



## INDEPENDENT AUDITOR'S REPORT

To,  
The Members of  
**Pavurotti Real Estate Private Limited**

### Report on the audit of the financial statements

#### Opinion

We have audited the accompanying financial statements of **Pavurotti Real Estate Private Limited** ("the Company"), which comprise the balance sheet as at March 31 2024, and the Statement of Profit and Loss (including other Comprehensive Income), the cash flow statement and the statement of changes in equity 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 financial statements give the information required by the Companies Act, 2013 ('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 (financial position) of the Company as at March 31 2024, and profit (financial performance including other comprehensive income), changes in equity 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 SAs 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 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 opinion.

## **Other Information**

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

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

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

## **Emphasis of Matter**

Without qualifying our opinion, we draw attention to the fact that the Company incurred a Net Loss of Rs.0.51 Lacs during the year ended 31st March,2024 In view of the same, we are unable to express our opinion on Going Concern Status of the Company.

## **Responsibilities of Management and Those Charged with Governance for the Financial Statements**

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs (financial position), Profit/Loss and other comprehensive income (financial performance), changes in equity and cash flows 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. 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management and Board of Directors are 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 Financial Statements**

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion.

Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

#### **Report on other legal and regulatory requirements**

1. The Company has not paid or provided any managerial remuneration during the year. Accordingly reporting under Section 197(16) of the Act is not applicable.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
3. As required by Section 143(3) of the Act, we report that:
  - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
  - b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

- c. The balance sheet, the statement of profit and loss (including other comprehensive income), the Statement of Changes in Equity and the cash flow statement dealt with by this report are in agreement with the books of account;
- d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
- e. On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 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 over financial reporting of the Company and the operative effectiveness of such controls, refer to our separate report in "**Annexure B**".
- g. With respect to other matters to be included in 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 explanation 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 has been no delay in transferring amounts, required to be transferred, to the investor Education and Protection Fund by the Company.
  - iv. a) The Management has represented that to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries") with the understanding, whether, 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 Ultimate Beneficiaries;
  - b) The Management has represented that to the best of its knowledge and belief, no funds ( which are material either individually or in the aggregate) have been received by the Company from any person or entity including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries).

c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 1(e), as provided under (a) and (b) above, contain any material misstatement.

v. The Company has not declared or paid any dividend during the year.

vi. As stated in Note No.13 (22) as informed to us by the Management of the Company the financial statements of the Company has used accounting software for maintaining its books of account for the financial year ended March 31 2024 which has a feature or recording audit trail facility and the same has operated throughout the year for all relevant transactions recorded in the software.

**For, Omprakash Kedia & Co.**

**Chartered Accountants**

**FRN: 135784W**



**Omprakash Kedia**

**Proprietor**

**M. No. 152997**

**UDIN: 24152997BKAGOF6034**

**Place: Mumbai**

**Date: 21st May 2024**

## ANNEXURE "A" TO INDEPENDENT AUDITORS' REPORT

[Referred to in Paragraph 1 under "Report on other Legal and Regulatory Requirements" of our report to the members of "Pavurotti Real Estate Private Limited ("the Company") on the financial statements for the year ended March 31, 2024]

- i. On the basis of the information and explanation given to us and examination of relevant records, the Company does not have any item of Property, Plant and Equipment; therefore, provisions of paragraph 3 (i) of the order is not applicable to the Company.
- ii. Based on information and explanation given to us and examination of relevant records, the Company does not have inventory in the books. Accordingly, paragraph 3 (ii) of the order is not applicable to the Company.  
  
(a) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- iii. As inform, the company has not granted any loan, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Act, 2013. Accordingly, Paragraph 3 (iii) (a), 3 (iii) (b) and (iii) (c) of the order are not applicable.
- iv. Based on information and explanation given to us, in respect of loans, investments, guarantees and securities, the company has complied with the provision of section 185 and 186 of the Act. Further, the provisions of Section 186 the act not applicable to the company as it is engaged in the business of Real Estate.
- v. In our opinion and according to the information and explanations given to us, the company has not accepted any deposits from public within the provisions of sections 73 to 76 of the Act and rules framed there under.
- vi. The Central Government of India has not prescribed the maintenance of cost records under sub-section (1) of section 148 of the Act and the rules framed there under.

vii.

- a) The Company is generally regular in depositing with appropriate authorities, undisputed statutory dues including provident fund, employees state insurance, income tax, sales tax, service tax, duty of customs, duty of excise, value added tax, good and services tax, cess and any other material statutory dues applicable to it.

AND

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

- b) According to the information and explanations given to us, there are no dues with respect to sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and services tax, customs duty, excise duty, which have not been deposited on account of any dispute.

viii. According to the information and explanations given to us, the company does not have any loans or borrowings from any financial institution, bank, and government during the year. The Company has not defaulted in repayment of dues to debenture holdings during the year.

ix. The company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Hence, the provisions of paragraph 3(ix) of the Order are not applicable to the company.

x. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practises in India, and according to the information and explanations given to us, we have neither come across any instance of fraud by the company or any fraud on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such instance by the management.



- xi. As per the information and explanation given to us, The Company has not paid /provided any managerial remuneration. Accordingly, paragraph 3(xi) of the order is not applicable.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company therefore, paragraph 3 (xii) of the order is not applicable to the Company.
- xiii. According to the information and explanations given to us, all transactions entered into by the company with the related parties are in compliance with section 177and 188 of Act, where applicable and the details have been disclosed in the Financial Statements as required by the applicable accounting standards.
- xiv. The company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Therefore, paragraph 3(xiv) of the order is not applicable to the company.
- xv. According to the information and explanations given to us, the company has not entered into non-cash transactions with directors or persons connected with him during the year. Therefore, the provisions of Paragraph 3(xv) of the Order are not applicable to the Company.
- xvi. According to the information and explanations given to us and based on our examination of the records of the company, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.
- xvii. The company's status of financials in the current year and immediately preceding Financial year.

