

## **MAN REALTORS AND HOLDINGS PRIVATE LIMITED**

### **BOARD OF DIRECTORS**

Viral Bhadra - Whole-time Director

Manan P. Shah - Director

Dharmesh Shah - Director

Kavita Upadhyay - Director

### **AUDITORS**

Shaparia Mehta & Associates LLP,  
Chartered Accountants, Mumbai.

### **BANKERS**

ICICI Bank

Bank of Baroda

### **REGISTERED OFFICE**

12<sup>th</sup> Floor, Krushal Commercial Complex,  
G. M. Road, Chembur (West), Mumbai - 400 089.

CIN: U45201MH1992PTC067019

Tel: 022 42463999

## DIRECTORS' REPORT

DEAR SHAREHOLDERS,

Your Directors have pleasure in presenting **Thirty First Annual Report** on the operations of the Company together with the Audited Statement of Accounts for the financial year ended **31<sup>st</sup> March, 2023**.

### 1. FINANCIAL STATEMENTS & RESULTS:

#### a. **FINANCIAL RESULTS:**

The Company's performance during the year ended 31<sup>st</sup> March, 2023 as compared to the previous financial year, is summarized below:

(Amount Rs. In Lakhs)

Particulars	31.03.2023	31.03.2022
Revenue from operations	41,843.65	28,025.01
Other Income	101.73	82.27
<b>Total Income</b>	<b>41,945.38</b>	<b>28,107.28</b>
Expenditure	30,471.76	19,819.04
<b>Profit/(Loss) before tax</b>	<b>11,473.62</b>	<b>8,288.24</b>
Current tax	2,957.96	1,934.84
Deferred Tax	(24.71)	142.11
<b>Profit/ (Loss) After Tax</b>	<b>8,540.37</b>	<b>6,211.29</b>

#### b. **OPERATING PERFORMANCE, ONGOING PROJECTS & STATE OF AFFAIRS:**

There was no change in nature of the business of the Company, during the year under review. The Company has undertaken and is successfully executing a redevelopment project "Aaradhya One Earth" at Ghatkopar Avenue, Naidu Colony, Ghatkopar (E), Mumbai. The construction work is in full swing and the Project has received a very good response.

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

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

#### d. **DIVIDEND:**

Your Directors do not recommend any Dividend for the year ended 31<sup>st</sup> March, 2023.

#### e. **TRANSFER TO RESERVES:**

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

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

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

#### g. **DISCLOSURE OF INTERNAL FINANCIAL CONTROLS:**

The Internal Financial Controls with reference to financial statements as designed and implemented by the Company are adequate. During the year under review, no material or serious observation has been received from the Internal Auditors of the Company for inefficiency or inadequacy of such controls.



Virendra

**h. REVISION OF FINANCIAL STATEMENT:**

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

**i. PARTICULAR OF CONTRACTS OR ARRANGEMENT WITH RELATED PARTIES:**

During the year under review, the Company has entered into transactions/ contracts/ arrangements with related parties as defined under the provisions of Section 2(76) of the Companies Act, 2013. All Related Party Transactions entered by the Company during the financial year were in the ordinary course of business and on an arm's length basis. Further details of related party transactions entered by the Company as required under Ind AS 24, are available in note 4.07 to the financial statements and forms part of this Report.

**j. PARTICULARS OF LOANS, GUARANTEES, INVESTMENTS AND SECURITIES:**

The Company has, during the FY under review, not given any loans, guarantees or provided security and has not made any investments in any body corporate in excess of limits approved by the shareholders under Section 186 of the Act.

**2. MATTERS RELATED TO DIRECTORS:**

**a. BOARD OF DIRECTORS:**

During the year under review, Mr. Suketu R. Shah had resigned as Director of the Company w.e.f. 01.12.2022. Your Directors would like to place on record their highest gratitude and deep appreciation for valuable guidance and assistance received from him during his tenure as a Director.

At the forthcoming Annual General Meeting of the Company, Mr. Viral J. Bhadra shall retire by rotation and being eligible, he has offered himself for re-appointment.

**3. DISCLOSURES RELATED TO BOARD, COMMITTEES AND POLICIES:**



**a. BOARD MEETINGS:**

Six meetings of Board of Directors were held during the financial year under review i.e. on 13<sup>th</sup> May, 2022, 1<sup>st</sup> August, 2022, 8<sup>th</sup> November, 2022, 2<sup>nd</sup> December, 2022, 9<sup>th</sup> January, 2023 and 27<sup>th</sup> January, 2023.

**b. DIRECTOR'S RESPONSIBILITY STATEMENT:**

In terms of Section 134(5) of the Companies Act, 2013, in relation to the audited financial statements of the Company for the year ended 31<sup>st</sup> March, 2023, the Board of Directors hereby confirms that:

- a. in the preparation of the annual accounts, the applicable Indian accounting standards had been followed along with proper explanation relating to material departures;
- b. such accounting policies have been selected and applied consistently and the Directors made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31<sup>st</sup> March, 2023 and of the profit of the Company for that year;
- c. proper and sufficient care was taken for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d. the annual accounts of the Company have been prepared on a going concern basis;
- e. internal financial controls have been laid down to be followed by the Company and that such internal financial controls are adequate and were operating effectively;
- f. proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively;

  *Viral J. Bhadra*



**c. AUDIT COMMITTEE:**

During the year under review, pursuant to the Sections 177 and all other applicable provisions of the Companies Act, 2013, the Audit Committee was constituted comprising of Mr. Dharmesh Shah, Chairman, Mrs. Kavita Upadhyay and Mr. Manan P. Shah as members of the Committee. During the year under review, the Board of Directors of the Company had accepted all the recommendations; if any of the Committee. The Members of the Audit Committee are financially literate and have requisite accounting and financial management expertise. During the year under review, 4 meetings of Audit Committee took place on 13<sup>th</sup> May, 2022, 1<sup>st</sup> August 2022, 8<sup>th</sup> November, 2022 and 27<sup>th</sup> January, 2023.

**d. NOMINATION AND REMUNERATION COMMITTEE:**

During the year under review, pursuant to the Sections 178 and all other applicable provisions of the Companies Act, 2013, the Nomination and Remuneration Committee was constituted comprising of Mr. Dharmesh Shah, Chairman, Mrs. Kavita Upadhyay and Mr. Manan P. Shah as members of the Committee. The Nomination and Remuneration Committee has formulated a policy related to the appointment, remuneration and removal of Directors, Key Managerial Personnel and other Senior Management Personnel of the Company, and determine their qualifications, positive attributes and Independence in accordance with the provisions of Section 178 of the Act. During the year under review, one meeting of Nomination and Remuneration Committee took place on 1<sup>st</sup> December, 2022.

**e. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE:**

Three meetings of Corporate Social Responsibility Committee were held during the financial year under review i.e. on 1<sup>st</sup> August, 2022, 8<sup>th</sup> November, 2022 and 27<sup>th</sup> January, 2023. The Corporate Social Responsibility Committee (CSR Committee) comprises of Mr. Dharmesh R. Shah as the Chairman and Mr. Manan P. Shah and Mr. Suketu R. Shah as other members. Further, on account of resignation of Mr. Suketu R. Shah from the Company, the CSR Committee has been re-constituted w.e.f. 2<sup>nd</sup> December, 2022 comprising of Mr. Dharmesh R. Shah as the Chairman and Mr. Manan P. Shah and Mr. Viral J. Bhadra as other members. The said Committee has been entrusted with the responsibility of formulating and recommending to the Board, a Corporate Social Responsibility Policy (CSR Policy) indicating the activities to be undertaken by the Company, monitoring the implementation of the framework of the CSR Policy and recommending the amount to be spent on CSR activities. The details of CSR activities are as described in Annexure I.

**f. RISK MANAGEMENT POLICY:**

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

**g. VIGIL MECHANISM POLICY:**

The Board of Directors of the Company has, pursuant to the provisions of Section 177(9) of the Companies Act, 2013 read with Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014, has established Vigil Mechanism Policy-Whistle Blower Policy for Directors and employees of the Company to provide a mechanism which ensures





adequate safeguards to employees and Directors from any victimization on raising of concerns of any violations of legal or regulatory requirements, incorrect or misrepresentation of any, financial statements and reports, etc. The employees of the Company have the right/option to report their concern/grievance to the Chairman of the Audit Committee. The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of business operations.

**h. INTERNAL CONTROL SYSTEMS:**

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

**i. DISCLOSURE UNDER SECTION 197(12) OF THE COMPANIES ACT, 2013 AND OTHER DISCLOSURES AS PER RULE 5 OF COMPANIES (APPOINTMENT & REMUNERATION) RULES, 2014:**

The remuneration paid to Whole-time Director was within the limits as prescribed under provisions of the Companies Act, 2013 and Rules made thereunder and the required details will be included in the Annual Return to be filed for FY 2022-23 in e-Form MGT-7.

**4. AUDITORS AND REPORTS:-**

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

**a. OBSERVATIONS OF STATUTORY AUDITORS ON ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2023:**

The observations made by the Statutory Auditors in their report for the financial year ended 31<sup>st</sup> March 2023 read with the explanatory notes therein are self-explanatory and therefore, do not call for any further explanation or comments from the Board under Section 134(3) of the Companies Act, 2013.

**b. FRAUD REPORTING:**

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

**c. STATUTORY AUDITORS:**

Pursuant to the provisions of Section 139 of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, the shareholders have re-appointed M/s. Shaparia Mehta & Associates LLP., Chartered Accountants, Mumbai having Firm Registration Number 112350W/W-100051 as Statutory Auditor of the Company for a term of five years up to conclusion of Annual General Meeting of the Company to be held for Financial Year 2023-24.

**d. SECRETARIAL AUDIT REPORT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2023:**

Provisions of Section 204 read with Section 134(3) of the Companies Act, 2013, mandates to obtain Secretarial Audit Report from Practicing Company Secretary. Secretarial Audit Report issued by M/s DNG & Associates, Company Secretaries in Form MR-3 for the financial year 2022-23 forms part to this report. The said report does not contain any observation or



qualification requiring explanation or comments from the Board under Section 134(3) of the Companies Act, 2013.

