

M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

INDEPENDENT AUDITOR'S REPORT

To
The Designated Partners of
Man Vastucon LLP

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of **Man Vastucon LLP** ("the LLP"), which comprise the Balance Sheet as at March 31, 2023, and the Statement of Profit and Loss and Cash Flow Statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Accounting Standards (AS) specified under Section 133 of the Act, of the state of the affairs of the LLP as at March 31, 2023, and its profit, and its cash flows for the year ended on that date.

Basis for Opinion

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

Responsibility of Management for Financial Statements

4. The partners of the LLP are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including cash flows of the LLP in accordance with the accounting principles generally accepted in India, including the AS specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the LLP and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.



M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

In preparing the financial statements, partners of the LLP are responsible for assessing the LLP'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 LLP or to cease operations, or has no realistic alternative but to do so.

Those partners are also responsible for overseeing the LLP's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

Materiality is the magnitude of misstatements in the financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.



M A PARIKH SHAH & ASSOCIATES LLP
Chartered Accountants

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

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

Other Compliances

- (i) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
- (ii) In our opinion, proper books of account as required by law have been kept by the LLP so far as appears from our examination of those books;
- (iii) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
- (iv) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with rule 7 of the Companies (Accounts) Rules, 2014;
- (v) As per the Information and explanations given to us by the management of the LLP, there are no pending litigations and accordingly, there is no requirement to disclose the impact thereof; and
- (vi) The LLP's real estate contracts with customers are long-term contracts and as upto March 31, 2023 it has provided for foreseeable losses of Rs. 8,94,23,805/- as required under the relevant accounting standard.
- (vii) (a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("Intermediaries"), with the understanding that the intermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of ultimate beneficiaries.
- (b) The management has represented that, to the best of its knowledge and belief, The no funds have been received by the Company from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that such company shall whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide guarantee, security or the like on behalf of the Ultimate beneficiaries.



M A PARIKH SHAH & ASSOCIATES LLP

Chartered Accountants

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

For M A Parikh Shah & Associates LLP

Chartered Accountants

Firm's Registration No. 107556W/W100897

Partner

Name: Dhaval B. Selwadia

Membership No. 100023

UDIN: 23100023BGWNFF2629



Place: Mumbai

Date: 08-05-2023

Man Vastucon LLP
Balance Sheet as at March 31, 2023
LLPIN: AAD-0592
All amounts are in INR otherwise stated

Particulars		Note No.	As at March 31, 2023	As at March 31, 2022
I. Partners capital & liabilities				
(1) Partners capital				
(a) Partners capital account	2.01		5,00,00,000	5,00,00,000
(b) Partners current account	2.02		(14,82,72,729)	(14,82,72,729)
(c) Reserves and surplus	2.03		(68,21,31,029)	(1,15,36,18,942)
			(78,04,03,758)	(1,25,18,91,671)
(2) Non-current liabilities				
(a) Long-term borrowings	2.04		-	3,50,02,58,557
(b) Long-term liabilities	2.05		2,71,470	1,48,86,903
(c) Long-term provisions	2.06		1,03,58,085	88,80,308
			1,06,29,555	3,52,40,25,768
(3) Current liabilities				
(a) Short-term borrowings	2.07		5,12,90,10,420	4,44,38,28,531
(b) Trade payables	2.08			
- Total outstanding dues of micro enterprises and small enterprises			68,76,223	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises			25,50,29,509	60,09,07,253
(c) Other current liabilities	2.09		31,54,63,402	5,30,38,815
(d) Short-term provisions	2.06		11,57,51,484	8,31,63,074
			5,82,21,31,038	5,18,09,37,673
Total partners capital & liabilities			5,05,23,56,835	7,45,30,71,770
II. Assets				
(1) Non-current assets				
(a) Property, plant and equipment	2.10		8,43,918	10,95,853
(b) Deferred tax assets (net)	2.11		34,26,81,560	59,44,60,331
(c) Long-term loans and advances	2.12		90,56,61,404	1,51,10,56,637
			1,24,91,86,882	2,10,66,12,821
(2) Current assets				
(a) Inventories	2.13		3,09,13,31,277	3,50,78,14,381
(b) Trade receivables	2.14		36,84,09,040	34,43,64,565
(c) Cash and bank balances	2.15		4,18,31,886	13,64,22,341
(d) Short-term loans and advances	2.12		30,09,34,029	1,04,55,81,649
(e) Other current assets	2.16		6,63,721	31,22,76,013
			3,80,31,69,953	5,34,64,58,949
Total assets			5,05,23,56,835	7,45,30,71,770

See accompanying notes forming part of financial statements.

In terms of our report of even date attached.