(Amount in Lakhs)

Particulars	Current F.Y.	P.Y.
Net Profit/(Loss)	(0.51)	(0.64)
Non-Cash Items: - Income: - Old balances written off	-	-
Cash Losses	(0.51)	(0.64)

- xviii. There has been no resignation of Statutory auditors during the year, hence paragraph 3(xviii) of the Order is not applicable to the Company.
- xix. According to the information and explanations given to us and based on our examination of the records of the company, material uncertainty exists as on the date of the audit report as the Company's Business/ Turnover is Nil. However, the Company is in the process of identifying alternative business plans to improve the performance of the Company.
- xx. According to the information and explanations given to us and based on our examination of the records of the company, paragraph 3(xx) of the Order is not applicable.
- xxi. This clause is not applicable, as company is not required to prepare consolidated financial statements.

**For, Omprakash Kedia & Co.**  
**Chartered Accountants**  
**FRN: 135784W**

*Kedia*



**Omprakash Kedia**  
**Proprietor**  
**M. No. 152997**  
**UDIN : 24152997BKAGOF6034**  
**Place: Mumbai**  
**Date: 21st May 2024**

**Annexure "B" to the Independent Auditor's Report on the Internal Financial Controls under clause (i) of Sub-Section 3 of section 143 of the Companies Act, 2013 ("the act")**

In conjunction with our audit of the financial statements of **Pavurotti Real Estate Private Limited** ("the company") as of and for the year ended March 31, 2024, we have audited the internal financial controls over financial reporting ("IFCoFR") of the company of as of that date.

**Management's responsibility for internal financial controls**

The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, 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.

**Auditors' responsibility**

Our responsibility is to express an opinion on the company's IFCoFR based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of IFCoFR, both issued by the Institute of Chartered Accountants of India. 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 IFCoFR 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 IFCoFR and their operating effectiveness. Our audit of IFCoFR included obtaining an understanding of IFCoFR, 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 in 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 IFCoFR.

### **Meaning of internal financial controls with reference to Financial Statements**

A company's IFCoFR 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 IFCoFR includes those policies and procedures that (i) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (ii) 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 (iii) 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.

### **Limitations of internal financial controls over financial reporting**

Because of the inherent limitations of IFCoFR, including the possibility of collusion or improper management of override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the IFCoFR to future periods are subject to the risk that the IFCoFR 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 and according to the information and explanations given to us, the Company has, in all material respects, an adequate IFCoFR and such IFCoFR were operating effectively as at March 31, 2024, based on the IFCoFR criteria established by the company considering the essential components of internal controls stated in the Guidance Note on Audit of IFCoFR issued by the ICAI.

**For, Omprakash Kedia & Co.**

**Chartered Accountants**

**FRN: 135784W**



**Omprakash Kedia**

**Proprietor**

**M. No. 152997**

**UDIN : 24152997BKAGOF6034**

**Place: Mumbai**

**Date: 21st May 2024**



**PAYUROTTE REAL ESTATE PRIVATE LIMITED**

**CIN No. U70100MH1995PTC084292**

**Balance Sheet As At 31st March,2024**

(Amount in Lakhs)

Particulars	Note No.	As at 31st March,2024	As at 31st March,2023
<b>I. ASSETS</b>			
<b>Current Assets</b>			
(a) Financial Assets			
Cash and Cash Equivalents	3	1.47	7.73
Loans	4	35.84	30.34
(b) Other Assets	5	-	0.05
<b>Total Current Assets</b>		<b>37.31</b>	<b>38.12</b>
<b>TOTAL ASSETS</b>		<b>37.31</b>	<b>38.12</b>
<b>II. EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
(a) Equity Share Capital	6	10.00	10.00
(b) Other Equity	7	26.37	26.89
<b>Total Equity</b>		<b>36.37</b>	<b>36.89</b>
<b>Current liabilities</b>			
(a) Financial Liabilities			
Trade Payable -Micro and Small Enterprises	8	0.24	0.41
Other Trade Payables	8	0.70	0.82
<b>Total Current Liabilities</b>		<b>0.94</b>	<b>1.23</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>37.31</b>	<b>38.12</b>
Significant Accounting Policies	1 & 2		
The accompanying notes are an integral part of these financial statements	11 & 29		

As Per Our Report of Even Date  
For M/S Omprakash Kedia & Co.  
ICAI Firm Reg. No. : 135784W

For and on behalf of Board of Directors of  
Pavurotti Real Estate Private Limited

**Omprakash Kedia**

Proprietor

Membership No: 152997

UDIN 24152997BK A90F 6034

Date : 21th May 2024

Place: Mumbai



**Rajeev Ashok Piramal**

Director

DIN No.: 00044983

Date : 21th May 2024

Place: Mumbai

**Kayed Zoher Tambawala**

Director

DIN No.: 00402902

*[Handwritten signature of Rajeev Ashok Piramal]*

*[Handwritten signature of Kayed Zoher Tambawala]*

**PAVUROTTI REAL ESTATE PRIVATE LIMITED**  
**CIN No. U70100MH1995PTC084292**  
**Statement of Profit & Loss for the Year ended 31st March,2024**

(Amount in Lakhs)