**e. COST AUDITORS:**

Pursuant to the provisions of Section 148 of the Companies Act, 2013 read with Notifications/Circulars issued by the Ministry of Corporate Affairs from time to time, the Company is required to maintain cost records and as per the recommendation of the Audit Committee, the Board of Directors at their meeting held on 13<sup>th</sup> May, 2022, appointed M/s. Shekhar Joshi & Company, Cost Accountants (Firm Registration Number 100448) as the Cost Auditors for the financial year 2022-23.

**f. INTERNAL AUDIT AND CONTROL:**

M/s. Aneja Associates, Chartered Accountants (Firm Registration Number 100404W), Internal Auditors of the Company have carried out internal audit of the Company for the financial year 2022-23, as per scope of work finalized with the Audit Committee. The findings of the Internal Auditors are discussed on an on-going basis in the meetings Audit Committee and corrective actions are taken as per the directions of the Audit Committee. The Audit Committee has accepted all the recommendations of the Internal Auditors. In respect of FY 2023-24, the Board based on the recommendation of the Audit Committee approved the appointment of M/s. Aneja Associates, Chartered Accountants, (Firm Registration Number 100404W), as the Internal Auditors of the Company.

**5. OTHER DISCLOSURES:**

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

**a. ANNUAL RETURN:**

Vide notification dated 5<sup>th</sup> March, 2021 of the Companies (Management and Administration) Amendment Rules, 2021, ('Amendment notification 2021') the erstwhile Rule 12 of the Companies (Management and Administration) Rules, 2014 has been substituted to do away with the requirement of attaching extract of Annual Return with the Board's Report completely; subject to the condition that the web-link of the annual return is disclosed in the same. Since, the Company does not have functional website, any member who wishes to receive the Annual Return, can request in writing at the registered office of the Company for a copy of e-Form MGT-7.

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

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

Foreign exchange earnings and outgo: (Amount Rs. In Lakhs)

Particulars	1 <sup>st</sup> April, 2022 to 31 <sup>st</sup> March, 2023	1 <sup>st</sup> April, 2021 to 31 <sup>st</sup> March, 2022
Actual Foreign Exchange earnings	Nil	Nil
Actual Foreign Exchange outgo	2.50	Nil



**6. ANNUAL EVALUATION OF DIRECTORS, COMMITTEE AND BOARD:**

Nomination and Remuneration Committee of the Board has formulated a Performance Evaluation Framework under which evaluation of the performance of the Board as a whole, its committees and the individual Directors was carried out. The Independent Directors at their meeting considered and evaluated the performance of Board, Chairman of the Board and the non-independent Directors. The Board subsequently evaluated performance of the Board, its Committees, Directors and Independent Directors; without participation of the concerned Directors.

**7. COMPLIANCE WITH SECRETARIAL STANDARDS:**

The Company has complied with all applicable mandatory Secretarial Standards issued by the Institute of Company Secretaries of India.

**8. GENERAL:**

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

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

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

**9. ACKNOWLEDGEMENT:**

The Board acknowledges with thanks the support given by the Government, Bankers, Shareholders, Vendors and Employees at all levels and looks forward to their continued support.

Place: Mumbai  
Date: 04.05.2023



For and on behalf of the Board of Directors  
of Man Realtors and Holdings Private Limited

Viral Bhadra  
Whole-time Director  
DIN: 07194522

Manan P. Shah  
Director  
DIN: 06500239

**REGISTERED OFFICE**

12<sup>th</sup> Floor, Krushal Commercial Complex,  
Above Shoppers Stop, G. M. Road,  
Chembur (West), Mumbai - 400 089.  
CIN: U45201MH1992PTC067019  
Tel: 022 42463999.



## ANNEXURE I

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

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

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

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

Sr. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Dharmesh R. Shah	Chairman, Non-Executive and Independent Director	3	3
2	Mr. Manan P. Shah	Member, Non-Executive Director		3
3.	Mr. Suketu R. Shah*	Member, Non-Executive Director		2
4.	Mr. Viral J. Bhadra#	Member, Executive Director		1

\* Mr. Suketu R. Shah has resigned from the Company w.e.f. 1<sup>st</sup> December, 2022. He was the Member of CSR Committee, who has attended two meetings of CSR Committee during the financial year.

# On account of resignation of Mr. Suketu R. Shah from the Company, the CSR Committee has been re-constituted w.e.f. 1<sup>st</sup> December, 2022. Mr. Viral J. Bhadra has been appointed as the Member of the CSR Committee who has attended one meeting of CSR Committee during the financial year.

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the Board are disclosed on the website of the Company: **Not Applicable**
4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of Rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report): **Not Applicable**
5. Details of the amount available for set off in pursuance of sub-rule (3) of Rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any: **Not Applicable**


6. Average net profit of the Company as per Section 135(5): **Rs. 25,66,15,029/-**
7. a. Two percent of average net profit of the Company as per Section 135(5): **Rs. 51,32,301/-**  
b. Surplus arising out of the CSR projects or programmes or activities of the previous financial years: **NIL**  
c. Amount required to be set off for the financial year, if any: **NIL**  
d. Total CSR obligation for the financial year (7a+7b- 7c): **Rs. 51,32,301/-**
8. a. CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year (in Rs.)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per Section 135(6)		Amount transferred to any fund specified under Schedule VII as per second proviso to Section 135(5)		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
30,11,418	21,20,883	28.04.2023	NA	Nil	NA

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

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)	
Sl. No	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/No)	Location of the project		Project duration	Amount allocated for the project (in Rs.)	Amount spent in the current financial year (in Rs.)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in Rs.)	Mode of Implementation - Direct (Yes/No)	Mode of Implementation - Through Implementing Agency	
				State	District						Name *	CSR Registration number <sup>5</sup>
1.	General Healthcare	i.	Yes	Maharashtra	Mumbai	2 Year	50,00,000	5,01,568	21,20,883/-	Yes	-	-
2								25,00,000		No	Arham Yuva Seva Group	CSR00007027
2.	Promotion of Education	ii.	Yes	Maharashtra	Mumbai	2 Year	1,32,301	9850		Yes	-	-

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

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/No)	Location of the project		Amount spent for the project (in Rs.)	Mode of Implementation - Direct (Yes/No)	Mode of Implementation – Through Implementing Agency	
				State	District			Name	CSR Registration number
N.A.									

- d. Amount spent in Administrative Overheads: **Nil**  
e. Amount spent on Impact Assessment, if applicable: **Nil**  
f. Total amount spent for the Financial Year (8b+8c+8d+8e): **30,11,418/-**  
g. Excess amount for set off, if any:




Sl. No	Particulars	Amount (In Rs.)
(i)	Two percent of average net profit of the Company as per Section 135(5)	51,32,301
(ii)	Total amount spent for the Financial Year	30,11,418
(iii)	Excess amount spent for the financial year	Nil
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	Nil
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	Nil

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

S.No.	Preceding Financial Year.	Amount transferred to Unspent CSR Account under section 135 (6) (in Rs.)	Amount spent in the reporting Financial Year (in Rs.)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding financial years. (in Rs.)
				Name of the Fund	Amount (in Rs)	Date of transfer	
Not Applicable							

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

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No	Project ID	Name of the Project	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in Rs.)#	Amount spent on the project in the reporting Financial Year (in Rs)	Cumulative amount spent at the end of reporting Financial Year. (in Rs.)	Status of the project Completed /Ongoing
Not Applicable								

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year: **No capital asset was created/acquired for fiscal 2023 through CSR spend.**

11. Specify the reason(s), if the Company has failed to spend two per cent of the average net profit as per Section 135(5):

During FY 2022-23, the Company has spent Rs. 30.11 Lakhs on CSR activities and it has transferred balance amount of CSR obligation of Rs. 21.21 Lakhs to the Unspent CSR Account on 28<sup>th</sup> April, 2023 i.e within 30 days from the end of financial year. Though the Company was unable to spend the requisite amount as per the CSR obligation for the financial year, the Company has identified its CSR Project and the unspent balance will be spent thereon as aforesaid in accordance with the amended CSR Rules.

Place: Mumbai  
Date: 04.05.2023



For and on behalf of the Board of Directors  
of Man Realtors and Holdings Private Limited

  
Dharmesh R. Shah  
Chairman of CSR Committee  
DIN: 01599899

  
Manan P. Shah  
Director  
DIN: 06500239



## **INDEPENDENT AUDITOR'S REPORT**

To the Members of Man Realtors And Holdings Private Limited.

### **Report on the Audit of the Standalone Ind AS Financial Statements**

#### **Opinion**

We have audited the accompanying Standalone Ind AS Financial Statements of Man Realtors And Holdings Private Limited ("the Company"), which comprise the Balance sheet as at 31<sup>st</sup> March 2023, the Statement of Profit and Loss(including Other Comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended and Notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information(hereinafter referred to as "Ind AS Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Ind AS Financial Statements give the information required by the Companies Act, 2013 (" the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015(as amended) and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profit 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 Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. We have determined that there are no key audit matters to communicate in our report.

#### **Information Other than the Standalone Financial Statements and Auditors' Report Thereon**

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexure to Board's Report and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon.



Our opinion on the standalone 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 standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

### **Management's Responsibility for the Standalone Ind AS Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, including 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 accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial 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 is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

### **Auditor's Responsibilities for the Audit of the Ind AS Standalone 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 skepticism throughout the audit. We also:





- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the 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 Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and 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. 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. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on our audit 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 standalone Ind AS financial statements comply with the Accounting Standards 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 31 March, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
  - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
  - (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
    - (i) The Company does not have any pending litigations which would impact its financial position.
    - (ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
    - (iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.



- (iv) a) The management has represented that, to the best of its knowledge and belief and as disclosed in the note 4.10 to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- b) The management has represented that, to the best of its knowledge and belief and as disclosed in the note 4.10 to the standalone financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- c) Based on such audit procedures performed 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 (a) and (b) contain any material misstatement.
- (v) As stated in note 4.09 to the standalone financial statements, no dividend has been declared during the year and hence, reporting under Rule 11 is not required.

