

M. A. PARIKH SHAH & ASSOCIATES

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

INDEPENDENT AUDITOR'S REPORT

To the Partners of Man Vastucon LLP Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Man Vastucon LLP (the enterprise)**, which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Accounting Standards (AS) specified under Section 133 of the Act, of the state of the affairs of the enterprise as at March 31, 2022, and its 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 Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Enterprise 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.

Responsibility of Management for Financial Statements

The partners of the enterprise are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including cash flows of the enterprise in accordance with the accounting principles generally accepted in India, including the 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 enterprise 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, partners of the enterprise are responsible for assessing the enterprise'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 enterprise or to cease operations, or has no realistic alternative but to do so.

Those partners are also responsible for overseeing the Enterprise'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 judgement 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, but not for the purpose of expressing an opinion on the effectiveness of the Enterprise's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the 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 Enterprise'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 Enterprise to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in



(i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

Other Compliances

- (i) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
- (ii) In our opinion, proper books of account as required by law have been kept by the enterprise so far as appears from our examination of those books;
- (iii) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
- (iv) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014;
- (v) As per the Information and explanations given to us by the management of the enterprise, there are no pending litigations and accordingly, there is no requirement to disclose the impact thereof; and
- (vi) The enterprise's real estate contracts with customers are long-term contracts and as upto March 31, 2022 it has provided for foreseeable losses of Rs. 18,74,40,905/- as required under the relevant accounting standard.
- (v)
 - (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of ultimate beneficiaries.
 - (b) The management has represented that, to the best of its knowledge and belief, The no funds have been received by the Company from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries.



- (c) Based on the audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that causes us to believe that the above representations given by the management contain any material misstatement.

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



Partner

Name: Dhaval B. Selwadia

Membership No. 100023

UDIN: 22100023AJDBLJ6423



Place: Mumbai

Date: 17.05.2022

Man Vastucon LLP
Balance Sheet as at March 31, 2022
LLPIN: AAD-0592
All amounts are in INR otherwise stated

Particulars		Note No.	As at March 31, 2022	As at March 31, 2021
I.	Partners capital & liabilities			
(1)	Partners capital			
	(a) Partners capital account	2.01	5,00,00,000	5,00,00,000
	(b) Partners current account	2.02	(14,82,72,729)	(14,82,72,729)
	(c) Reserves and surplus	2.03	(1,15,36,18,942)	(60,13,04,291)
			(1,25,18,91,671)	(69,95,77,020)
(2)	Non-current liabilities			
	(a) Long-term borrowings	2.04	3,50,02,58,557	4,22,13,53,653
	(b) Long-term liabilities	2.05	1,48,86,903	63,79,148
	(c) Long-term provisions	2.06	88,80,308	53,98,914
			3,52,40,25,768	4,23,31,31,715
(3)	Current liabilities			
	(a) Short-term borrowings	2.07	4,44,38,28,531	2,60,98,76,657
	(b) Trade payables	2.08	-	-
	- Total outstanding dues of micro enterprises and small enterprises		-	-
	- Total outstanding dues of creditors other than micro enterprises and small enterprises		60,09,07,253	13,99,22,117
	(c) Other current liabilities	2.09	5,30,38,815	1,12,95,06,909
	(d) Short-term provisions	2.06	8,31,63,074	5,76,06,234
			5,18,09,37,673	3,93,69,11,917
	Total partners capital & liabilities		7,45,30,71,770	7,47,04,66,612
II.	Assets			
(1)	Non-current assets			
	(a) Property, plant and equipment	2.10	10,95,853	44,82,768
	(b) Deferred tax assets (net)	2.11	59,44,60,331	29,69,87,494
	(c) Long-term loans and advances	2.12	1,51,10,56,637	2,00,20,80,516
			2,10,66,12,821	2,30,35,50,778
(2)	Current assets			
	(a) Investments	2.13	-	6,02,64,806
	(b) Inventories	2.14	3,50,78,14,381	3,58,41,07,253
	(c) Trade receivables	2.15	34,43,64,565	24,20,20,381
	(d) Cash and bank balances	2.16	13,64,22,341	11,66,08,926
	(e) Short-term loans and advances	2.12	1,04,55,81,649	1,15,88,04,327
	(f) Other current assets	2.17	31,22,76,013	51,10,141
			5,34,64,58,949	5,16,69,15,834
	Total assets		7,45,30,71,770	7,47,04,66,612

See accompanying notes forming part of financial statements.

In terms of our report of even date attached.