Particulars	Note No.	Year ended 31st March,2024	Year ended 31st March, 2023
		IND AS	IND AS
<b>Income:</b>			
<b>Total Revenue</b>		-	-
<b>Expenses:</b>			
Finance Costs	9	0.02	0.01
Other Expenses	10	0.49	0.63
<b>Total Expenses</b>		<b>0.51</b>	<b>0.64</b>
<b>Profit / (Loss) Before Exceptional Items and Tax</b>		<b>(0.51)</b>	<b>(0.64)</b>
Exceptional Items		-	-
<b>Profit/(Loss) Before Tax</b>		<b>(0.51)</b>	<b>(0.64)</b>
Tax Expenses			
- Current Tax		-	-
- Income Tax of Earlier Year		-	0.03
- Deferred Tax		-	-
Total Tax Expenses		-	0.03
Profit/(Loss) After Tax for the Year ( A )		(0.51)	(0.67)
Other Comprehensive Income for the Year ( B )		-	-
<b>Total Comprehensive Income for the Year ( A + B )</b>		<b>(0.51)</b>	<b>(0.67)</b>
<b>Earnings Per Equity Share:</b>	11		
- Basic (in Rs.)		(0.51)	(0.67)
- Diluted (in Rs.)		(0.51)	(0.67)
Significant Accounting Policies	1 & 2		
The accompanying notes are an integral part of these financial statements	11 & 29		

As Per Our Report of Even Date  
For M/S Omprakash Kedia & Co.  
ICAI Firm Reg. No. : 135784W

*Omprakash Kedia*

**Omprakash Kedia**

Proprietor

Membership No: 152997

**UDIN 24152997BKA90F6034**

Date : 21th May 2024

Place: Mumbai



**For and on behalf of Board of Directors of  
Pavurotti Real Estate Private Limited**



**Rajeev Ashok Piramal**

Director

DIN No.: 00044983

Date : 21th May 2024

Place: Mumbai

*K.K. Tambawala*

**Kayed Zoher Tambawala**

Director

DIN No.: 00402902



**PAVUROTTI REAL ESTATE PRIVATE LIMITED**

CIN No. U70100MH1995PTC084292

**Cash Flow Statement for the Year ended 31st March,2024**

(Amount in Lacs)

	Particulars	Year ended 31st March,2024	Year ended 31st March, 2023
<b>I</b>	<b><u>Cash Flow from Operating Activities</u></b>		
	Profit / (Loss) Before Tax	(0.51)	(0.64)
	<u>Adjustments for:</u>		
	Finance Costs	0.02	0.01
	<b>Operating Loss Before Working Capital Changes</b>	(0.49)	(0.63)
	<u>Adjustments For :</u>		
	Loans & Advances	0.05	(0.05)
	Other Current Assets	(5.50)	0.65
	Trade Payables	(0.30)	0.04
	Others Liabilities	-	(0.69)
	<b>Cash Generated from / (Used in) Operations</b>	(6.24)	(0.68)
	Taxes Paid (Net of Refund)	-	(0.03)
	<b>Net Cash Flow From / (Used in) Operating Activities (A)</b>	<b>(6.24)</b>	<b>(0.71)</b>
<b>II</b>	<b><u>Cash Flow From Investing Activities</u></b>	-	-
	<b>Net Cash Flow from Investing Activities (B)</b>	-	-
<b>III</b>	<b><u>Cash Flow From Financing Activities</u></b>		
	Finance Costs	(0.02)	(0.01)
	<b>Net Cash Flow from Financing Activities (C)</b>	<b>(0.02)</b>	<b>(0.01)</b>
	<b>Increase / (Decrease) in Cash and Cash Equivalents = A + B + C )</b>	<b>(6.26)</b>	<b>(0.66)</b>
	<b>Cash &amp; Cash Equivalents as at Beginning of the Year</b>	<b>7.73</b>	<b>8.45</b>
	<b>Cash &amp; Cash Equivalents as at End of the Year</b>	<b>1.47</b>	<b>7.73</b>

The accompanying notes are an integral part of these financial statements

- 1) The above cash flow statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS 7) - Statement of Cash Flows.
- 2) Previous year figures have been regrouped, rearranged or reclassified wherever necessary to conform to the current year's classifications.

**As Per Our Report of Even Date**  
**For M/S Omprakash Kedia & Co.**  
**ICAI Firm Reg. No. : 135784W**

**For and on behalf of Board of Directors of**  
**Pavurotti Real Estate Private Limited**



**Omprakash Kedia**  
**Proprietor**

Membership No: 152997

UDIN RA1520378KAGOF6634

Date : 21st May 2024

Place: Mumbai



**Rajeev Ashok Piramal**  
**Director**  
**DIN No.: 07619649**

**Kayed Zoher Tambawala**  
**Director**  
**DIN No.: 00402902**

**Date : 21st May 2024**  
**Place: Mumbai**

**PAVUROTTI REAL ESTATE PRIVATE LIMITED**  
**Statement of Changes in Equity for the Year ended 31st March,2024**

**(A) Equity Share Capital**

(Amount In Lakhs)

Particulars	Note No.	Amount
As at 1st April, 2022		10.00
Changes in equity share capital during the year due to prior year adjustment		-
Restated Balance as at 1st April 2022		10.00
Changes in equity share capital during the year		-
As at 31st March, 2023	6	10.00
Changes in equity share capital during the year due to prior year adjustment		-
Restated Balance as at 1st April 2023		10.00
Changes in equity share capital during the Year		-
As at 31st March,2024		10.00

**(B) Other Equity**

(Amount In Lakhs)

Particulars	Reserve & Surplus		
	Retained Earnings	Other Comprehensive Income	Total
Balance as at April 01, 2022	27.56	-	27.56
Profit / (Loss) for the Year	(0.67)	-	(0.67)
Other Comprehensive Income for the Year	-	-	-
Total Comprehensive Income for the Year	(0.67)	-	(0.67)
Balance as at March 31, 2023	26.89	-	26.89
Profit / (Loss) for the Year	(0.51)	-	(0.51)
Other Comprehensive Income for the Year	-	-	-
Total Comprehensive Income for the Year	(0.51)	-	(0.51)
Balance as at 31st March,2024	26.38	-	26.38

As Per Our Report of Even Date  
For M/S Omprakash Kedia & Co.  
ICAI Firm Reg. No. : 135784W

For and on behalf of Board of Directors of  
Pavurotti Real Estate Private Limited

**Omprakash Kedia**  
Proprietor  
Membership No: 152997  
UDIN 24152957BKAGOF634



Date : 21st May 2024  
Place: Mumbai



**Rajeev Ashok Piramal**  
Director  
DIN No.: 00044983

**Kayed Zoher Tambawala**  
Director  
DIN No.: 00402902

Date : 21st May 2024  
Place: Mumbai



## **1 Company Overview**

Pavurotti Real Estate Private Limited (“the Company”) is a public Company engaged primarily in the business of real estate development and is domiciled in India.