For Shaparia Mehta & Associates LLP  
Chartered Accountants  
(Firm's Registration No. 112350W/ W-100051)

Hiral Shah  
Partner  
Membership No. 106147  
UDIN: 23106147BGUHQ7721  
Mumbai, May 4, 2023





**Annexure A to the Independent Auditor's Report**

The Annexure referred to in our Independent Auditor's Report to the members of Man Realtors and Holdings Private Limited (the "Company") on the Ind AS financial statements for the year ended March 31, 2023, we report that:

- i. In respect of the Company's Property, Plant and Equipment and Intangible Assets:
  - (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.  
  
(B) The Company does not have any intangible assets during the year. Hence, the reporting under clause 3(i)(a)(B) of the Order is not applicable.
  - (b) The Company has regular programme of physical verification of Property, Plant & Equipment by which fixed assets are verified annually. In accordance with this programme, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the company and the nature of its assets.
  - (c) According to the information and explanations given to us and on the basis of our examination of the records of the company, the Company does not have any immovable property accordingly, the requirement of the clause (i)(c) of the order is not applicable to the Company.
  - (d) The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible assets during the year.
  - (e) According to the information and explanations given to us and on the basis of our examination of the records of the company, the Company does not have any immovable property accordingly, the requirement of the clause (i)(e) of the order is not applicable to the Company.
- ii.
  - (a) The year-end inventory comprises of construction work in progress. The physical verification has been conducted at reasonable intervals by the management and considering the nature of construction work and manner in which the same is carried out, we are of the opinion that the coverage and procedure of verification by the management for the site are adequate and proper.
  - (b) During the year, the company has been sanctioned working capital limits (project related term loan) in excess of INR 5 crore, in aggregate, from a banks on the basis of security of current assets and the statements filed by the company with the bank are in agreement with the books of account of the company.





iii.

- (a) The Company has not provided any loans or advances in the nature of loans or stood guarantee, or provided security to any other entity during the year, and hence reporting under clause 3(iii)(a) of the Order is not applicable.
- (b) In our opinion, the Company has not made any investments or granted any loans during the year, and hence reporting under clauses 3(iii)(b), (c), (d), (e) and (f) of the Order are not applicable.

iv. According to the information and explanations given to us and on the basis of our examination of the books of accounts, the Company has not given loans, guarantees, and security, or invested in other companies covered under section 185 and 186 during the period under audit. Consequently, provision of this clause of the order is not applicable to the Company.

v. The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

vi. According to the information and explanation given to us, cost records are maintained as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013.

vii. In respect of its statutory dues:

(a) In our opinion and according to the information and explanations given to us, the Company is normally regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, TDS, GST, Profession tax, cess and any other applicable statutory dues to the appropriate authorities. There are no outstanding statutory dues as on the last day of the financial year 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 disputed dues of Income tax and GST which have not been deposited with the appropriate authority on account of any dispute.

viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

ix.

(a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(c) The term loans were applied for the purpose for which the loans were obtained.

(d) On an overall examination of the financial statements of the Company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.



- (e) The Company did not have any subsidiary or associate or joint venture during the year and hence, reporting under clause (ix)(e) of the Order is not applicable.
- (f) The Company does not have any investment in subsidiary or joint venture or associate companies and therefore the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries or joint ventures or associate companies and hence reporting on clause (ix)(f) of the Order is not applicable.
- x.
- (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- xi.
- (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) There were no whistle blower complaints received by the Company during the year.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv.
- (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.
- xv. In our opinion during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.





- xvi. In our opinion and according to the information and explanations given to us, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b), (c) and (d) of the Order is not applicable.
- xvii. The Company has not incurred any cash losses in the financial year and in the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors of the Company during the year.
- xix. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx.
- (a) In respect of other than on-going projects, there are no unspent amounts towards Corporate Social Responsibility (CSR) requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable to the Company for the year.
- (b) In respect of the ongoing projects, the Company has transferred the unspent CSR amount to a special account, within a period of thirty days from the end of the financial year in compliance with section 135(6) of the said Act. This matter has been disclosed under note no. 4.03 to the financial statements.
- xxi. The Company does not have any investment in subsidiary, joint venture and associate and hence the Company is not required to prepare consolidated financial statements. Therefore, reporting under clause 3(xxi) of the Order is not applicable.

**For Shaparia Mehta & Associates LLP**  
**Chartered Accountants**  
**(Firm's Registration No. 112350W/ W-100051)**

*Hiral Shah*

**Hiral Shah**  
**Partner**  
**Membership No. 106147**  
**UDIN: 23106147BGUHQ7721**  
**Mumbai, May 4, 2023**



**Annexure - B to the Independent Auditor's Report**

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

1. We have audited the internal financial controls over financial reporting of Man Realtors and Holding Private Limited ("the Company") as of March 31, 2023 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

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

**Auditor's Responsibility**

3. Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit.

We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, 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 internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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





**Meaning of Internal Financial Controls with reference to Ind AS financial statements**

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

**Inherent Limitations of Internal Financial Controls over Financial Reporting**

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

**Opinion**

7. In our opinion and to the best of our information & according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**For Shaparia Mehta & Associates LLP**  
**Chartered Accountants**  
**(Firm's Registration No. 112350W/ W-100051)**

  
**Hiral Shah**  
**Partner**  
**Membership No. 106147**  
**UDIN: 23106147BGUHQ7721**  
**Mumbai, May 4, 2023**



Man Realtors & Holdings Private Limited  
Balance Sheet as at March 31, 2023  
All amounts are in INR (Lakhs) unless otherwise stated

	Notes	As at March 31, 2023	As at March 31, 2022
<b>ASSETS</b>			
<b>Non-current assets</b>			
Property, plant and equipment	2.01	86.75	109.06
Financial assets			
Other financial assets	2.02	266.58	106.95
Deferred tax assets (Net)	2.03	59.16	34.45
Other non-current assets	2.04	0.33	142.23
<b>Total non-current assets</b>		<b>412.82</b>	<b>392.69</b>
<b>Current Assets</b>			
Inventories	2.05	12,914.72	15,299.94
Financial Assets			
Trade Receivables	2.06	3,108.85	1,090.01
Cash and cash equivalents	2.07	881.65	3,506.72
Bank balances other than cash and cash equivalents	2.08	275.00	1,785.12
Other financial assets	2.02	4,870.72	14.15
Current tax assets (Net)	2.09	9.39	9.25
Other current assets	2.04	114.76	604.01
<b>Total current assets</b>		<b>22,175.09</b>	<b>22,309.20</b>
<b>Total assets</b>		<b>22,587.91</b>	<b>22,701.89</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Equity Share capital	2.10	472.16	472.16
Other Equity	2.11	15,151.74	6,626.54
<b>Total equity</b>		<b>15,623.90</b>	<b>7,098.70</b>
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Financial Liabilities			
Borrowings	2.14	1,055.55	2,437.46
Trade payables	2.12	-	-
Other financial liabilities	2.15	497.69	118.95
Provisions	2.13	116.48	70.89
<b>Total non-current liabilities</b>		<b>1,669.72</b>	<b>2,627.30</b>
<b>Current liabilities</b>			
Financial Liabilities			
Borrowings	2.14	1,489.68	10,350.00
Trade payables	2.12		
Total Outstanding Dues of Micro Enterprises and Small Enterprises		716.10	-
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises		1,334.23	1,409.48
Other financial liabilities	2.15	883.30	168.36
Other current liabilities	2.16	137.24	990.30
Provisions	2.13	103.51	57.75
Current Tax Liabilities (Net)	2.17	630.23	-
<b>Total current liabilities</b>		<b>5,294.29</b>	<b>12,975.89</b>
<b>Total equity and liabilities</b>		<b>22,587.91</b>	<b>22,701.89</b>

Summary of significant accounting policies

Refer accompanying notes. These notes are an integral part of the financial statements

As per our report of even date  
For Shaparia Mehta & Associates LLP  
Chartered Accountants  
Firm Registration No. 0112350W / W-100051

Hiral Shah  
Partner  
Membership No. 106147

Place: Mumbai  
Date: 4th May, 2023



For and on behalf of the Board of Directors

Viral J Bhadra  
Whole Time Director  
DIN No.07194522

Manan P Shah  
Director  
DIN No.06500239

Place: Mumbai  
Date: 4th May, 2023





**Man Realtors & Holdings Private Limited**  
**Statement of Profit & Loss for the year ended March 31, 2023**  
All amounts are in INR (Lakhs) unless otherwise stated

	Notes	Year Ended March 31, 2023	Year Ended March 31, 2022
Revenue from operations	3.01	41,843.65	28,025.01
Other income	3.02	101.73	82.27
<b>Total Income</b>		<b>41,945.38</b>	<b>28,107.28</b>
<b>Expenses</b>			
Cost of materials consumed	3.03	7,217.59	5,143.78
Changes in inventories	3.04	2,367.05	3,261.71
Employee benefits expense	3.05	1,525.69	1,121.01
Finance costs	3.06	1,052.74	2,012.83
Depreciation and amortization expense	3.07	26.77	32.61
Sub Contract/Labour Charges	3.08	10,118.35	2,287.66
Cost of Land/ Development Rights/ Premiums	3.09	-	1,552.71
Other expenses	3.10	8,163.57	4,406.73
<b>Total Expenses</b>		<b>30,471.76</b>	<b>19,819.04</b>
<b>Profit / (loss) before tax</b>		<b>11,473.62</b>	<b>8,288.24</b>
Tax expenses	3.11		
Current tax		2,935.83	1,934.84
Current tax (Tax adjustment of earlier years)		22.13	-
Deferred tax		(24.71)	142.11
<b>Total tax expenses</b>		<b>2,933.25</b>	<b>2,076.95</b>
<b>Profit / (loss) for the period</b>		<b>8,540.37</b>	<b>6,211.29</b>
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to profit or loss</b>			
Remeasurements of the defined benefit plans		(15.17)	(24.86)
Income tax relating to above items		-	-
<b>Total other comprehensive income</b>		<b>(15.17)</b>	<b>(24.86)</b>
<b>Total comprehensive income for the period</b>		<b>8,525.20</b>	<b>6,186.43</b>
<b>Earnings per equity share :</b>			
Basic (in Rs.)		180.88	131.55
Diluted (in Rs.)		180.88	131.55
Weighted average number of equity shares and potential equity shares used as the denominator in calculating basic earnings per share		47,21,566	47,21,566

Significant accounting policies

1

Refer accompanying notes. These notes are an integral part of the financial statements.