For M. A. Parikh Shah & Associates

Chartered Accountants

Firm Registration No. 0107556W


Dhaval B. Selwadia
 Partner
 Membership No.100023



For Man Vastucon LLP


Suketu P. Shah
 Designated Partner
 DIN No : 00063793


Manan P. Shah
 Designated Partner
 DIN No : 06500239

Place: Mumbai

Date : 17/05/2022

Place: Mumbai

Date : 17/05/2022

Man Vastucon LLP
Statement of Profit and Loss for the year ended 31, 2022
LLPIN: AAD-0592
All amounts are in INR otherwise stated

Particulars		Note No	For the Year Ended March 31, 2022	For the Year Ended March 31, 2021
1	Revenue from operations	2.18	2,70,63,13,388	1,20,96,42,165
2	Other income	2.19	2,02,89,121	2,17,68,373
	Total revenue		2,72,66,02,509	1,23,14,10,538
3	Expenses			
	Project expenses	2.20	3,20,90,57,032	1,90,03,55,001
	Changes in inventories of project work-in-progress	2.21	13,69,80,240	(71,46,92,764)
	Employee benefit expense	2.22	3,87,44,900	3,15,75,308
	Finance costs	2.23	8,14,52,129	5,84,86,139
	Depreciation		2,81,360	13,21,614
	Other expenses	2.24	10,98,74,336	6,36,49,765
	Total expenses		3,57,63,89,997	1,34,06,95,063
4	(Loss) before tax		(84,97,87,488)	(10,92,84,525)
5	Tax expense:			
	- Current tax		-	-
	- Deferred tax		(29,74,72,837)	2,31,26,171
6	(Loss) after tax		(55,23,14,651)	(13,24,10,696)

See accompanying notes forming part of financial statements.

In terms of our report of even date attached.

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



Dhaval B. Selwadia
Partner
Membership No.100023





Suketu P. Shah
Designated Partner
DIN No : 00063793

For Man Vastucon LLP



Manan P. Shah
Designated Partner
DIN No : 06500239

Place: Mumbai
Date : 17/05/2022

Place: Mumbai
Date : 17/05/2022

Man Vastucon LLP
Cash flow statement for the year ended March 31, 2022
LLPIN: AAD-0592
All amounts are in INR otherwise stated

Particulars		For the Year Ended March 31, 2022	For the Year Ended March 31, 2021
A. Cash flow from operating activities :			
Net (loss) after exceptional items and before tax		(84,97,87,488)	(10,92,84,525)
Adjustments :			
Gains on sale of units of mutual funds		(21,02,472)	(2,94,070)
Interest income		(1,65,11,851)	(2,14,64,063)
Balances written back		(3,101)	(10,240)
Depreciation and amortization expense		8,24,593	21,51,173
Profit on sale of property, plant and equipments		(16,71,696)	-
Finance cost		8,14,52,129	5,84,86,139
Operating (loss) before working capital changes		(78,77,99,886)	(7,04,15,586)
Adjustments for :			
(Increase) / decrease in inventories	54,70,45,537		19,16,79,387
(Increase) / decrease in loans and advances	50,27,52,571		5,59,38,279
(Increase) / decrease in other current assets	(30,56,20,404)		66,968
(Increase) / decrease in trade receivables	(10,23,44,186)		4,82,38,771
Increase / (decrease) in trade payables and other liabilities	(7,10,66,731)	57,07,66,787	(22,10,15,142)
Cash generated from / (used in) operations		(21,70,33,099)	44,92,677
Less : (taxes paid) / refund		1,53,83,418	(1,42,41,509)
Net cash flow (used in) / from operating activities - (A)		(20,16,49,681)	(97,48,831)
B. Cash flow from investing activities :			
(Purchase) / sale of property, plant and equipments	42,34,018		(2,37,500)
Purchase of current investments	(9,99,95,000)		(20,99,89,500)
Sale of current investments	16,23,62,278		15,00,18,763
Fixed deposits placed with banks	12,32,82,666		27,55,70,339
Interest received	1,49,66,381		2,06,65,393
Net cash flow from investing activities - (B)		20,48,50,343	23,60,27,495
C. Cash flow from financing activities :			
Unsecured loans taken from partners	16,36,00,000		3,16,00,000
Unsecured loans repaid to partners	(19,90,00,000)		(43,51,00,000)
Unsecured loans taken from others	65,40,00,000		44,76,00,000
Unsecured loans repaid to others	(39,64,32,494)		(4,14,17,941)
Secured loans taken from bank	98,25,35,607		31,34,16,519
Secured loans repaid to bank	(59,94,92,374)		(30,51,73,046)
Finance cost paid	(55,14,25,888)		(45,10,37,157)
Net cash in flow from/ (used in) financing activities - (C)		5,37,84,851	(44,01,11,625)
Net increase / (decrease) in cash and cash equivalents (A+B+C)		5,69,85,513	(21,38,32,962)
Cash and cash equivalents (Opening balance)		7,94,36,828	29,32,69,790
(Decrease) / increase as above		5,69,85,513	(21,38,32,962)
Cash and cash equivalents (closing balance)		13,64,22,341	7,94,36,828
Components of closing cash and cash equivalents		As at March 31, 2022	As at March 31, 2021
Cash on hand		2,53,072	2,59,675
Balance in current accounts with scheduled banks		13,50,44,269	7,91,77,153
Balance in sweep account		11,25,000	-
Total Cash and cash equivalents		13,64,22,341	7,94,36,828
Cash and cash equivalents as above		13,64,22,341	7,94,36,828
Add : Deposits with original maturity for less than 12 months		-	6,36,54,251
Cash and bank balance (Refer Note No. 2.16)		13,64,22,341	14,30,91,079

In terms of our report of even date attached.