The financial statements of the Company for the year ended 31<sup>st</sup> March, 2024 were authorized and approved for issue by the Board of Directors on 21<sup>st</sup> May 2024

## **2 Significant Accounting Policies**

### **I Basis of Preparation of Financial Statements**

The financial statements comply with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016 to comply with the Section 133 of the Companies Act, 2013 (“the 2013 Act”), and the relevant provisions of the 2013 Act, as applicable.

The financial statements have been prepared on a historical cost basis, except certain financial assets and liabilities that is measured at fair value (refer accounting policy regarding financial instrument).

### **II Operating Cycle**

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realization of project into cash & cash equivalents and range from 3 to 7 years. Accordingly project related assets & liabilities have been classified into current & non-current based on operating cycle of the respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

### **III Functional and Presentation Currency**

The financial statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded off to two decimals in lakhs.

### **IV Use of Accounting Estimates and Judgments**

The preparation of the Financial Statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of these financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.



**a. Evaluation of Percentage Completion**

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the financial statements for the period in which such changes are determined.

**b. Impairment of Non-Financial Assets**

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash generating unit's fair value less costs of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. When the carrying amount of an asset or cash generating unit exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. 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 assessment of the time value of money and the risk specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples or other available fair value indicators.

**c. Impairment of Financial Assets**

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

**d. Useful life and residual value of Property, Plant and Equipment and Intangible Assets**

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on technical advice. Assumptions also need to be made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

**e. Fair Value Measurement of Financial Instruments**

When the fair values of the financial assets and liabilities recorded in the Balance Sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market wherever possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in assumptions could affect the fair value relating of financial instruments.

**V Measurement of Fair Values**



The Company's accounting policies and disclosures require the measurement of fair values for financial instruments.

The Company has an established control framework with respect to the measurement of fair values. The Management regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair values, then the Management assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of Ind AS, including the level in the fair value hierarchy in which such valuations should be classified.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows.

Level 1 Quoted prices in active markets for identical assets or liabilities.

Level 2 Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 Inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

## **VI Property, Plant and Equipment & Depreciation**

### **a. Recognition and Measurement**

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- i. Its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates.
- ii. Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by Management.
- iii. The initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located, the obligation for which the Company incurs either when the item is acquired or as a consequence of having used the item during a particular period for purposes other than to produce inventories during that period.

Income and expenses related to the incidental operations, not necessary to bring the item to the location and condition necessary for it to be capable of operating in the manner intended by Management, are recognised in Statement of Profit and Loss. If significant parts of an item of



property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

**b. Subsequent Expenditure**

Subsequent expenditure related to an item of fixed asset is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing fixed assets, including repair and maintenance expenditure and cost of replacing parts, are charged to the Statement of Profit and Loss for the period during which such expenses are incurred.

Any gain or loss on disposal of an item of property, plant and equipment is recognised in the Statement of Profit and Loss of the Company in the year of disposal.

Expenses incurred for acquisition of capital assets excluding advances paid towards the acquisition of fixed assets outstanding at each Balance Sheet date are disclosed under Capital Work in Progress.

Capital Work in Progress in respect of assets which are not ready for their intended use are carried at cost, comprising of direct costs, related incidental expenses and attributable interest.

**c. Depreciation**

Depreciation is provided from the date the assets are ready to be put to use, on straight line method as per the useful life of the tangible assets as prescribed under Part C of Schedule II of The Companies Act, 2013.

Depreciation is calculated on a prorata basis from the date of installation / acquisition till the date the assets are sold or disposed.

Depreciable amount for assets is the cost of an asset or amount substituted for cost, less its estimated residual value.

**VII Impairment of Assets**

The carrying values of assets / cash generating units at each Balance Sheet date are reviewed for impairment if any indication of impairment exists. The following intangible assets are tested for impairment each financial year even if there is no indication that the asset is impaired:

- (a) An intangible asset that is not yet available for use; and
- (b) An intangible asset that is amortized over a period exceeding ten years from the date when the asset is available for use.

If the carrying amount of the assets exceeds the estimated recoverable amount, impairment is recognised for such excess amount. The impairment loss is recognised as an expense in the Statement of Profit and Loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a revaluation decrease to the extent a revaluation reserve is available for that asset.



The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

Where there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognised in the Statement of Profit and Loss, to the extent the amount was previously charged to the Statement of Profit and Loss. In case of revalued assets, such reversal is not recognised.

## **VIII Financial Instruments**

### **A Financial Assets**

#### **i. Classification**

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

#### **ii. Initial Recognition and Measurement**

All Financial Assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

#### **iii. Subsequent Measurement**

For purposes of subsequent measurement financial assets are classified into two board categories:

- a. Financial asset at fair value
- b. Financial asset at amortised cost

Where assets are measured at fair value, gains and losses are either recognised entirely in the statement of profit or loss (i.e. fair value through profit or loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

### **B Financial Liabilities**

#### **i. Classification**





The Company classifies all financial liabilities as subsequently measured at amortised cost or at fair value through Profit and Loss.

**ii. Initial Recognition and Measurement**

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

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and financial guarantee contracts.

**iii. Loans and Borrowings**

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

This category generally applies to interest amortised bearing loans and borrowings.