As per our report of even date

**For Shaparia Mehta & Associates LLP**

Chartered Accountants

Firm Registration No. 0112350W / W-100051

**Hiral Shah**

Partner

Membership No. 106147

**Place: Mumbai**

**Date: 4th May, 2023**



**For and on behalf of the Board of Directors**

*Viral J Bhadra*

**Viral J Bhadra**  
Whole Time Director  
DIN No.07194522

*Manan P Shah*

**Manan P Shah**  
Director  
DIN No.06500239

**Place: Mumbai**

**Date: 4th May, 2023**



**Man Realtors & Holdings Private Limited**

**Statement of changes in equity for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

(A) Equity share capital		Note	Amount
Balance at April 01, 2021			472.16
Changes in equity share capital during the year			-
Balance at March 31, 2022			472.16
Changes in equity share capital during the year			-
Balance at March 31, 2023		2.10	472.16

	Reserves and Surplus					Total Other Equity
	Capital Redemption Reserve	Securities Premium	General Reserve	Capital Reserve	Retained earnings	
Balance at April 1, 2021	276.89	106.24	121.13	272.25	(336.40)	440.11
Profit for the year	-	-	-	-	6,211.29	6,211.29
Other comprehensive income - Remeasurements of the defined benefit plans (Net of Tax)					(24.86)	(24.86)
Total comprehensive income for the year	-	-	-	-	6,186.43	6,186.43
Balance at April 1, 2022	276.89	106.24	121.13	272.25	5,850.03	6,626.54
Profit for the year	-	-	-	-	8,540.37	8,540.37
Other comprehensive income - Remeasurements of the defined benefit plans (Net of Tax)	-	-	-	-	(15.17)	(15.17)
Total	-	-	-	-	8,525.20	8,525.20
Balance at March 31, 2023	276.89	106.24	121.13	272.25	14,375.23	15,151.74

As per our report of even date

**For Shaparia Mehta & Associates LLP**

Chartered Accountants

Firm Registration No. 0112350W / W-100051

**Hiral Shah**

Partner

Membership No. 106147

Place: Mumbai

Date: 4th May, 2023



For and on behalf of the Board of Directors

*Viral J Bhadra*

**Viral J Bhadra**  
Whole Time Director  
DIN No.07194522

*Manan P Shah*

**Manan P Shah**  
Director  
DIN No.06500239

Place: Mumbai

Date: 4th May, 2023





**Man Realtors & Holdings Private Limited**  
**Cash Flow Statement for the Year ended March 31, 2023**  
All amounts are in INR (Lakhs) unless otherwise stated

	Year ended March 31, 2023	Year ended March 31, 2022
<b>Cash flow from operating activities</b>		
Profit / (loss) before tax	11,473.62	8,288.24
Adjustments for:		
Depreciation and amortization expense	26.77	32.61
Balance Written back	(7.08)	-
Balance Written Off	0.00	0.62
Gain/Loss on disposal of Property, Plant and Equipment (net)	(0.37)	-
Finance costs	1,052.73	2,012.84
Interest income	(94.28)	(82.27)
	12,451.39	10,252.04
<b>Change in operating assets and liabilities :</b>		
(Increase) / Decrease in Inventories	2,385.22	3,214.34
(Increase) / Decrease in Trade Receivables	(2,018.84)	563.94
(Increase) / Decrease in Other Financial Assets	(4,869.32)	1.87
(Increase) / Decrease in Other Assets	490.26	(403.38)
Increase / (Decrease) in Trade Payables	647.93	160.92
Increase / (Decrease) in Other Financial liabilities	1,086.82	146.70
Increase / (Decrease) in Other Current liabilities	(853.06)	(1,796.71)
Increase / (Decrease) in Provisions	76.17	48.80
Cash generated from operations	9,396.57	12,188.52
Less: Direct taxes paid (net of refunds)	2,228.29	1,957.93
<b>Net cash flow from/(used in) operating activities (A)</b>	<b>7,168.28</b>	<b>10,230.59</b>
<b>Cash flow from investing activities</b>		
Payments for acquisition of property, plant and equipment	(4.74)	(6.31)
Proceeds from disposal of Property, Plant and Equipment	0.65	-
Fixed deposits kept with banks	(149.92)	-
Changes in fixed deposits other than Cash and Cash equivalents	1,510.12	(1,785.12)
loan given to Others	-	(1,700.00)
loan received back from Others	-	1,700.00
Interest received	88.65	71.91
<b>Net cash flow from/(used in) investing activities (B)</b>	<b>1,444.76</b>	<b>(1,719.52)</b>
<b>Cash flows from financing activities</b>		
Unsecured Loan taken	12,270.00	7,802.00
Unsecured Loan repaid	(22,620.00)	(18,020.35)
Secured loans taken from bank	4,441.00	2,437.46
Secured loans taken from bank repaid	(5,822.91)	-
Finance Costs	(995.88)	(2,014.36)
<b>Net cash flow from/(used in) in financing activities (C)</b>	<b>(12,727.79)</b>	<b>(9,795.25)</b>
<b>Net increase/(decrease) in cash and cash equivalents (A+B+ C)</b>	<b>(4,114.75)</b>	<b>(1,284.18)</b>
Cash and cash equivalents at the beginning of the year	3,506.72	4,790.90
Cash and cash equivalents at the end of the year	<b>(608.03)</b>	<b>3,506.72</b>
<b>Reconciliation of cash and cash equivalents as per the cash flow statement :</b>		
Cash on hand	1.65	1.73
Balance in Current accounts with Scheduled Banks	480.00	2,479.70
Deposits with original maturity of less than 3 months	400.00	1,025.29
Less: Bank overdraft	1,489.68	-
<b>Balance as per the cash flow statement :</b>	<b>(608.03)</b>	<b>3,506.72</b>

Significant accounting policies

1

The cash flow statement has been prepared under the indirect method as set out in Indian Accounting Standard (Ind AS 7) statement of cash flows.

As per our report of even date

For Shaparia Mehta & Associates LLP

Chartered Accountants

Firm Registration No. 0112350W / W-100051

Hiral Shah

Partner

Membership No. 106147

Place: Mumbai

Date: 4th May, 2023



For and on behalf of the Board of Directors

Viral J Bhadra

Whole Time Director

DIN No.07194522

Place: Mumbai

Date: 4th May, 2023

Manan P Shah

Director

DIN No.06500239



#### 1.01 Background

Man Realtors And Holdings Private Limited (MRHPL) was incorporated on 2nd June, 1992. The Company is engaged in the business of Real Estate Development and Construction.

##### Authorization of financial statements

The financial statements for the year ended March 31, 2023, were approved and authorised for issue by the Board of Directors on May 04, 2023.

##### Summary of significant accounting policies

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

#### 1.02 Basis of preparation

##### Compliance with Ind AS

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

##### Historical cost convention

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

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

#### 1.03 Rounding of amounts

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

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

#### 1.04 Current versus non-current classification

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

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

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

#### 1.05 Use of judgements, estimates and assumptions

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

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

##### Critical estimates and judgements

The areas involving critical estimates or judgements are:

- Estimation of current tax expense and payable
- Estimation of defined benefit obligation
- Recognition of revenue





**1.06 Property, plant and equipment**

Property, plant and equipment is stated at cost, less accumulated depreciation and accumulated impairment losses. The initial cost of an asset comprises its purchase price or construction cost, any costs directly attributable to bringing the asset into the location and condition necessary for it to be capable of operating in the manner intended by management, the initial estimate of any decommissioning obligation, if any, and, for assets that necessarily take a substantial period of time to get ready for their intended use, finance costs. The purchase price or construction cost is the aggregate amount paid and the fair value of any other consideration given to acquire the asset.

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

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

**Depreciation on property, plant and equipment**

Depreciation on property, plant and equipment is computed on written down value method.

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

**1.07 Borrowing costs**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

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

**1.08 Impairment of non-financial assets**

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

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

Non- financial assets that suffered impairment are reviewed for possible reversal of the impairment at the end of each reporting period. When an impairment loss subsequently reverses, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in profit and loss.

**1.09 Financial instruments**

**A. Financial Assets**

**(i) Classification**

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

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

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

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

**(ii) Measurement**

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



(iii) Derecognition

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

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

**B. Financial liabilities**

(i) Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of 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.

(ii) Subsequent measurement

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

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

Financial liabilities at fair value through profit or loss

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

Borrowings

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

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

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

Trade and other payables

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

(iii) Derecognition

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

**1.10 Inventories**

Inventory of construction materials is valued at lower of cost (net of indirect taxes, wherever recoverable) and net realizable value. Cost is determined on FIFO basis. However, inventory is not written down below cost if the estimated revenue of the concerned contract is in excess of estimated cost.

Work-in-progress / other stock is valued at lower of cost (net of indirect taxes, wherever recoverable) and net realizable value.



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**1.11 Employee benefits**

**a) Short-term obligations**

Short term employee benefits are recognised as an expense at an undiscounted amount in the Statement of profit & loss of the year in which the related services are rendered. Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

**b) Post-employment obligations**

The Company operates the following post-employment schemes:

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

Gratuity obligations

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

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

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

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

Defined contribution plans

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

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

**1.12 Taxes on income**

Income tax expense represents the sum of the tax currently payable and deferred tax.

**Current tax**

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

**Deferred tax**

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

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

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

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

**Current and deferred tax for the year**

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



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**1.13 Earnings Per Share (EPS)**

**Basic earnings per share**

Basic earnings per share is calculated by dividing :

- the profit attributable to owners of the Company,
- by the weighted average number of equity shares outstanding during the financial year, adjusted for bonus elements in equity shares

**Diluted earnings per share**

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

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

**1.14 Provisions, Contingent liabilities and Contingent Assets**

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

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

Contingent liabilities are stated separately by way of a note. Contingent Liabilities are disclosed when the Company has a possible obligation or a present obligation and it is not probable that a cash outflow will be required to settle the obligation. Contingent Assets are neither recognised nor disclosed.