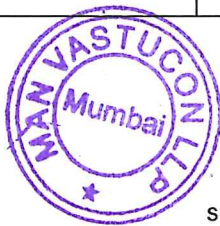
For M. A. Parikh Shah & Associates

Chartered Accountants

Firm Registration No. 0107556W.

For Man Vastucon LLP

Dhaval B. Selwadia
Partner
Membership No. 100023
Place: Mumbai
Date : 17/05/2022



Suketu P. Shah
Designated Partner
DIN No : 00063793
Place: Mumbai
Date : 17/05/2022

Manan P. Shah
Designated Partner
DIN No : 06500239

1 Corporate information and statement of significant accounting policies:

A Corporate information:

Man Vastucon LLP (the enterprise) is a limited liability partnership incorporated on 15th December 2014. The enterprise is a subsidiary of Man Infraconstruction Limited, accompany listed on a recognised stock exchange. The enterprise is engaged in the business of real estate development. The enterprise is constructing real estate project namely The Aradhya High Park at survey no. 92 of village Mahajanwadi, Mira, District Thane.

B Statement of significant accounting policies

i Basis of preparation of financial statements:

The financial statements have been prepared in accordance with the generally accepted accounting principles in India ("GAAP") under the historical cost convention on an accrual basis, to comply in all material aspects with the applicable mandatory accounting standards and the relevant provisions of the Companies Act, 2013.

All the assets and liabilities have been classified as current or non-current as per the Enterprise's normal operating cycle and other criteria's set out in Schedule III to the Companies Act, 2013. Based on the nature of business and the time between the acquisition of assets for processing and their realization in cash and cash equivalents, the Enterprise has ascertained its operating cycle as 12 months for the purpose of current or non-current classification of assets and liabilities.

ii Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent liabilities as on the date of the financial statements and the reported amounts of revenues and expenses during the period reported. Actual results could differ from those estimates. Any revision to accounting estimates is recognized in accordance with the requirements of the respective accounting standard.

iii Inventories:

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

- (a) *Cost of development rights* – includes cost of development rights in land, registration charges, stamp duty and other incidental expenses.
- (b) *Borrowing costs* – in accordance with the Accounting Standard – 16, "Borrowing Costs" which are incurred in relation to the Project are considered as part of the cost of the project.
- (c) *Construction and development cost* – includes cost that relates directly to the project and costs that can be attributed to the project activities in general.

Construction materials are valued at cost

iv Revenue from operations:

Sale of flat

Revenue from sale of flats has been recognised on percentage completion method (which comprises of land cost in proportion to percentage of completion of construction) provided the following thresholds are met:

- (a) All critical approvals necessary for the commencement have been obtained;
- (b) The expenditure incurred on construction and development cost is not less than 25 per cent of the total estimated construction and development costs;
- (c) At least 25 percent of the saleable project area is secured by contracts or agreements with buyers; and
- (d) At least 10 percent of the allotment / agreement value is realised at the reporting date in respect of such contracts and it is reasonable to expect that the parties to such contracts will comply with the payment terms as defined in the contracts.

Other Operating Income:

Other operating income is accounted for on accrual basis.

Other Income

Interest income is recognised on a time proportion basis taking into account amount outstanding and the applicable rate of Interest.

v Borrowing costs:

Borrowing costs which have a direct nexus with the project, being a qualifying asset, are allocated to the cost of the project. A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale. Other borrowing costs are expensed out as period cost.



vi **Property, plant and equipment:**

Property, plant and equipment (PPE) are carried at cost less accumulated depreciation and impairment losses, if any. The cost of PPE includes other incidental expenses incurred there against to bring the asset at its present location and condition.