**iv. Derecognition**

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

**v. Offsetting of Financial Instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

**C Share Capital**

**Ordinary Equity Shares**

Incremental costs directly attributable to the issue of ordinary equity shares, net of any tax effects, are recognised as a deduction from equity.

**IX Inventories**



- a. Inventories comprise of: (i) Finished Realty Stock representing unsold premises in completed projects (ii) Realty Work in Progress representing properties under construction / development and (iii) Raw Material representing inventory yet to be consumed.
- b. Inventories other than Raw Material above are valued at lower of cost and net realisable value. Raw Materials are valued at weighted average method.
- c. Cost of Realty construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Realty Work in Progress or Finished Realty Stock. Cost of Realty construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) up to the date of receipt of Occupation Certificate of Project from the relevant authorities.

Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

#### **X Revenue Recognition on Contract with Customers**

- a. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The Company recognizes revenue from contracts with customers based on a five step model as set out in Ind AS 115:

Step 1. Identify the contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2. Identify the performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3. Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4. Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company will allocate the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5. Recognise revenue when (or as) the entity satisfies a performance obligation.



Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes and duty. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

The Company generates revenue from Real estate construction contracts. The sale of completed property is generally expected to be the only performance obligation and the Company has determined that it will be satisfied at the point in time when control transfers.

### **Contract Balances**

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

### **Cost to obtain a contract**

The Company recognises as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The Company incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

- b. Interest income is accounted on an accrual basis at effective interest rate (EIR method).

## **XI Income Tax**

Income Tax expense comprises current and deferred tax. It is recognised in Statement of Profit and Loss except to the extent that it relates to items recognised directly in Equity or in Other Comprehensive Income.

### **a. Current Tax**

Current Tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date. Current tax also includes any tax arising from dividends.





Current tax assets and liabilities can be offset only if the Company

- (i) has a legally enforceable right to set off the recognised amounts; and
- (ii) Intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

**b. Deferred Tax**

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes (including those arising from consolidation adjustments such as unrealised profit on inventory etc.).

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent that it is probable that future taxable profits will be available against which they can be used. 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 such reductions are reversed when the probability of future taxable profits improves.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse using tax rates enacted or substantively enacted at the reporting date.

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

Deferred tax assets and liabilities are offset only if:

- (i) The Company has a legally enforceable right to set off current tax assets against current tax liabilities; and
- (ii) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.



**c. Minimum Alternate Tax (MAT)**

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognised as an asset (MAT Credit Entitlement) only if there is convincing evidence for realisation of such asset during the specified period. MAT paid during the year is charged to Statement of Profit and Loss as current tax. MAT credit entitlement is reviewed at each Balance Sheet date. For the purpose of disclosure of MAT in financial assets, the same have been considered as deferred tax assets.

**XII Borrowing Cost**

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, allocated to qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the time all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period which they are incurred.

**XIII Cash and Cash Equivalents**

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

**XIV Earnings Per Share**

Basic earnings per share is computed by dividing the profit / (loss) after tax by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for the events for bonus issue, bonus element in a rights issue to existing shareholders, share split and reverse share split (consolidation of shares). Diluted earnings per share is computed by dividing the profit / (loss) after tax as adjusted for dividend, interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares.

**XV Cash Flow Statement**

Cash Flow Statement is prepared under the "Indirect Method" as prescribed under the Indian Accounting Standard (Ind AS) 7 –Statement of Cash Flows.

Cash and Cash equivalents for the purpose of cash flow statement comprise of cash at bank and in hand and short term investments with original maturity of three months or less.



## **XVI Provisions and Contingent Liabilities**

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the Notes. Contingent liabilities are 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.

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.



**PAVUROTTHI REAL ESTATE PRIVATE LIMITED**  
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Notes to the Financial Statements for the Year Ended 31st March, 2024

**3 Cash and Cash Equivalents:**

(Amount in Lakhs)

Particulars	As at	As at
	31st March, 2024	31st March, 2023
<b>Cash &amp; Cash Equivalents</b>		
- Bank Balance in Current Accounts	1.47	7.73
<b>Total</b>	<b>1.47</b>	<b>7.73</b>

**4 Other Financial Assets**

(Amount in Lakhs)

Particulars	As at	As at
	31st March, 2024	31st March, 2023
Other Advances	35.84	30.34
<b>Total</b>	<b>35.84</b>	<b>30.34</b>

**5 Other Current Assets**

(Amount in Lakhs)

Particulars	As at	As at
	31st March, 2024	31st March, 2023
Advance with Statutory Authorities	-	0.05
<b>Total</b>	<b>-</b>	<b>0.05</b>

**6 Equity Share Capital:**

(Amount in Lakhs)

Particulars	As at	As at
	31st March, 2024	31st March, 2023
<b>Authorised:</b>		
1,00,000 (Previous Year 1,00,000) Equity Shares of Rs. 10/- Each	10.00	10.00
<b>Total</b>	<b>10.00</b>	<b>10.00</b>
<b>Issued, Subscribed And Fully Paid-Up:</b>		
1,00,000 (Previous Year 1,00,000) Equity Shares of Rs. 10/- Each	10.00	10.00
<b>Total</b>	<b>10.00</b>	<b>10.00</b>

**a) Reconciliation of the Shares at the Beginning and at the End of the Reporting Year**

Equity Shares	As at 31st March, 2024	
	No. of Shares	Rs. In Lakhs
At the Beginning of the Year	1,00,000	10.00
Issued During the Year	-	-
Bought Back During the Year	-	-
Outstanding at the End of the Year	1,00,000	10.00
Equity Shares	As at 31st March, 2023	
	No. of Shares	Rs. In Lacs
At the Beginning of the Year	1,00,000	10.00
Issued During the Year	-	-
Bought Back During the Year	-	-
Outstanding at the End of the Year	1,00,000	10.00

**b) Terms/Rights Attached to Equity Shares**

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. The Company declares and pays dividends in Indian Rupees.