**1.15 Cash and cash equivalents**

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

**1.16 Leases**

The determination of whether an arrangement is, or contains, a lease is based on the substance of the arrangement at the inception date, whether fulfilment of the arrangement is dependent on the use of a specific asset or assets or the arrangement conveys a right to use the asset, even if that right is not explicitly specified in an arrangement.

**As a lessee**

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the company as lessee are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to statement of profit and loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

**1.17 Fair value measurement**

The Company measures financial instruments, such as, Mutual Funds at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

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

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

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





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

- Level 1: unadjusted quoted prices in active markets for identical assets or liabilities.
- Level 2: directly or indirectly observable market inputs, other than Level 1 inputs; and
- Level 3: inputs which are not based on observable market data

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

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

#### 1.18 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable.

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

##### Construction Revenue

Effective from April 01, 2018, the Company has adopted Ind AS 115 'Revenue from Contracts with Customers' using the cumulative catch-up method applied to contracts that were not completed as of April 01, 2018. In accordance with the new standard, the comparatives have not been retrospectively adjusted. The effect on adoption of Ind AS 115 was insignificant.

##### Determining the timing of revenue recognition on the sale of property

The Company has evaluated the timing of revenue recognition on the sale of property based on a careful analysis of the rights and obligations under the terms of the contract. The Company has generally concluded that contracts relating to the sale of completed property are recognised at a point in time when control transfers. For contracts relating to the sale of property under development, the Company has generally concluded that over the time criteria are met and, therefore, recognizes revenue over time. The Company has considered the factors contained in the contracts and concluded that the control of property is transferred to the customer over time because:

1) The entity's performance creates or enhances an asset (e.g., work in progress) that the customer controls, as the asset is created or enhanced. That is, the Company has considered various factors that indicate that the customer controls the part-constructed property as it is being constructed, e.g., the fact that the customer is able to pledge the property under development while it is being constructed. (rather than the future right to the completed unit). However, none of the factors is determinative and therefore, the Company has carefully weighed all factors and used judgement to determine that it meets this over-time criterion.

2) The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date. The Company's performance does not create an asset with alternative use to the Company. It has considered the factors that indicate that it is restricted (contractually or practically) from readily directing the property under development for another use during its development. In addition, the Company is at all times entitled to an amount that at least compensates it for performances or performance completed to date. In making this determination, the Company has carefully considered the contractual terms. The Company has determined that the input method is the best method for measuring progress for these contracts because there is a direct relationship between the costs incurred by the Company and the transfer of goods and services to the customer.

Hence, the Company is recognizing the revenue based on percentage completion method as it satisfies performance obligations over time as it meets the above criteria.

##### Sale of goods

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually on delivery of the goods. Revenue from the sale of goods is measured at the fair value of the consideration received or receivable. Amounts disclosed as revenue does not include Goods and Service Tax (GST).

##### Interest income

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



**Man Realtors & Holdings Private Limited**

**Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**2.01 Property, plant and equipment :**

	Gross Carrying Amount			Depreciation			Net Block	
	As at April 1, 2022	Addition	Disposal	As at March 31, 2023	For the Year	Elimination on disposal	As at March 31, 2023	As at March 31, 2022
<b>Own Assets:</b>								
Furniture and Fixtures	10.84	-	6.35	4.49	0.69	6.07	1.71	2.68
Office Equipment	0.09	-	-	0.09	0.00	-	0.01	0.01
Computers	11.12	1.55	-	12.67	3.43	-	2.41	4.29
Camera	9.78	3.19	-	12.97	3.04	-	6.79	6.64
Vehicles	123.28	-	-	123.28	19.61	-	75.83	95.44
<b>Total</b>	<b>155.11</b>	<b>4.74</b>	<b>6.35</b>	<b>153.50</b>	<b>26.77</b>	<b>6.07</b>	<b>86.75</b>	<b>109.06</b>
Previous Year	148.79	6.32	-	155.11	32.60	-	109.06	135.34

Viewed



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**Man Realtors & Holdings Private Limited**
**Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**2.02 Other financial assets**

	Non Current		Current	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Security deposits	27.95	22.84	1.40	0.40
Other Receivable	-	-	0.15	0.15
Other Accrued interest	-	-	5.93	13.60
Deposits with Original maturity more than 12 months *	238.63	84.11	-	-
Un-Billed Revenue	-	-	4,863.24	-
	<b>266.58</b>	<b>106.95</b>	<b>4,870.72</b>	<b>14.15</b>

\* Deposits include margin money deposits and securities against borrowings, guarantees, commitments etc. amounting to :

238.63	84.11	-	-
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**2.03 Deferred tax assets/ liabilities(net)**

	As at March 31,	
	2023	2022
<b>Deferred tax asset</b>		
Provision for Leave	7.24	-
Provision for Bonus	18.53	14.35
Provision for Gratuity	29.59	18.02
On difference between book balance and tax balance of fixed assets	3.80	2.08
<b>Net deferred tax asset</b>	<b>59.16</b>	<b>34.45</b>

**Deferred tax (liabilities)/assets in relation to :**

	As at March 31, 2023	Recognised in profit or loss / OCI	As at March 31, 2022
Provision for Leave	7.24	7.24	-
Provision for Bonus	18.53	4.18	14.35
Provision for Gratuity	29.59	11.57	18.02
On difference between book balance and tax balance of fixed assets	3.80	1.72	2.08
	<b>59.16</b>	<b>24.71</b>	<b>34.45</b>

**2.04 Other assets**

	Non Current		Current	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
<b>a) Balances with Government Authorities</b>				
Advance income tax (net of provision for taxation)	-	140.88	-	-
Other Duties & Taxes	-	-	-	0.00
<b>b) Advances other than Capital Advances</b>				
Advances to other parties	-	-	64.01	6.78
Prepaid expenses	0.33	1.35	50.66	73.02
Other receivable	-	-	0.09	524.21
	<b>0.33</b>	<b>142.23</b>	<b>114.76</b>	<b>604.01</b>

**2.05 Inventories**

	As at March 31,	
	2023	2022
Work In Progress / Other Stock	12,766.07	15,133.12
Stock of Construction material	148.65	166.82
	<b>12,914.72</b>	<b>15,299.94</b>



2.06 Trade Receivables

	Current	
	As at March 31,	
	2023	2022
Trade Receivables		
Secured, considered good	-	-
Unsecured, considered good	3,108.85	1,090.01
Doubtful	-	-
	<u>3,108.85</u>	<u>1,090.01</u>

As at 31 March 2023

Particulars	Unbilled receivables	Current but not due	Outstanding for following periods from due date of payment					Total
			Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Undisputed Trade Receivables – considered good	-	731.27	2,076.81	166.85	130.88	3.04	-	3,108.85
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	-	-	-	-	-
Disputed Trade receivables - considered good	-	-	-	-	-	-	-	-
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-	-
Total	-	731.27	2,076.81	166.85	130.88	3.04	-	3,108.85

As at 31 March 2022

Particulars	Unbilled receivables	Current but not due	Outstanding for following periods from due date of payment					Total
			Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Undisputed Trade Receivables – considered good	-	98.92	674.09	191.63	125.37	-	-	1,090.01
Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
Undisputed Trade receivable – credit impaired	-	-	-	-	-	-	-	-
Disputed Trade receivables - considered good	-	-	-	-	-	-	-	-
Disputed Trade receivables – which have significant increase in credit risk	-	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-	-
Total	-	98.92	674.09	191.63	125.37	-	-	1,090.01

2.07 Cash and cash equivalent

	As at March 31,	
	2023	2022
Balances with banks:		
On current accounts	480.00	2,479.70
Deposits with original maturity less than 3 months	400.00	1,025.29
Cash on hand	1.65	1.73
	<u>881.65</u>	<u>3,506.72</u>

2.08 Bank balances other than cash and cash equivalents

	As at March 31,	
	2023	2022
Deposits with original maturity for more than 3 months but less than 12 months	275.00	1,785.12
	<u>275.00</u>	<u>1,785.12</u>



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**Man Realtors & Holdings Private Limited**
**Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

2.09 Current tax assets (Net)	As at March 31,	
	2023	2022
Taxes Paid (Net of provision for tax)	9.39	9.25
	<b>9.39</b>	<b>9.25</b>

2.10 Equity share capital	As at March 31,	
	2023	2022
<b>Authorised share capital :</b>		
71,00,000 (March 31, 2022: 7,100,000) equity shares of Rs.10/- each	710.00	710.00
	<b>710.00</b>	<b>710.00</b>
<b>Issued and subscribed capital comprises :</b>		
47,21,566 (March 31, 2022: 47,21,566) equity shares of Rs.10/- each (fully paid up)	472.16	472.16
<b>Total issued, subscribed and fully paid-up share capital</b>	<b>472.16</b>	<b>472.16</b>

**a. Reconciliation of shares outstanding as at the beginning and at the end of the reporting period:**

Equity shares	As at March 31,		As at March 31,	
	2023		2022	
	No. of Shares	Amount	No. of Shares	Amount
At the beginning of the period	47,21,566	472.16	47,21,566	472.16
Addition during the year	-	-	-	-
<b>Outstanding at the end of the period</b>	<b>47,21,566</b>	<b>472.16</b>	<b>47,21,566</b>	<b>472.16</b>

**b. Rights, preference and restrictions attached to shares:**
**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 held.