Depreciation

Depreciation is provided for on the "written down value method" based on the useful lives of the PPE prescribed in Schedule II to the Companies Act, 2013, except for computer server, which, based, on its estimated useful life, is depreciated in three years.

vii **Investments:**

Current investments are carried at lower of their cost or fair value.

viii **Impairment of assets:**

An asset is considered as impaired in accordance with Accounting Standard 28 on Impairment of Assets, when at balance sheet date there are indications of impairment and the carrying amount of the asset, or where applicable the cash generating unit to which it belongs, exceeds its recoverable amount (i.e. the higher of the asset's net selling price and value in use.) An impairment loss is charged off to the Statement of Profit and Loss in the year in which an asset is identified as impaired. The impairment loss recognized in prior accounting period is reversed if there has been a change in the estimate of its recoverable amount.

ix **Employee benefits:**

Short term employee benefits:

Employee benefits payable wholly within twelve months of rendering the services are classified as short term employee benefits and are recognized in the period in which the employee renders the related service.

Post employment benefits:

Contributions to the provident fund, which is a defined contribution scheme, is recognized as an expense in the Statement of Profit and Loss in the period in which the contribution is due. The Enterprise does not carry any further obligations, apart from the contributions made on a monthly basis.

Employee benefits under defined benefit plan is gratuity, which fall due for payment after a period of twelve months from rendering service or after completion of employment, is measured by the projected unit credit method, on the basis of actuarial valuations carried out by third party actuary at each balance sheet date. The Enterprise's obligations recognized in the Balance Sheet represents the present value of its obligations. Actuarial losses / gains are recognized immediately in the Statement of Profit and Loss in the year in which they arise.

x **Taxes on income:**

Income tax expense comprises current tax (i.e. amount of tax for the year determined in accordance with income tax) and deferred tax charge or credit (reflecting the tax effects of timing differences between the accounting income and the taxable income for the year).

The deferred tax charge or credit and the corresponding tax liabilities or assets are recognised using the tax rates that have been enacted or substantively enacted by the Balance Sheet date. Deferred tax assets are recognised only to the extent that there is a reasonable certainty that the assets can be realised in future. However, where there is unabsorbed depreciation or carried forward losses under taxation laws, deferred tax assets are recognised only if there is a virtual certainty of realisation of such assets. Deferred tax assets are reviewed at each Balance Sheet date and written down or written up to reflect the amount that is reasonably / virtually certain (as the case may be) to be realised.

xi **Provision and contingent liabilities:**

Provisions are recognized when there is a present obligation as a result of past event 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. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

A disclosure for a contingent liability is made when there is a possible or present obligation that may, but probably will not require an outflow of resources. When there is a possible obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

xii **Cash flow statement:**

The Cash flow statement is prepared by the indirect method set out in Accounting Standard 3 on Cash Flow Statements and present the cash flows by operating, investing and financing activities of the Enterprise.

xiii **General**

Accounting policies not specifically referred to above are in consonance with the generally accepted accounting principles.



Man Vastucon LLP**Notes forming part of the financial statements**

All amounts are in INR otherwise stated

2 Notes to accounts:**2.01 Partners capital account**

Particulars	As at March 31, 2022		As at March 31, 2021	
	Share of profit / loss ratio	Balance	Share of profit / loss ratio	Balance
Man Infraconstruction Ltd.	99.99%	4,99,95,000	99.99%	4,99,95,000
Suketu P Shah	0.01%	5,000	0.01%	5,000
	100.00%	5,00,00,000	100.00%	5,00,00,000

2.02 Partners current account

Particulars	As at March 31, 2022		As at March 31, 2021	
	Share of profit / loss ratio	Balance	Share of profit / loss ratio	Balance
Man Infraconstruction Ltd.	99.99%	(14,82,60,111)	99.99%	(14,82,60,111)
Suketu P Shah	0.01%	(12,618)	0.01%	(12,618)
	100.00%	(14,82,72,729)	100.00%	(14,82,72,729)

2.03 Reserves and surplus

Particulars	As at March 31, 2022	As at March 31, 2021
Balance in statement of profit and loss		
Balance at the beginning of the year	(60,13,04,291)	(46,88,93,595)
Add: (Loss) for the year	(55,23,14,651)	(13,24,10,696)
	(1,15,36,18,942)	(60,13,04,291)



2.04 Long-term borrowings

Particulars	As at March 31, 2022	As at March 31, 2021
(a) Secured :		
Term loan from finance company	2,74,00,00,000	2,74,00,00,000
Working capital term loans from bank	91,31,19,142	62,10,97,217
	3,65,31,19,142	3,36,10,97,217
Less: Current maturities of long-term debts	15,28,60,585	30,91,68,674
	3,50,02,58,557	3,05,19,28,543
(b) Unsecured :		
Loan from a partner	1,31,61,98,080	1,16,94,25,110
Less: Current Maturities of Long Term Debts	(1,31,61,98,080)	-
	-	1,16,94,25,110
	3,50,02,58,557	4,22,13,53,653

Secured Borrowings

Term loan from finance company

- 1 First mortgage / charge and assignment on all the rights, title, entitlements and receivables of the Enterprise under development agreement, excluding Phase - I and second pari-passu charge with the securities mentioned in sr. no. a & b as regards term loans from bank
- 2 First charge by way of hypothecation over interest, rights and partnership interest of Man Infraconstruction Limited (major partner) in the Enterprise
- 3 Corporate Guarantee of Man Infraconstruction Ltd.
- 4 Repayment is at end of the tenure of loan i.e. 10 years i.e. in the month of October 2027.