**c) Details of Shareholders Holding More Than 5% Shares in the Company**

Equity Shares	As at 31st March, 2024	
	No. of Shares	% of Holding
Javed Tapia	23,000	23.00
Peninsula Land Limited - Holding Company	77,000	77.00
Equity Shares	As at 31st March, 2023	
	No. of Shares	% of Holding
Javed Tapia	23,000	23.00
Peninsula Land Limited - Holding Company	77,000	77.00



**PAVUROTTI REAL ESTATE PRIVATE LIMITED**  
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**Notes to the Financial Statements for the Year Ended 31st March, 2024**

**7 Other Equity**

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
<b>Retained Earnings:</b>		
Opening Balance	26.89	27.56
(+) (Net Loss) for the Year	(0.51)	(0.67)
Closing Balance	26.37	26.89
<b>Total</b>	<b>26.37</b>	<b>26.89</b>

**8 Trade Payables:**

Trade Payables	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
- Micro, Small and Medium Enterprises	0.24	0.41
- Others	0.70	0.82
<b>Total</b>	<b>0.94</b>	<b>1.23</b>

Details of dues to Micro and Small Enterprises as defined under the MSMED Act, 2006.

Company has sent letters to suppliers to confirm whether they are covered under Micro, Small and Medium Enterprises Development Act 2006 as well as whether they have file required memorandum with the prescribed authorities.

Based on the confirmation received, if any, the details of outstanding are as under:

Particulars	(Amount in Lakhs)	
	As at 31st March, 2024	As at 31st March, 2023
The principal amount remaining unpaid at the end of the year	0.24	0.41
The interest amount remaining unpaid at the end of the year	-	-
The amount of interest paid by the buyer in terms of Section 16 of the MSMED Act 2006 along with the amount of the payment made to the supplier beyond the appointed day during the year	-	-
The amount of interest due and payable for the Year 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, 2006	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
The amount of further interest remaining due and payable even in the succeeding years, 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 of the MSMED Act 2006	-	-

**9 Finance Costs:**

Particulars	(Amount in Lakhs)	
	Year Ended 31st March, 2024	Year Ended 31st March, 2023
Bank charges	0.02	0.01
<b>Total</b>	<b>0.02</b>	<b>0.01</b>

**10 Other Expenses:**

Particulars	(Amount in Lakhs)	
	Year Ended 31st March, 2024	Year Ended 31st March, 2023
<b>Payments to the Auditors</b>		
- Audit Fees	0.14	0.17
Professional Fees	0.29	0.46
Other Charges	0.05	-
<b>Total</b>	<b>0.49</b>	<b>0.63</b>

**11 Earnings per share ('EPS')**

	Year Ended 31st March 2024	Year Ended 31st March 2023
Profit/ (Loss) After Tax	(0.51)	(0.67)
Weighted Average Number of Shares	1,00,000	1,00,000
Basic & Diluted Earning Per Share	(0.51)	(0.67)



**12 Financial Instruments - Fair Values and Risk Management**

**A Accounting Classification and fair values**

(Amount in Lacs)

31-Mar-24	Carrying Amount			
	FVTPL	FVTOCI	Amortised Cost	Total
<b>Financial Assets</b>				
Cash and cash equivalents	-	-	1.47	1.47
Other Bank Balances	-	-	-	-
Others Financial Assets	-	-	-	-
<b>Total</b>	-	-	1.47	1.47
<b>Financial Liabilities</b>				
Short Term Borrowings	-	-	-	-
Trade Payables	-	-	0.94	0.94
Other Financial Liabilities	-	-	-	-
<b>Total</b>	-	-	0.94	0.94

31-Mar-23	Carrying Amount			
	FVTPL	FVTOCI	Amortised Cost	Total
<b>Financial Assets</b>				
Cash and cash equivalents	-	-	7.73	7.73
Other Bank Balances	-	-	-	-
Others Financial Assets	-	-	-	-
<b>Total</b>	-	-	7.73	7.73
<b>Financial Liabilities</b>				
Short Term Borrowings	-	-	-	-
Trade Payables	-	-	1.23	1.23
Other Financial Liabilities	-	-	-	-
<b>Total</b>	-	-	1.23	1.23

**B Financial Risk Management**

The Company has exposure to the following risks arising from financial instruments:

- Credit risk
- Liquidity risk and
- Market risk

**a Risk Management Framework**

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

**b Credit Risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, loans and investment in debt securities. Credit risk is managed through credit approvals, establishing credit limits and continuously monitoring the creditworthiness of customers to which the Company grants credit terms in the normal course of business. The Company establishes an allowance for doubtful debts and impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments.

The carrying amount of following financial assets represents the maximum credit exposure:





**PAVUROTTI REAL ESTATE PRIVATE LIMITED**  
**CIN No. U70100MH1995PTC084292**  
**Notes to the Financial Statements for the Year Ended 31st March, 2024**

**i Trade and other receivables and Long term loans and advances**

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore, substantially eliminating the Company's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

**ii Impairment**

There were no trade and other receivables requiring impairment as at 31st March 2024 and 31st March 2023.

**iii Cash and Cash Equivalents**

The Company held cash and cash equivalents of Rs. 1.47 lacs at March 31, 2024 (March 31, 2023: Rs. 7.73 lacs). The cash and cash equivalents are held with

**C Liquidity Risk**

delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

**D Exposure to liquidity risk**

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include estimated interest payments and exclude the impact of netting agreements.