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

**c. Shares held by holding/ultimate holding company and/or their subsidiaries/associates**

	As at March 31,		As at March 31,	
	2023		2022	
	No. of Shares	Amount	No. of Shares	Amount
<b>Equity Shares</b>				
Man Infraconstruction Limited	29,64,676	296.47	29,64,676	296.47
	<b>29,64,676</b>	<b>296.47</b>	<b>29,64,676</b>	<b>296.47</b>

**d. Details of share holders holding more than 5% shares in the company**

	As at March 31,		As at March 31,	
	2023		2022	
	No. of Shares	% of holding	No. of Shares	% of holding
<b>Equity shares of Rs. 10 each fully paid</b>				
<b>Name of the Shareholder</b>				
Man Infraconstruction Limited	29,64,676	62.79%	29,64,676	62.79%
Amit Dattatray Jagtap	3,86,696	8.19%	3,86,696	8.19%




c. Details of shares held by promoters of the Company

As at 31 March 2023

Particulars	Name of Promoters	No. of shares at the beginning of the year	Change during the year	No of shares at the end of the year	% of total shares	% change during the year
Equity shares of INR 10 each fully paid	Man Infraconstruction Limited	29,64,666	-	29,64,666	62.79%	-
Equity shares of INR 10 each fully paid	Parag K Shah- Nominee of Man Infraconstruction Limited	10	-	10	0.00%	-

As at 31 March 2022

Particulars	Name of Promoters	No. of shares at the beginning of the year	Change during the year	No of shares at the end of the year	% of total shares	% change during the year
Equity shares of INR 10 each fully paid	Man Infraconstruction Limited	29,64,666	-	29,64,666	62.79%	-
Equity shares of INR 10 each fully paid	Parag K Shah- Nominee of Man Infraconstruction Limited	10	-	10	0.00%	-

2.11 Other equity

	As at March 31,	
	2023	2022
General reserve	121.13	121.13
Retained earnings	14,375.23	5,850.03
Capital Redemption Reserve	276.89	276.89
Capital reserve	272.25	272.25
Securities Premium	106.24	106.24
<b>Total other equity</b>	<b>15,151.74</b>	<b>6,626.54</b>

General Reserve

General reserve is created from time to time by way of transfer of profits from retained earnings for appropriation purposes. It is created by a transfer from one component of equity to another and is not an item of other comprehensive income.

Retained Earnings

Retained earnings are the profits that the Company has earned till date, less any transfers to general reserve, dividends or other distributions paid to shareholders.

Capital Redemption Reserve

Capital Redemption Reserve created is a non-distributable reserve.

Capital Reserve

Capital Reserve created is the difference between the interest free loan amount and its fair value.

Securities Premium

Securities Premium includes premium received on fresh issue of shares.





2.12 Trade payables

	Non-Current		Current	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Total outstanding dues of Micro and Small Enterprises	-	-	716.10	-
Total outstanding dues of trade payables other than Micro and Small Enterprises	-	-	1,334.23	1,409.48
	-	-	2,050.33	1,409.48

Trade payables ageing schedule

As at 31 March, 2023

Particulars	Unbilled payables	Current but not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises (Undisputed)	-	161.85	554.25	-	-	-	716.10
Total outstanding dues of creditors other than micro enterprises and small enterprises (Undisputed)	-	649.91	680.38	0.31	3.60	0.03	1,334.23
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-
Total	-	811.76	1,234.63	0.31	3.60	0.03	2,050.33

As at 31 March, 2022

Particulars	Unbilled payables	Current but not due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Total outstanding dues of micro enterprises and small enterprises (Undisputed)	-	-	-	-	-	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises (Undisputed)	-	755.29	618.38	3.60	0.01	32.20	1,409.48
Disputed dues of micro enterprises and small enterprises	-	-	-	-	-	-	-
Disputed dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-
Total	-	755.29	618.38	3.60	0.01	32.20	1,409.48

2.13 Provisions

	Non Current		Current	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Employee benefits				
Provision for Gratuity (refer note no.4.04)	116.48	70.89	1.10	0.72
Provision for Bonus	-	-	73.63	57.03
Provision for Leave Encashment	-	-	28.78	-
	116.48	70.89	103.51	57.75



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**Man Realtors & Holdings Private Limited**
**Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**2.14 Borrowings**

	Non Current		Current	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
<b>Secured (*)</b>				
Loans from Bank	1,055.55	2,437.46	-	-
Bank overdrafts and cash credits	-	-	1,489.68	-
<b>Unsecured (**)</b>				
Loans from related parties	-	-	-	9,500.00
Loans from others	-	-	-	850.00
	<b>1,055.55</b>	<b>2,437.46</b>	<b>1,489.68</b>	<b>10,350.00</b>

(\*) Secured loans from bank includes an amount of Rs. 1,055.55 Lakhs (PY - Rs. 2,437.46 Lakhs) and Overdraft facility of Rs. 1,489.68 Lakhs (PY - Nil) in respect of which the nature of security by / of the company is as follows :

- Exclusive charge on Registered mortgage over development rights, Project portion (excluding the sold units) and the future Scheduled Receivables of the Project, all insurance proceeds, both present and future.
- Exclusive charge by way of registered mortgage on security of all rights, title, interest, claims, benefits, demands under the Project Documents of the Project both present and future, escrow account of project and DSR account

**Terms of Repayment**

- Interest Shall be payable on monthly basis.
- Principal shall be payable in 18 equal monthly installments commencing from 43rd months after Date of First Drawal/Disbursement .

(\*\*) Above loans are interest bearing and repayable on demand

**2.15 Other financial liabilities**

	Non Current		Current	
	As at March 31,		As at March 31,	
	2023	2022	2023	2022
Interest accrued but not due on loans	-	-	7.58	0.73
Retention Money and Performance security deposit	497.69	118.95	0.63	76.19
Salary and Employee benefits payable	-	-	104.91	86.29
Society and other charges (net of expenses)	-	-	499.59	-
Others Payable	-	-	270.59	5.15
	<b>497.69</b>	<b>118.95</b>	<b>883.30</b>	<b>168.36</b>

**2.16 Other liabilities**

	Current	
	As at March 31,	
	2023	2022
Advance from customers	7.12	8.68
Duties and Taxes	108.91	184.51
Unspent Corporate Social Responsibility Account	21.21	-
Unearned Revenue	-	797.11
	<b>137.24</b>	<b>990.30</b>

**2.17 Current tax liabilities (Net)**

	Current	
	As at March 31,	
	2023	2022
Provision for Taxation (Net of taxes paid)	630.23	-
	<b>630.23</b>	<b>-</b>





**Man Realtors & Holdings Private Limited**

**Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**3.01 Revenue from operations**

	Year Ended March 31, 2023	Year ended March 31, 2022
Revenue from real estate projects	41,517.72	27,973.95
Other operating revenue		
Sales of Materials	137.23	49.85
Other charges received from customers	188.70	-
Cancellation charges received from customer	-	1.21
	<b>41,843.65</b>	<b>28,025.01</b>

**3.02 Other Income**

	Year Ended March 31, 2023	Year ended March 31, 2022
<b>Interest Income on financial assets carried at amortised cost</b>		
Bank Deposits	86.81	80.59
Interest on Income tax refund	7.19	-
Others	0.28	1.68
<b>Other Non-operating Income</b>		
Gain on disposal of Property, Plant and Equipment (Net)	0.37	-
Other Income	-	-
Balance Written Back	7.08	0.00
	<b>101.73</b>	<b>82.27</b>

**3.03 Cost of raw material consumed**

	Year Ended March 31, 2023	Year ended March 31, 2022
Balance as at beginning of the year	166.82	119.45
Add: Purchase	7,100.97	5,165.74
Add: Freight charges	19.89	0.96
Add: Loading and Unloading charges	78.56	24.45
	7,366.24	5,310.60
Less: Balance as at end of the year	148.65	166.82
	<b>7,217.59</b>	<b>5,143.78</b>

**3.04 Changes in inventories**

	Year Ended March 31, 2023	Year ended March 31, 2022
Inventories at the end of the year		
Work - in - progress	12,766.07	15,133.12
Finished goods	-	-
	12,766.07	15,133.12
Inventories at the beginning of the year		
Work - in - progress	15,133.12	18,394.83
Finished goods	-	-
	15,133.12	18,394.83
	<b>2,367.05</b>	<b>3,261.71</b>

**3.05 Employee Benefits Expense**

	Year Ended March 31, 2023	Year ended March 31, 2022
Salaries, wages and bonus	1,390.54	1,065.63
Contribution to provident and other fund	80.76	45.38
Staff welfare expenses	25.61	10.00
Leave Encashment	28.78	-
	<b>1,525.69</b>	<b>1,121.01</b>



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**MAN REALTORS AND HOLDINGS PVT. LTD.**  
MUMBAI

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**Man Realtors & Holdings Private Limited****Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**3.06 Finance Costs**

	Year Ended March 31, 2023	Year ended March 31, 2022
<b>Interest expenses</b>		
Interest on Loan	591.80	1,806.59
Interest on loan from bank	174.10	0.73
Interest on MHADA FSI Premium	-	184.52
Interest on Taxes	50.03	0.34
Bank Guarantee & Other Commitment Charges	0.51	0.50
Processing fess	15.98	-
Discount to Customers	220.32	-
Stamp duty & registration charges-Motgage deed	-	20.15
	<u>1,052.74</u>	<u>2,012.83</u>

**3.07 Depreciation and amortization expense**

	Year Ended March 31, 2023	Year ended March 31, 2022
Depreciation of property, plant and equipment	26.77	32.61
	<u>26.77</u>	<u>32.61</u>

**3.08 Sub Contract/Labour Charges**

	Year Ended March 31, 2023	Year ended March 31, 2022
Sub Contract/Labour Charges	10,118.35	2,287.66
	<u>10,118.35</u>	<u>2,287.66</u>

**3.09 Cost of Land/ Development Rights/ Premiums**

	Year Ended March 31, 2023	Year ended March 31, 2022
MHADA- FSI Premiums	-	1,552.71
	<u>-</u>	<u>1,552.71</u>





**Man Realtors & Holdings Private Limited****Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**3.10 Other Expenses**