Working capital term loans from a bank

- 1 Charge and assignment on all the rights, title, entitlements and receivables of the Enterprise under development agreement
- 2 Registered first mortgage in favour of the lender on security of all rights, title, interest claims, benefits, demands under the project documents both present and future of Phase - I.
- 3 Corporate Guarantee of Man Infraconstruction Ltd.
- 4 Repayment of the principal amount in agreed monthly instalments commencing after the moratorium period subject to the right to repayment from the project receipts in agreed manner. The current maturities have been determined based on the expected inflows for the year ending 31st March, 2023.

Rate of Interest

Rate of interest for the loan ranges between 10% to 12%

Unsecured borrowings

Terms of repayment

Non-current borrowing- repayable by March 31, 2023, but term can be extended if agreed upon.
Current borrowings- repayable on demand

2.05 Long term liabilities

Particulars	As at March 31, 2022	As at March 31, 2021
Security deposits	1,48,86,903	63,79,148
	1,48,86,903	63,79,148

2.06 Provisions

Particulars	As at March 31, 2022	As at March 31, 2021	As at March 31, 2022	As at March 31, 2021
	Non Current (Long term)		Current (Short term)	
Provision for employee benefits :				
Provision for gratuity	88,80,308	53,98,914	5,49,704	5,49,704
Provision for bonus	-	-	26,73,650	22,87,005
Estimated land cost	-	-	7,99,39,720	5,47,69,525
	88,80,308	53,98,914	8,31,63,074	5,76,06,234



2.07 Short-term borrowings

Particulars	As at March 31, 2022	As at March 31, 2021
Secured (*) (**)		
Current maturities of long-term debts	15,28,60,585	30,91,68,674
Bank overdraft	9,10,21,306	-
Unsecured (*)		
From partner	2,17,71,48,560	1,86,56,07,983
From related parties (**)	2,02,27,98,080	43,51,00,000
	4,44,38,28,531	2,60,98,76,657

(*) Above loans are repayable on demand

(**) Interest bearing

2.08 Trade payables

Particulars	As at March 31, 2022	As at March 31, 2021
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	60,09,07,253	13,99,22,117
	60,09,07,253	13,99,22,117

2.09 Other current liabilities

Particulars	As at March 31, 2022	As at March 31, 2021
Interest accrued but not due	1,79,50,913	52,48,18,049
Salary and employee benefits payable	34,26,677	33,90,811
Statutory dues	2,43,01,326	1,13,30,411
Sale consideration, pending recognition	-	58,53,16,883
Advances from customers	69,70,826	43,58,831
Other payables	3,89,074	2,91,924
	5,30,38,815	1,12,95,06,909



Man Vastucon LLP

Notes forming part of the financial statements

All amounts are in INR otherwise stated

2.10 Property, plant and equipment

Particulars	Gross block			Accumulated depreciation			Net block
	As at April 1, 2021	Additions during the year	Deductions during the year	As at March 31, 2022	As at April 1, 2021	Provided for the year	As at March 31, 2022
Plant and equipment's	26,84,124	20,982	-	27,05,106	18,89,948	3,26,485	4,88,673
Furniture & fixtures	24,63,408	-	-	24,63,408	19,85,215	99,946	3,78,247
Office Equipment	-	45,000	-	45,000	-	1,223	43,777
Computers	9,45,333	-	-	9,45,333	8,24,069	59,522	61,742
Vehicles	72,27,583	-	67,92,583	4,35,000	41,38,448	3,37,417	1,23,414
Total	1,33,20,448	65,982	67,92,583	65,93,847	88,37,680	8,24,593	10,95,853



2.11 Deferred tax asset/liability (Net)

Particulars	As at March 31, 2022	As at March 31, 2021
Deferred tax asset		
Disallowances under the Income Tax Act, 1961		
Provision for employee benefits		
Provision for bonus	9,34,280	7,99,171
Provision for gratuity	32,95,223	20,78,685
Unused losses	58,93,59,362	29,27,44,615
Difference between book balance and tax balance of fixed assets	8,71,466	13,65,023
Gross deferred tax asset	59,44,60,331	29,69,87,494
Deferred tax liability	-	-
Gross deferred tax liability	-	-
Deferred tax asset (Net)	59,44,60,331	29,69,87,494