Contractual cash flow

(Rs. In Lacs)

31-Mar-24	Carrying Amount	Total	Within 12 month	1-2 Year	2-5 Years	More than 5 Years
Short Term Borrowings	-	-	-	-	-	-
Trade Payables	0.94	0.94	0.94	-	-	-
Other Financial Liabilities	-	-	-	-	-	-

31-Mar-23	Carrying Amount	Total	Within 12 month	1-2 Year	2-5 Years	More than 5 Years
Short Term Borrowings	-	-	-	-	-	-
Trade Payables	1.23	1.23	1.23	-	-	-
Other Financial Liabilities	-	-	-	-	-	-

**iv Market risk**

Market risk is the risk that changes in market prices such as foreign exchange rates, interest rates and equity prices – will affect the Company's income or the value of its holdings of financial instruments. Market risk is attributable to all market risk sensitive financial instruments including foreign currency receivables and payables and long term debt. We are exposed to market risk primarily related to interest rate risk and the market value of our investments affecting to parent company, since major borrowings is from parent company.

**Currency risk**

The Company is exposed to currency risk on account of its trade and other payables in foreign currency. The functional currency of the Company is Indian Rupee. Currency risk is not material, as the company does not have significant exposure in foreign currency,

**Interest rate risk**

Interest rate risk can be either fair value interest rate risk or cash flow interest rate risk. Fair value interest rate risk is the risk of changes in fair values of fixed interest bearing investments because of fluctuations in the interest rates. Cash flow interest rate risk is the risk that the future cash flows of floating interest bearing investments will fluctuate because of fluctuations in the interest rates.

The Company's Major interest free borrowings is from ultimate parent Company



**PAVUROTHI REAL ESTATE PRIVATE LIMITED**  
**CIN No. U70100MH1925PTC084292**  
**Notes to the Financial Statements for the Year Ended 31st March 2024**

**Exposure to currency risk**

There is no exposure of the company in foreign currency

The Company does not have any contingent liabilities and capital commitments as at 31st March 2024 (31st March 2023 Nil)

Debit & Credit balances of various parties are subject to confirmation/reconciliation and consequent adjustments, if any. The Company is of the view that reconciliation(s), if any, arising out of final settlement of accounts with these parties is not likely to have any material impact on the accounts. Current Assets are stated in the Balance Sheet at least at the value which is reasonably certain to recover in ordinary course of business.

**13 Related Party Disclosures**

**a List of Related Parties**

**i Holding Company**

Peninsula Land Limited (PLL) - Holding Company

**ii Shareholders and Their Relatives**

Javed Tapia (JT) - Shareholder

**iii Enterprises in which person mentioned above or their relatives have significant Influence, directly or indirectly**  
 Logical Properties Private Limited (Logical)

		(Rs. In Lacs)
b Details of transactions	2023-24	2022-23
i Expenses incurred on our behalf by Holding Company	0.00	0.64
ii Loan Given to holding Company	5.50	
c Closing Balance		
i Receivable from Holding Company	29.01	23.51
ii Receivable from Javed Tapia	6.83	6.83

**14 Disclosure for Ind AS 115 Revenue from Contracts with Customers**

**(i) Disaggregated revenue information**

Set out below is the disaggregation of the Company's revenue from contracts with customers by timing of transfer of goods or services.

	(Rs. in Lacs)
Particulars	2023-24
Timing of transfer of goods or services	
Revenue from goods or services transferred to customers at a point in time	-
Revenue from goods or services transferred over time	-

**(ii) Contract balances and performance obligations**

	(Rs. in Lacs)
Particulars	2023-24
Trade receivables	-
Contract liabilities *	-
* Contract liabilities represent amounts collected from customers based on contractual milestones and liability under joint development agreements entered into with landlords pursuant to agreements executed with such customers/ landlords for construction and sale of residential units. The terms of agreements executed with customers require the customers to make payment of consideration as fixed in the agreement on achievement of contractual milestones though such milestones may not necessarily coincide with the point in time at which the entity transfers control of such units to the customer. The Company is liable for any structural or other defects in the residential units as per the terms of the agreements executed with customers and the applicable laws and regulations.	
Revenue recognised in the reporting Year that was included in the contract liability balance at the beginning of the Year	-
Revenue recognised in the reporting Year from performance obligations satisfied in previous Years	-
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the reporting Year **	-
** The entity expects to satisfy the said performance obligations as explained in note 2.2(m) when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development as at March 31, 2023.	





**PAVUROTIL REAL ESTATE PRIVATE LIMITED**  
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**Notes to the Financial Statements for the Year Ended 31st March, 2024**

(iii) Reconciling the amount of revenue recognised in the statement of profit and loss with the contracted price

Particulars	(Rs in Lacs)	
	2023-24	2022-23
Revenue as per contracted price	-	-
Adjustments	-	-
Discount	-	-
Revenue from contract with customers	-	-

(iv) The Company has applied Ind AS 115 "Revenue from contracts with customers" with effect from April 1, 2018 using full retrospective method. As required by this new standard and based on Company's contracts with its customers, the method of revenue recognition for real estate sales has been changed from "Percentage of Completion" to "Completed Contract" method.

Ratio Disclosure

Ratio	For the year ended March 31, 2024	For the year ended March 31, 2023	variance (%)
Current ratio	3988%	3099%	0%
Debt-equity ratio	NA	NA	NA
Debt service coverage ratio	NA	NA	NA
Return on equity ratio	-5%	-7%	0%
Inventory turnover ratio	NA	NA	NA
Trade receivables turnover ratio (in days)	NA	NA	NA
Trade payables turnover ratio (in days)	0%	0%	0%
Net capital turnover ratio	0%	0%	0%
Net profit margin (%)	-5%	-7%	0%
Return on capital employed	-5%	-7%	0%
Return on investment	NA	NA	NA

**15 Capital Management**

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital as well as the level of dividends to ordinary shareholders.

The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising interest-bearing loans and borrowings less cash and cash equivalents.

The Company's adjusted net debt to equity ratio at March 31, 2024 was as follows.