	Year Ended March 31, 2023	Year ended March 31, 2022
Site and other related expenses	849.23	161.73
Hiring Charges	428.99	488.17
Corpus Fund	1,518.40	20.19
Shifting and Brokerage Expenses	87.62	-
Alternate Accomodation Expenses	1,294.78	1,319.59
Stamp Duty, Registration and Scanning Expenses	105.84	50.71
M C G M expenses	121.76	185.30
MHADA- Construction expenses	39.48	611.89
Royalty Expenses	-	141.45
Fine & Penalty	0.20	-
Tender Fees	-	1.00
Power & Fuel Expenses	123.60	68.07
Professional Fees - Project	269.14	217.57
Professional Fees - Others	30.96	29.83
Repairs & Maintenance - Plant and Machinery	26.30	22.12
Repairs & Maintenance - Others	4.24	0.68
Rent charges	321.36	1.35
Recruitment fess	4.10	2.31
Security Service Charges	48.34	38.79
Housekeeping Charges	42.91	5.54
Printing & Stationery	10.64	6.70
Postage & telephone expenses	0.98	0.71
Rates, Taxes & Duties	2,491.50	928.52
Computer and Software Expenses	10.11	4.01
Expenditure towards Corporate Social Responsibility (CSR) activities	51.32	-
Travelling & Conveyance Expenses	6.33	15.69
Advertisement & Sales Promotion Expenses	67.07	26.73
Brokerage on sale	180.12	30.02
Balance written off	0.00	0.62
Books & Periodicals	0.01	0.02
Insurance Charges	18.48	16.81
Auditor's Remuneration	4.42	3.21
Miscellaneous Expenses	5.34	7.40
	<b>8,163.57</b>	<b>4,406.73</b>
<b>Payment to Auditors</b>		
Auditor's Remuneration		
As auditor:		
Audit fee	1.75	1.63
In other Capacity:		
Taxation matters	1.30	1.28
Other Services	1.37	0.30
	<b>4.42</b>	<b>3.21</b>



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**Man Realtors & Holdings Private Limited**
**Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**3.11 Tax expenses**

	Year Ended March 31, 2023	Year ended March 31, 2022
<b>(a) Income tax expenses :</b>		
<b>Current tax assets</b>		
In respect of the current year	2,935.83	1,934.84
In respect of prior years	22.13	-
	2,957.96	1,934.84
<b>Deferred tax</b>		
In respect of the current year	(24.71)	142.11
	(24.71)	142.11
<b>Total income tax expense recognised in the current year</b>	<b>2,933.25</b>	<b>2,076.95</b>
<b>(b) Income tax recognised in other comprehensive income</b>		
Remeasurements of the defined benefit plans	-	-
	-	-
<b>(c) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate :</b>		
Profit / (loss) before tax	11,473.62	8,288.24
<b>Indian statutory income tax rate</b>	<b>25.168%</b>	<b>25.168%</b>
Computed expected tax expense	2,887.68	2,085.97
Income not considered for taxation	(0.04)	-
Expense not allowed for tax purpose	23.48	(6.22)
Net Deferred Tax Created on Losses	-	(2.80)
Tax pertaining to prior years	22.13	-
<b>Income tax expense</b>	<b>2,933.25</b>	<b>2,076.95</b>





#### 4.01 Financial Instruments : Fair value measurements, Financial risk management and Capital management

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

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

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

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

##### (ii) Categories of financial instruments

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

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

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

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

Particulars	March 31, 2023		March 31, 2022	
	Carrying Value	Fair value	Carrying Value	Fair value
<b>Financial assets</b>				
Measured at amortised cost				
Trade receivables	3,108.85	3,108.85	1,090.01	1,090.01
Cash and bank balances	1,156.65	1,156.65	5,291.84	5,291.84
Other financial assets	5,137.30	5,137.30	121.10	121.10
<b>Total financial assets</b>	<b>9,402.80</b>	<b>9,402.80</b>	<b>6,502.95</b>	<b>6,502.95</b>

Particular	March 31, 2023		March 31, 2022	
	Carrying Value	Fair value	Carrying Value	Fair value
<b>Financial Liabilities</b>				
Measured at amortised cost				
Borrowings	2,545.23	2,545.23	12,787.46	12,787.46
Trade payables	2,050.33	2,050.33	1,409.48	1,409.48
Other financial liabilities	1,380.99	1,380.99	287.31	287.31
<b>Total financial liabilities</b>	<b>5,976.55</b>	<b>5,976.55</b>	<b>14,484.25</b>	<b>14,484.25</b>

##### (iii) Financial Risk management

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

The Company's activities expose it to market risk, liquidity risk and credit risk. These key business risks and their mitigation are considered in day-to-day working of the Company.



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**a. Liquidity Risk**

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

**Maturities of financial liabilities**

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

As at March 31, 2023	less than 1 year	1 to 5 year	Total
<b>Non-Derivatives</b>			
Borrowings	1,489.68	1,055.55	2,545.23
Trade payables	2,050.33	-	2,050.33
Other financial liabilities	883.30	497.69	1,380.99
<b>As at March 31, 2022</b>	<b>less than 1 year</b>	<b>1 to 5 year</b>	<b>Total</b>
<b>Non-Derivatives</b>			
Borrowings	10,350.00	2,437.46	12,787.46
Trade payables	1,409.48	-	1,409.48
Other financial liabilities	168.36	118.95	287.31

**b. Market Risk**

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

**c. Interest rate risk**

The Company's fixed rate borrowings are carried at amortised cost. They are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cashflows will fluctuate because of a change in market interest rates.

**d. Credit Risk**

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

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

As at March 31, 2023, the Company did not consider there to be any significant concentration of credit risk which had not been adequately provided for.

**(iv) Capital management****Risk management**

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

For the purpose of the Company's capital management, capital includes capital and all other equity reserves. The Company manages its capital structure and makes adjustments in the light of changes in the economic environment. In order to maintain or achieve an optimal capital structure, the Company allocates its capital for distribution as dividend or re-investment into business based on its long term financial plans. As at March 31, 2023, the Company has only one class of equity shares. Hence, there are no externally imposed capital requirements.



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**Man Realtors & Holdings Private Limited**
**Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**4.02 Contingent liabilities and contingent assets**

	As at March 31,	
	2023	2022
<b>Contingent liabilities</b>		
Bank Guarantees Given to Others	75.00	75.00

**4.03 Expenditure towards Corporate Social Responsibility (CSR) activities**

	Year Ended March 31,	
	2023	2022
Gross amount required to be spent during the year (including opening unspent expenses)	51.32	-
<b>Amount spent during the year on (other than ongoing project):</b>		
(i) Construction / acquisition of any asset	-	-
(ii) On purposes other than (i) above	30.11	-
<b>Amount unspent during the year</b>	21.21	-

Details of Unspent Corporate Social Responsibility on ongoing projects as required under section 135(6) are disclosed below :-

Opening Balance		Amount required to spent during the year	Amount spent during the year		Closing Balance	
With Company	In Separate CSR Unspent A/c		From Company's bank A/c	From Separate CSR Unspent A/c	With Company	In Separate CSR Unspent A/c *
-	-	21.21	-	-	-	21.21

\* Unspent CSR amount has been transferred to a special account within a period of 30 days from the end of the financial year in compliance with Section 135(6) of the act.

**4.04 Employee Benefit Expenses**

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

	As at March 31,	
	2023	2022
Discount rate	7.40%	6.90%
Rate of Increase in Compensation Level	10.00%	10.00%
Expected average remaining working lives of Employees (in years) *	7.55	7.78
Retirement Age	60 Years	60 Years
<b>Withdrawal Rate</b>		
Age upto 30 years	10.00%	10.00%
Age 31 - 40 years	10.00%	10.00%
Age 41 - 50 years	10.00%	10.00%
Age above 50 years	10.00%	10.00%

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

**Table Showing Changes in Present Value of Obligation**

	As at March 31,	
	2023	2022
Present value of obligation as at the beginning of the period	71.61	24.34
Interest Expense	4.36	1.78
Current service cost	45.02	22.89
Benefits paid	(21.89)	(2.36)
Remeasurements on Obligation ~ (Gain) / Loss	15.17	24.86
Net Obligation of Other Group Companies	3.31	0.10
Present value of obligation as at the end of the period	117.58	71.61



**The amounts to be recognised in the balance sheet:**

Present value of obligation as at the end of the period
Surplus / (Deficit)
Current liability
Non-current liability
Net asset / (liability) recognised in the balance sheet

As at March 31,	
2023	2022
117.58	71.61
(117.58)	(71.61)
1.10	0.72
116.48	70.89
(117.58)	(71.61)

**Reconciliation of net asset / (liability) recognised:**

Net asset / (liability) recognised at the beginning of the period
Benefits directly paid by Company
Expense recognised at the end of period
Amount recognised outside profit & loss for the year
Net Obligation of Other Group Companies
Net asset / (liability) recognised at the end of the period

As at March 31,	
2023	2022
(71.61)	(24.34)
21.89	2.36
(49.38)	(24.67)
(15.17)	(24.86)
(3.31)	(0.10)
(117.58)	(71.61)

**Net interest (income) / expense :**

Interest (Income) / Expense - Obligation
Net Interest (Income) / Expense for the year

Year ended	
March 31, 2023	March 31, 2022
4.36	1.78
4.36	1.78

**Break up of service cost :**

Current Service Cost
----------------------

Year ended	
March 31, 2023	March 31, 2022
45.02	22.89

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

Experience (Gain) / Loss on plan liabilities
Financial (Gain) / Loss on plan liabilities

Year ended	
March 31, 2023	March 31, 2022
19.34	5.19
(4.17)	19.66

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

Opening amount recognised in OCI outside profit and loss account
Remeasurement for the year - Obligation (Gain) / Loss
Total Remeasurements Cost / (Credit) for the year recognised in OCI
Closing amount recognised in OCI outside profit and loss account

Year ended	
March 31, 2023	March 31, 2022
46.87	22.01
15.17	24.86
15.17	24.86
62.04	46.87

**Expense recognised in the statement of profit and loss:**

Current service cost
Net Interest (Income) / Expense
Net Obligation of Other Group Companies
Net periodic benefit cost recognised in the statement of profit & loss at the end of period

Year ended	
March 31, 2023	March 31, 2022
45.02	22.89
4.36	1.78
3.31	0.10
52.69	24.77





**Average duration**

Weighted average duration of the plan (based on discounted cash flows using interest rate, mortality and withdrawal) is (PY-11.59 years) 10.67 years.