2.12 Loans and advances

Particulars	As at March 31, 2022	As at March 31, 2021	As at March 31, 2022	As at March 31, 2021
	Non - current (long term)		Current (short term)	
Unsecured, considered good :				
Deposits				
Security deposits	1,45,53,06,882	1,93,10,47,343	55,86,57,455	56,77,29,957
Fixed deposits with original maturity of more than 12 months	2,65,82,154	2,64,82,154	11,29,19,328	19,91,29,897
Other loans and advances				
Trade advances	-	-	8,06,40,296	16,15,00,775
Taxes paid	2,91,67,601	4,45,51,019	-	-
Prepaid expenses	-	-	3,17,474	5,01,217
Other receivables	-	-	1,17,55,353	17,09,11,620
Loan granted	-	-	2,92,61,384	46,25,961
Balances with government authorities	-	-	25,20,30,359	5,44,04,900
	1,51,10,56,637	2,00,20,80,516	1,04,55,81,649	1,15,88,04,327

2.13 Investments

Particulars	As at March 31, 2022	As at March 31, 2021
Current		
Quoted		
Investments in mutual funds		
NIL (previous year 5,46,013) units of ICICI prudential overnight fund direct - growth	-	6,02,64,806
	-	6,02,64,806
Market value of investment	-	6,05,97,328

2.14 Inventories

Particulars	As at March 31, 2022	As at March 31, 2021
Construction materials at site	56,15,932	4,54,172
Project work-in-progress (valued at lower of cost or net realisable value)	3,50,21,98,449	3,58,36,53,081
	3,50,78,14,381	3,58,41,07,253



2.15 Trade receivables

Particulars	As at March 31, 2022	As at March 31, 2021
Trade receivables		
Unsecured, considered good	34,43,64,565	24,20,20,381
	34,43,64,565	24,20,20,381

2.16 Cash and bank balances

Balance confirmation

Particulars	As at March 31, 2022	As at March 31, 2021
Cash on hand	2,53,072	2,59,675
Balances with banks		
- In current accounts	13,50,44,269	7,91,77,153
- In sweep account	11,25,000	-
Other bank balance		
- Deposits with original maturity for more than 3 months but less than 12 months (*)	-	3,71,72,097
	13,64,22,341	11,66,08,926

(*) These fixed deposits are kept with bank as per terms and conditions of term loans obtained from a finance company to cover six months interest payable on said term loan.

2.17 Other assets

Particulars	As at March 31, 2022	As at March 31, 2021
Accrued interest		
- On fixed deposit with bank / auto sweep	66,55,611	51,10,141
Un-billed revenue	30,56,20,402	-
	31,22,76,013	51,10,141

2.18 Revenue from operations

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Sale of flats	2,70,31,89,652	1,20,89,17,009
Other operating income		
Sale of material	15,28,390	-
Cancellation charges received from customer	15,95,346	7,25,156
	31,23,736	7,25,156
	2,70,63,13,388	1,20,96,42,165

2.19 Other income

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Interest income		
Interest on fixed deposits with bank	1,04,70,341	2,11,89,445
Interest others	25,48,519	2,07,551
Interest on income tax refund	34,92,991	67,067
Balances written back	3,101	10,240
Gains on sale of units of mutual funds	21,02,472	2,94,070
Profit on sale of property, plant and equipments	16,71,696	-
	2,02,89,121	2,17,68,373



2.20 Project expenses

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Land costs		
Purchase of development rights	51,13,75,817	22,49,89,469
Construction overheads:		
- Salaries, allowances and bonus	1,19,87,644	1,03,26,575
- Contribution to provident funds	1,98,900	2,33,850
- Gratuity	14,75,254	5,79,026
- Staff welfare and other amenities	4,63,335	59,791
- Cost of material consumed	9,51,22,154	68,67,954
- Sub - contract / labour charges	1,73,43,26,456	71,39,02,323
- Other construction overheads	38,28,11,574	3,62,62,979
Depreciation	5,43,233	8,29,559
Finance costs	47,07,52,665	90,63,03,475
	3,20,90,57,032	1,90,03,55,001

2.21 Changes in inventories of project work-in-progress

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Balance as of commencement of the year:		
- Project work-in-progress	3,58,36,53,081	2,86,89,60,317
Add : MBMC refund receivable transferred from other receivable	5,55,25,608	-
	3,63,91,78,689	2,86,89,60,317
Less:		
Balance as of end of the year		
-Project work-in-progress	3,50,21,98,449	3,58,36,53,081
	13,69,80,240	(71,46,92,764)

2.22 Employee benefit expenses

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Salaries, wages and bonus	3,58,70,468	2,98,42,902
Gratuity	25,27,332	13,73,606
Contribution to provident and other funds	3,47,100	3,58,800
	3,87,44,900	3,15,75,308