Particular	(Rs in Lacs)	
	As at 31st March 2024	As at 31st March 2023
Total Liabilities	0.94	1.23
Less : Cash and cash equivalent	1.47	7.73
Adjusted Net Debt	(0.53)	(6.50)
Total Equity	36.37	36.89
Less : Hedging reserve	-	-
Adjusted Equity	36.37	36.89
Adjusted Net Debt to Adjusted Equity Ratio	(0.01)	(0.18)

**16 Trade payables ageing**

a Ageing of Trade Payables as at 31st March 2024

(Rs in Lacs)

Sr No	Particulars	Not Due	Outstanding for following periods from due date of payment				Total
			Upto 1 year	1- 2 years	2-3 years	More than 3 years	
(i)	Undisputed Trade Payables						
a	MSME				0.17	0.07	0.24
b	Others		0.21	0.06	0.06	0.37	0.70
	<b>Total</b>						<b>0.93</b>
(ii)	Disputed Trade Payables						
a	MSME	-	-	-	-	-	-
b	Others	-	-	-	-	-	-
	<b>Total</b>	-	-	-	-	-	-

b Ageing of Trade Payables as at 31st March 2023

(Rs in Lacs)

Sr No	Particulars	Not Due	Outstanding for following periods from due date of payment				Total
			Upto 1 year	1- 2 years	2-3 years	More than 3 years	
(i)	Undisputed Trade Payables						
a	MSME	-	0.17	-	0.20	0.05	0.41
b	Others	-	-	0.06	0.58	0.20	0.83
	<b>Total</b>	-	<b>0.17</b>	<b>0.06</b>	<b>0.77</b>	<b>0.23</b>	<b>1.23</b>
(ii)	Disputed Trade Payables						
a	MSME	-	-	-	-	-	-
b	Others	-	-	-	-	-	-
	<b>Total</b>	-	-	-	-	-	-



**PAVUROTTHI REAL ESTATE PRIVATE LIMITED**  
**CIN No. U70100MH1995PTC084292**  
**Notes to the Financial Statements for the Year Ended 31st March, 2024**

- 17 In view of losses the disclosure under section 135 of the companies Act 2013 on CSR activity (Corporate Social Responsibility) is not applicable.
- 18 The Code on Social Security 2020 has been notified in the official Gazette on 29th September 2020. The effective date from which the changes are applicable is yet to be notified and the rules are yet to be framed. Impact if any of the change will be assessed and accounted in the Year in which said code becomes effective and the rules framed thereunder are notified.
- Other Statutory Information
- a The Company do not have any Benami property. Where any proceeding has been initiated or pending against the Company for holding any Benami property.
- b The Company do not have any transactions with companies struck off.
- c The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory Year.
- d The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- e The Company have not traded or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the intermediary shall:
- (i) 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
- (ii) Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- g The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1964 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961)
- h The Company has not been declared wilful defaulter by any banks/Financial Institution.
- 19 The details of Immovable property and property plant and equipment's is not applicable as company does not have any such assets as on date.
- 20 The Company have not granted any loans or advances to promoters, directors KMPs etc.
- 21 There is no scheme of arrangement disclosure is not applicable for the year ended 31st March 2023 ( 31st March 2022).
- 22 Details require as per schedule III of the companies Act 2013 where applicable has been provide in the notes forming parts of the accounts.
- 23 The Company does not have any contingent liabilities and capital commitments as at 31st March 2024 ( 31st March 2023- Nil)
- 24 The 'Management approach' as defined in " Ind AS 108 - Operating Segments" requires disclosure of segment-wise information based on the manner in which the Chief Operating Decision Maker (CODM) evaluates the performance and all allocates resources in cases where a reporting entity operates in more than one business segment. Since the Company is primarily engaged in the business of real estate development which the management and CODM recognise as the sole business segment, the disclosure of such segment-wise information is not required and accordingly, not provided.
- 25 The figures have been rounded off to two decimals in Lakh
- 26 There are no significant subsequent events that would require adjustments or disclosures in the financial statements as on the balance sheet date.
- 27 Previous year figures have been regrouped/reclassified where necessary to conform to current year's classification

As per MCA notification dated August 05, 2022, the Central Government has notified that Companies (Accounts) Fourth Amendment Rules, 2022. As per the amended rules, the companies are required to maintain back up of the books of account and other relevant books and papers in electronic mode that should be accessible in India at all the time. Also, the companies are required to create back up on servers physically located in India on a daily basis.

Books of accounts of the Company were maintained in electronic form mode throughout the year. Also, backup of books of accounts were maintained on daily

Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 (hereinafter referred as "the Account Rules") states that for the financial year commencing on or after the 1st day of April 2023, every company which uses accounting software for maintaining its books of account, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled

The company implemented SAP software to maintain books of accounts since September 2015. SAP has features of audit trail & maintaining log of creating & changes made. Audit trail enablement is as below

Audit trail at database level & related controls on maintenance of edit logs was enabled on implementation since September 2015. Audit trail was enabled for financial accounting transactions throughout the year.

As per proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, is applicable from April 1 2023, Reporting under Rule 11(g) of the Companies (Audit & Auditors) Rules, 2014 on Preservation of audit trail as per statutory requirement for record retention, this being the first year requirement for record retention is not applicable for the financial year ended March 31, 2024.

As Per Our Report of Even Date  
For M/S Omprakash Kedia & Co.  
ICAI Firm Reg. No. : 135784W

Omprakash Kedia  
Proprietor  
Membership No: 152997

Date : 21st May 2024  
Place: Mumbai

U DIN 241529578KA906634



For and on behalf of Board of Directors of  
Pavurotti Real Estate Private Limited

Rajeev Ashok Piramal  
Director  
DIN No. : 07619649

Date : 21st May 2024  
Place: Mumbai

Kayed Zohar Tambawala  
Director  
DIN No. : 00402902

*Kayed Zohar Tambawala*