**Expected future benefit payments**

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

Year ended March 31,	Expected Benefit Payment (in Rs.)
2024	1.10
2025	1.35
2026	8.87
2027	21.51
2028	23.90
2029 - 2033	216.86

The above cashflows assumes future accruals.

**Expected contributions for the next year**

The plan is unfunded as on the valuation date.

**Expected expenses to be recognized in profit & loss account for Next year.**

For the period	01.04.2023 to 31.03.2024
Service Cost	55.52
Net Interest Cost	8.60
Expected Expenses for next year	64.12

**Sensitivity analysis**

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

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

Discount Rate	31/03/2023 Present Value of Obligation (in Rs.)	Discount Rate	31/03/2022 Present Value of Obligation (in Rs.)
6.40%	125.43	5.90%	79.73
8.40%	109.23	7.90%	69.29

**B) Impact of change in Salary Increase rate when base assumption is decreased / increased by 100 basis point**

Salary Increment Rate	31/03/2023 Present Value of Obligation (in Rs.)	Salary Increment Rate	31/03/2022 Present Value of Obligation (in Rs.)
9.00%	110.45	9.00%	70.05
11.00%	123.81	11.00%	78.58

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

Withdrawal Rate	31/03/2023 Present Value of Obligation (in Rs.)	Withdrawal Rate	31/03/2022 Present Value of Obligation (in Rs.)
9.00%	117.07	9.00%	75.10
11.00%	115.80	11.00%	73.31



*Vinod*

**Risk exposure and asset liability matching :**

Provision of a defined benefit scheme poses certain risks, some of which are detailed hereunder, as companies take on uncertain long term obligations to make future benefit payments.

**Liability Risks -**

**Asset - Liability Mismatch Risk -**

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

**Discount Rate Risk -**

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

**Future Salary Escalation and Inflation Risk -**

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

**Unfunded Plan Risk -**

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

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4.05 In accordance with Ind AS 108 'Operating Segment', segment information has been given in the Consolidated Financial Statement of Man Infraconstruction Limited, and therefore, no separate disclosure on segment information is given in the Standalone Financial Statement.





**Man Realtors & Holdings Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2023**  
All amounts are in INR (Lakhs) unless otherwise stated

**4.06 Accounting ratio**

Ratio	Numerator	Denominator	Current Period	Previous Period	% Variance	Reason for variance
1 Current Ratio	Current Assets	Current Liabilities	4.19	1.72	143.62%	Repayment of Debt
2 Debt-Equity Ratio	Total Debt	Shareholder's Equity	0.16	1.80	-90.93%	Repayment of Debt
3 Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	0.75	0.67	11.03%	Not applicable
4 Return on Equity Ratio	Net Profits after taxes – Preference Dividend (if any)	Average Shareholder's Equity	75.17%	155.07%	-51.52%	Note-1
5 Inventory/Stock turnover Ratio	Cost of goods sold OR sales	Average Inventory	2.03	1.07	89.72%	Note-1
6 Trade Receivables turnover Ratio	Net Credit Sales	Avg. Accounts Receivable	Not applicable	Not applicable	Not applicable	Not applicable
7 Trade payables turnover Ratio	Net Credit Purchases	Average Trade Payables	Not applicable	Not applicable	Not applicable	Not applicable
8 Net capital turnover Ratio	Net Sales	Working Capital	2.48	3.00	-17.45%	Not applicable
9 Net profit Ratio	Net Profit	Net Sales	20.41%	22.16%	7.91%	Not applicable
10 Return on Capital Employed	Earning before interest and taxes	Capital Employed	67.64%	51.70%	30.82%	Note-1
11 Return on Investment	Interest income form Fixed deposits	Average investment in Fixed deposit	5.97%	5.91%	1.05%	Not applicable

**Note**

- 1 The company is in the business of development of real estate and the revenue therefrom is recognised over time based, on percentage of work completion. Having regard to the nature of industry in the opinion of the company, the ratios would not be comparable.



#### 4.07 Related party transactions

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

Holding Company Man Infraconstruction Limited

Other Related parties with whom transactions have taken place during the year :

Fellow Subsidiary Company/LLP  
Starcrete LLP  
Manaj Tollway Private Limited  
Manaj Infraconstruction Limited

Enterprises in which Holding company/ Key Management Personnel or their Relatives have significant influence  
Odhav Realities Private Limited  
Viral Infra Agro and Cultivation Private Limited

Key Management Personnel & Relatives :

Key Management personnel  
Suketu R Shah - Director (resigned on 01.12.22)  
Manan P. Shah - Director  
Viral J Bhadra - Whole Time Director  
Amit D Jagtap - Director (resigned on 23.09.21)  
Amit J Shah - Director (resigned on 20.04.21)

Transactions with Related Party :

	Holding company	Fellow Subsidiary Company/ LLP	Key Management Personnel	Enterprises in which Holding company/ Key Management Personnel or their Relatives have significant influence	Total
<b>Loan Taken From</b>					
Man Infraconstruction Limited	5,150.00 (1,970.00)	-	-	-	5,150.00 (1,970.00)
Manaj Tollway Private Limited	-	5,120.00	-	-	5,120.00
Amit D Jagtap	-	-	-	-	-
Amit J Shah	-	-	(1,000.00)	-	(1,000.00)
Manan P Shah	-	-	(270.00)	-	(270.00)
	-	-	350.00	-	350.00
	-	-	(500.00)	-	(500.00)
Odhav Realities Private Limited	-	-	-	450.00	450.00
	-	-	-	(1,150.00)	(1,150.00)
Viral Infra Agro and Cultivation Private Limited	-	-	-	450.00	450.00
	-	-	-	(475.00)	(475.00)
<b>Loan repaid To</b>					
Man Infraconstruction Limited	14,650.00 (6,367.17)	-	-	-	14,650.00 (6,367.17)
Manaj Tollway Private Limited	-	5,120.00	-	-	5,120.00
Amit D Jagtap	-	-	-	-	-
Amit J Shah	-	-	(1,500.00)	-	(1,500.00)
Manan P Shah	-	-	(246.00)	-	(246.00)
	-	-	350.00	-	350.00
	-	-	(1,910.50)	-	(1,910.50)
Suketu R Shah	-	-	(500.00)	-	(500.00)





**Man Realtors & Holdings Private Limited**
**Notes to Financial Statements for the year ended March 31, 2023**

All amounts are in INR (Lakhs) unless otherwise stated

**Transactions with Related Party :**

	Holding company	Fellow Subsidiary Company/ LLP	Key Management Personnel	Enterprises in which Holding company/ Key Management Personnel or their Relatives have significant influence	Total
Odhav Realities Private Limited	-	-	-	450.00	450.00
	-	-	-	(1,800.00)	(1,800.00)
Viral Infra Agro and Cultivation Private Limited	-	-	-	450.00	450.00
	-	-	-	(1,125.00)	(1,125.00)
<b>Interest expenses</b>					
Man Infraconstruction Limited	420.82	-	-	-	420.82
	(1,345.59)	-	-	-	(1,345.59)
Manaj Tollway Private Limited	-	42.08	-	-	42.08
	-	-	-	-	-
Amit D Jagtap	-	-	-	-	-
	-	-	(4.60)	-	(4.60)
Manan P Shah	-	-	4.03	-	4.03
	-	-	(190.18)	-	(190.18)
Odhav Realities Private Limited	-	-	-	14.05	14.05
	-	-	-	(50.98)	(50.98)
Viral Infra Agro and Cultivation Private Limited	-	-	-	17.16	17.16
	-	-	-	(13.30)	(13.30)
<b>Professional &amp; Consultancy Fees</b>					
Man Infraconstruction Limited	3.00	-	-	-	3.00
	(3.00)	-	-	-	(3.00)
<b>Purchase of Material</b>					
Starcrete LLP	-	1,358.94	-	-	1,358.94
	-	(1,086.27)	-	-	(1,086.27)
<b>Hiring charges- Machinery</b>					
Man Infraconstruction Limited	359.26	-	-	-	359.26
	(412.19)	-	-	-	(412.19)
<b>Repairs-Plant &amp; Machinery</b>					
Manaj Infraconstruction Limited	-	-	-	-	-
	-	(0.23)	-	-	(0.23)
<b>Site expenses</b>					
Manaj Infraconstruction Limited	-	-	-	-	-
	-	(2.06)	-	-	(2.06)
<b>Gaurantees &amp; Collaterals</b>					
Man Infraconstruction Limited	-	-	-	-	-
	(10,000.00)	-	-	-	(10,000.00)
<b>Short term Employment benefit</b>					
Viral J Bhadra	-	-	32.00	-	32.00
	-	-	(42.00)	-	(42.00)

Note: Figures in bracket pertain to previous year.



Transaction with Related Parties	For the Year Ended March 31, 2023	For the Year Ended March 31, 2022
<b>Outstanding payables included in:</b>		
<b>Borrowings</b>	-	9,500.00
Man Infraconstruction Limited	-	9,500.00
<b>Trade Payables</b>	114.39	275.11
Man Infraconstruction Limited	56.47	45.34
Starcrete LLP	57.92	229.77
<b>Gaurantees &amp; Collaterals</b>	10,000	10,000
Man Infraconstruction Limited	10,000	10,000

4.08 The Company does not have any relationship with struck off companies.

4.09 The Board of Directors of the Company had not declared or paid any dividend during the Financial Year 2022-23.

4.10 No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

4.11 Additional Regulatory Information detailed in Clause 6L of General Instructions given in Part I of Division II of Schedule III to the Companies Act, 2013 are furnished to the extent applicable to the Company.

4.12 Previous year figures are regrouped and rearranged wherever necessary to make them comparable with those of the current year.

As per our report of even date

For Shaparia Mehta & Associates LLP

Chartered Accountants

Firm Registration No. 0112350W / W-100051

Hiral Shah

Partner

Membership No. 106147

Place: Mumbai

Date: 4th May, 2023



For and on behalf of the Board of Directors

Viral J Bhadra

Whole Time Director

DIN No.07194522

Place: Mumbai

Date: 4th May, 2023

Manan P Shah

Director

DIN No.06500239