2.23 Finance costs

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Interest on :		
- Partners capital	-	72,65,988
- Long-term borrowings	39,25,71,876	38,66,38,739
- Short-term borrowings	7,65,21,404	51,13,68,148
- Delayed payment of taxes	6,42,677	91,689
	46,97,35,957	90,53,64,564
Other financial charges	10,50,600	10,30,600
Rebate on subvention	8,11,48,109	5,83,49,816
Bank charges	2,70,128	44,634
	55,22,04,794	96,47,89,614
Less :		
Transferred to project expenses	47,07,52,665	90,63,03,475
	8,14,52,129	5,84,86,139



2.24 Other expenses

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Administrative & general expenses		
Printing & stationery	47,150	4,056
Postage & telephone expenses	3,324	40
Office expenses	36,407	12,422
Rates, taxes & duties	2,90,10,976	2,36,02,321
Travelling & conveyance expenses	7,06,872	5,52,136
Insurance charges	97,977	1,48,153
Legal & professional fees	6,59,899	6,19,786
Donation	-	10,00,000
Balance written off	3	3,15,341
Miscellaneous expenses	2,500	12,276
Auditors remuneration (excluding service tax / GST)		
- Statutory audit	1,60,500	1,50,000
- Tax audit	-	50,000
- Other services	2,32,000	1,13,335
- Other certification charges	-	42,000
- Out of pocket expenses	-	3,500
Advertising and sales promotion		
Advertisement and publicity	2,77,17,742	12,69,647
Brokerage expenses	5,11,98,987	3,57,54,752
	10,98,74,336	6,36,49,765

2.25 In the opinion of the management, loans and advances and other assets have a realisable value in the ordinary course of business, not less than the amount at which they are stated in the balance sheet and provision for all known liabilities has been made.

2.26 Based on the information available with the Enterprise, there are no dues outstanding in respect of Micro, Small and Medium Enterprises, as defined in the Micro, Small and Medium Enterprises Development Act, 2006 and accordingly no additional disclosures have been made.

2.27 Employee benefits:

As per Accounting Standard-15 "Employee Benefits", the disclosure of employee benefits as defined in the Accounting Standard is given below:

Defined contribution plan

During the year the enterprise has recognized the following amounts in the statement of profit and loss.

	For the year ended March 31, 2022	For the year ended March 31, 2021
Employer's contribution to provident fund	5,46,000	5,92,650

Defined benefit plan:

The present value of obligation is determined based on actuarial valuation done by an independent valuer using the Projected Unit Credit Method, which recognizes each period of service as giving rise to an additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

Particulars	Gratuity (un-funded)	
	For the year ended March 31, 2022	For the year ended March 31, 2021
I Reconciliation of opening and closing balances of obligation		
Obligation as at beginning of the year	59,48,618	45,72,862
Obligation as at beginning of the year - other group companies	84,549	3,12,358
Current service cost	13,24,898	13,93,187
Interest cost	3,98,307	3,12,581
Actuarial (gain) / loss	22,27,312	19,055
Benefits paid	(5,21,192)	(5,76,876)
Net obligation of other group companies	(32,480)	(84,549)
Obligation as at end of the year	94,30,012	59,48,618



II	Expenses recognised during the year		
	Current service cost	13,24,898	13,93,187
	Actuarial (gain)/loss	22,27,312	19,055
	Net Obligation of other group companies	4,50,376	5,40,390
	Expense recognised during the year Included in 'employee benefit expense	40,02,586	19,52,632
III	Actuarial assumptions		
	Discount rate (per annum)	6.90%	6.90%
	Annual increase in salary	10.00%	5.00%
	Attrition rate	10.00%	5.00%
	Mortality	Indian assured lives mortality (2012-2014)	Indian assured lives mortality (2012-2014)

Notes:

(a) The above disclosures includes impact of past services of the employees with group concerns, the liability for which is not transferred

(b) The obligation towards gratuity is unfunded and therefore, the following disclosures are not given:

- Reconciliation of opening and closing balances of fair value of plan assets.
- Details of investments.

2.28 The enterprise operations predominantly consist of real estate activities. Hence there are no reportable business segment under Accounting Standard-17. During the year under report, the Enterprise has engaged in its business only within India and not in any other country. The conditions prevailing in India being uniform, no separate geographical disclosures are considered necessary.

2.29 Disclosure required pursuant to Accounting Standard - 18 "Related Party Disclosures" prescribed by the Companies (Accounting Standards) Rules, 2006 is as under:

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

(a)	Partners	Man Infraconstruction Limited Suketu P. Shah
(b)	Persons having significant influence - designated partners	Manan P. Shah
(c)	Relative of persons having significant influence	Mansi P. Shah
(d)	Company in which designated partner is able to exercise significant influence	Atmosphere Realty Private Limited Starcrete LLP

Note :

The aforesaid related parties are as identified by the Enterprise and relied upon by the statutory auditors.

