Mitasu Developers Private Limited**  
**Notes forming part of the financial statements**  
**All amounts are in Lakhs unless otherwise stated**

**Maturities of financial liabilities**

Table showing maturity profile of non-derivative financial liabilities:

	Upto One year	1-5 years	Total
<b>March 31, 2020</b>			
Borrowings	-	1,226.58	1,226.58
Trade payables	188.31	-	188.31
Other financial liabilities	71.20	-	71.20
<b>March 31, 2019</b>			
Borrowings	-	-	-
Trade Payables	4.04	-	4.04
Other financial liabilities	71.20	-	71.20

The above table details the Company's remaining contractual maturity for its non-derivative financial liabilities with agreed repayment periods. The amount disclosed in the tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The contractual maturity is based on the earliest date on which the Company may be required to pay.

**C. Market risk**

The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises of currency risk and interest rate risk. In the normal course of business and in accordance with our policies, we manage these risks through a variety of strategies.

**i). Currency risk**

The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is domiciled in India and has its revenues and other major transactions in its functional currency i.e. INR. Accordingly the Company is not exposed to any currency risk.

**ii). Interest rate risk**

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 has borrowed funds with both fixed and floating interest rate.

Particulars	As at March 31, 2020	As at March 31, 2019
<b>Floating rate borrowing</b>		
Term loans- from financial institution	1,226.58	-
<b>Total Borrowings</b>	<b>1,226.58</b>	<b>-</b>

**Interest rate sensitivity**

A change of 1% in interest rates of HDFC borrowing would have following impact on profit before tax

Particulars	For the year ended March 31, 2020	For the period ended March 31, 2019
1% increase in interest rate – decrease in profit	66.31	1.75
1% decrease in interest rate – increase in profit	54.25	1.43

**31.4 Derivative Financial Instruments**

The Company has not entered into any derivative financial contracts during the current and previous financial years.

**32 Fair Value Measurement**

**32.1 Fair value of financial assets and financial liabilities that are measured at amortised cost:**

The management assessed that fair value of cash and cash equivalents, trade receivables, trade payables, and other financial assets and liabilities approximate their carrying amounts largely due to the short-term maturities of these instruments.



Mitasu Developers Private Limited  
Notes forming part of the financial statements  
All amounts are in Lakhs unless otherwise stated

### 33-26 Related parties transactions

#### 33-26.1 Names of the related parties and related party relationships

Particulars	Relationship as at	
	March 31, 2020	March 31, 2019
Sumit Woods Ltd	Holding Company	Holding Company
Nilesh Shah	Director	Director
Sumit Garden Grove Constructions LLP	Hodling company is a partner	Hodling company is a partner
Mitasu Realty LLP	Partnership where Director is interested	Partnership where Director is interested

#### 33-26.2 Details of related party transactions

Particulars	For the year ended March 31, 2020	For the period ended March 31, 2019
<b>Receiving Services</b>		
Sumit Woods Limited	28.32	21.24
Mitasu Realty LLP	1.55	-
<b>Loan Taken / (Repaid)</b>		
Nilesh Shah	-	120.00
Sumit Woods Limited	(245.59)	359.24
Sumit Garden Grove Constructions LLP	13.70	-
<b>Deposit Received</b>		
Nilesh Shah	-	60.00

#### 33-26.3 Details of related party closing balances

	As at March 31, 2020	As at March 31, 2019
<b>Trade Payables</b>		
Mitasu Realty LLP	0.44	-
Sumit Woods Limited	3.46	-
<b>Loan Taken</b>		
Nilesh Shah	120.00	120.00
Sumit Woods Limited	113.62	359.24
Sumit Garden Grove Constructions LLP	13.70	-
<b>Deposit Received</b>		
Nilesh Shah	0.60	0.60

#### 33-26.4 Compensation of key managerial personnel

The remuneration of directors and other members of key managerial personnel during the year was as follows:

Particulars	For the year ended March 31, 2020	For the period ended March 31, 2019
Short-term employee benefits	-	-
Post-employment benefits	-	-
Other long-term benefits	-	-
Termination benefits	-	-
<b>Total</b>	-	-
<b>Sitting fee paid to directors</b>		

As the liabilities for defined benefit plan are provided on actuarial basis for the Company as a whole, the amount pertaining to key managerial persons are not included.

34 The figures for the corresponding previous year have been regrouped / reclassified, wherever necessary, to make them comparable with the current year classification.





### 3528 First-time adoption of Ind-AS

#### 3528.1 First time Ind AS adoption reconciliations

##### (i) Reconciliation of total equity as at March 31, 2019

Particulars	Notes	As at March 31, 2019
Total equity as per previous GAAP		1.00
<b>Ind AS adjustments:</b>		
Effect of measurement of financial liabilities at amortised cost	(a)	45.12
Unwinding of discount on security deposits given	(b)	8.99
<b>Total adjustments</b>		<b>54.11</b>
<b>Total equity</b>		<b>55.11</b>

##### (ii) Reconciliation of total comprehensive income for the year ended March 31, 2019:

Particulars	Notes	For the period ended March 31, 2019
Profit/(Loss) as per previous GAAP		-
<b>Ind AS Adjustments:</b>		
Effect of measurement of financial liabilities at amortised cost	(a)	45.12
Unwinding of discount on security deposits given	(b)	8.99
<b>Loss under Ind AS</b>		<b>54.11</b>
Other comprehensive income (net of tax)		-
<b>Total Comprehensive Income</b>		<b>54.11</b>

Note: Under previous GAAP, total comprehensive income was not reported. Therefore, the above reconciliation starts with

##### (iii) Adjustments to Statement of Cash Flow

There were no material differences between the Statement of Cash Flows presented under Ind AS and the Previous GAAP.

#### 3528.2 Notes to reconciliation

- Under Previous GAAP, the Company accounted for long term borrowings measured at transaction value. Under Ind AS, the Company has recognised the long term borrowings initial at fair value less loan processing fees/transaction cost and subsequently measured at amortised cost using effective interest rate (EIR).
- Under Previous GAAP, the Company accounted for security deposits given at transaction value. Under Ind AS, the Company has recognised the security deposits initial at fair value and subsequently measured at amortised cost.

This is the Balance Sheet referred to in our Report of even date.

For SSRV And Associates

Chartered Accountants

Firm Registration No. 135901W

CA Vishnu Kant Kabra

Partner

M. No.: 403437

UDIN :

Place: Mumbai

Dated: July 09, 2020



For and on behalf of the Board

*Mitaram R. Jangid*

Mitaram R. Jangid

Managing Director

*Bhushan S. Nemlekar*

Bhushan S. Nemlekar

Whole Time Director