II Transactions with related parties and outstanding balances as on March 31, 2022

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Loan taken from	81,76,00,000	47,92,00,000
Man Infraconstruction Limited	16,36,00,000	3,16,00,000
Manan P Shah	-	-
Dhruvi M Shah	2,00,00,000	-
Mansi P Shah	3,50,00,000	32,91,00,000
Parag K Shah	5,50,00,000	10,50,00,000
Parag K Shah HUF	1,75,00,000	1,35,00,000
MICL Merchandise LLP (formerly known as MICL Merchandise Pvt Ltd)	52,65,00,000	-
Loan repaid	59,50,69,926	47,65,17,941
Man InfraConstruction Limited	19,90,00,000	43,51,00,000
Mansi P Shah	36,17,11,416	2,96,31,380
Manan P Shah	-	1,17,86,561
Parag K Shah	1,03,58,510	-
MICL Merchandise LLP (formerly known as MICL Merchandise Pvt Ltd)	2,40,00,000	-
Interest expense	7,48,71,927	51,86,34,136
Man Infraconstruction Limited	-	49,37,13,547
Mansi P Shah	4,96,36,251	1,30,12,290
Manan P Shah	-	4,89,223
Dhruvi M Shah	24,658	-
Parag K Shah	1,54,68,109	36,30,822
Parag K Shah HUF	44,53,930	5,22,266
MICL Merchandise LLP (Formerly Known as MICL Merchandise Pvt Ltd)	52,88,979	-
Man Infraconstruction Limited-Fixed Capital Account	-	72,65,262
Suketu P. Shah-Fixed Capital Account	-	726
Professional fees	3,00,000	16,75,291
Man Infraconstruction Limited	3,00,000	16,75,291
Purchases	34,43,828	-
Starcrete LLP	34,43,828	-



Man Vastucon LLPNotes forming part of the financial statementsAll amounts are in INR otherwise stated

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Sub-contract expenses	1,58,19,91,923	69,56,11,923
Man Infraconstruction Limited	1,58,19,91,923	69,56,11,923
Guarantees	-	2,00,00,00,000
Corporate guarantee issued by Man Infraconstruction Limited	-	2,00,00,00,000
Outstanding balances :		
Unsecured loans	4,19,99,46,640	3,47,01,33,093
Man Infraconstruction Limited	3,49,33,46,640	3,03,50,33,093
Mansi P Shah	-	31,66,00,000
Manan P Shah	-	-
Dhruvi M Shah	2,00,00,000	-
Parag K Shah	15,30,00,000	10,50,00,000
Parag K Shah HUF	3,11,00,000	1,35,00,000
MICL Merchandise LLP (Formerly Known as MICL Merchandise Pvt Ltd)	50,25,00,000	-
Trade payables	52,60,05,631	13,23,19,151
Man Infraconstruction Limited	52,41,14,650	13,23,19,151
Starcrete LLP	18,90,981	-
Interest payable on loans	1,51,58,321	52,28,04,362
Man Infraconstruction Limited	-	49,37,13,547
Man Infraconstruction Limited - Partners Fixed Capital Account	1,51,56,805	1,51,56,805
Suketu P. Shah - Partners Fixed Capital Account	1,516	1,516
Mansi P. Shah	-	1,01,11,416
Manan P. Shah	-	-
Parag K Shah	-	33,58,510
Parag K Shah HUF	-	4,62,568
MICL Merchandise LLP (Formerly Known as MICL Merchandise Pvt Ltd)	-	-
Trade Advance	4,25,54,479	16,01,14,688
Man Infraconstruction Limited	4,25,54,479	16,01,14,688
Guarantees & collaterals	4,74,00,00,000	4,74,00,00,000
Corporate Guarantee issued by Man Infraconstruction Limited	4,74,00,00,000	4,74,00,00,000

Signatures to Notes 1 to 2.29

As per our report of even date

For M. A. Parikh Shah & Associates

Chartered Accountants

Firm Registration No. 0107556W



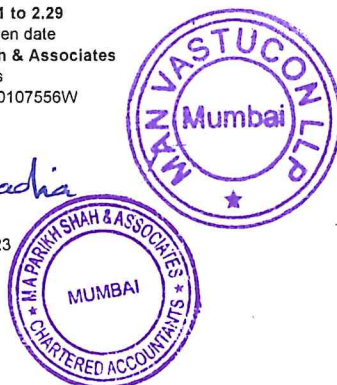
Dhaval B. Selwadia

Partner

Membership No.100023

Place: Mumbai

Date : 17/05/2022



For Man Vastucon LLP


Suketu P. Shah
Designated Partner
DIN No : 00063793

Manan P. Shah
Designated Partner
DIN No : 06500239

Place: Mumbai

Date : 17/05/2022