For M A Parikh Shah & Associates LLP

Chartered Accountants


Firm Registration No. 107556W/W100897


Dhaval B. Selwadia
 Partner
 Membership No.100023



For Man Vastucon LLP




Suketu P. Shah
 Designated Partner
 DIN No : 00063793


Manan P. Shah
 Designated Partner
 DIN No : 06500239

Place: Mumbai

Date : 08/05/2023

Place: Mumbai

Date : 08/05/2023

Man Vastucon LLP**Statement of Profit and Loss for the Year ended March 31, 2023**

LLPIN: AAD-0592

All amounts are in INR otherwise stated

Particulars		Note No	For the Year Ended March 31, 2023	For the Year Ended March 31, 2022
1	Revenue from operations	2.17	4,52,31,17,867	2,70,63,13,388
2	Other income	2.18	1,67,42,673	2,02,89,121
	Total revenue		4,53,98,60,540	2,72,66,02,509
3	Expenses			
	Project expenses	2.19	3,10,46,67,445	3,20,90,57,032
	Changes in inventories of project work-in-progress	2.20	41,97,97,363	13,69,80,240
	Employee benefit expense	2.21	4,59,10,702	3,87,44,900
	Finance costs	2.22	7,41,70,688	8,14,52,129
	Depreciation		-	2,81,360
	Other expenses	2.23	17,00,16,858	10,98,74,336
	Total expenses		3,81,45,63,056	3,57,63,89,997
4	Profit/(Loss) before tax		72,52,97,484	(84,97,87,488)
5	Tax expense:			
	- Current tax		20,30,800	-
	- Deferred tax		25,17,78,771	(29,74,72,837)
6	Profit/(Loss) after tax		47,14,87,913	(55,23,14,651)

See accompanying notes forming part of financial statements.

In terms of our report of even date attached.

For M A Parikh Shah & Associates LLP

Chartered Accountants

Firm Registration No. 107556W/W100897

**Dhaval B. Selwadia**

Partner

Membership No.100023



Place: Mumbai

Date : 08/05/2023

For Man Vastucon LLP**Suketu P. Shah**

Designated Partner

DIN No : 00063793

Place: Mumbai

Date : 08/05/2023

**Manan P. Shah**

Designated Partner

DIN No : 06500239

Man Vastucon LLP
Cash flow statement for the year ended 31st March, 2023
LLPIN: AAD-0592
All amounts are in INR otherwise stated

Particulars		For the Year Ended March 31, 2023	For the Year Ended March 31, 2022
A.	Cash flow from operating activities :		
	Net profit / (loss) after exceptional items and before tax	725,297,484	(849,787,488)
	Adjustments :		
	Gains on sale of units of mutual funds	(1,026,334)	(2,102,472)
	Interest income	(15,671,488)	(16,511,851)
	Balances written back	(40,786)	(3,101)
	Depreciation and amortization expense	353,670	824,593
	Profit on sale of property, plant and equipment	2,395	(1,671,696)
	Finance cost	74,170,688	81,452,129
	Operating profit / (loss) before working capital changes	783,085,629	(787,799,886)
	Adjustments for :		
	(Increase) / decrease in inventories	860,647,451	547,045,537
	(Increase) / decrease in loans and advances	1,228,460,359	502,752,571
	(Increase) / decrease in other current assets	305,620,402	(305,620,404)
	(Increase) / decrease in trade receivables	(24,044,475)	(102,344,186)
	Increase / (decrease) in trade payables and other liabilities	(56,194,305)	(71,066,731)
	Cash generated from / (used in) operations	3,097,575,061	(217,033,099)
	Less : (taxes paid) / refund	(14,849,789)	15,383,418
	Net cash flow generated from / (used in) operating activities - (A)	3,082,725,272	(201,649,681)
B.	Cash flow from investing activities :		
	(Purchase) / sale of property, plant and equipment	(104,130)	4,234,018
	Purchase of current investments	(349,982,501)	(99,995,000)
	Sale of current investments	351,008,834	162,362,278
	Fixed deposits placed with banks	134,401,482	123,282,666
	Interest received	21,663,378	14,966,381
	Net cash flow from investing activities - (B)	156,987,063	204,850,343
C.	Cash flow from financing activities :		
	Unsecured loans taken from partners	567,851,440	163,600,000
	Unsecured loans repaid to partners	(360,000,000)	(199,000,000)
	Unsecured loans taken from others	318,800,000	654,000,000
	Unsecured loans repaid to others	(105,000,000)	(396,432,494)
	Secured loans repaid to finance companies	(2,232,587,660)	-
	Secured loans taken from bank	141,068,801	891,514,302
	Secured loans repaid to bank	(1,054,187,944)	(599,492,374)
	Finance cost paid	(519,226,121)	(551,425,888)
	Net cash in flow from/ (used in) financing activities - (C)	(3,243,281,484)	(37,236,454)
	Net increase / (decrease) in cash and cash equivalents (A+B+C)	(3,569,149)	(34,035,792)
	Cash and cash equivalents (Opening balance)	45,401,036	79,436,828
	(Decrease) / increase as above	(3,569,149)	(34,035,792)
	Cash and cash equivalents (closing balance)	41,831,886	45,401,036
	Components of closing cash and cash equivalents	As at March 31, 2023	As at March 31, 2022
	Cash on hand	242,445	253,072
	Balance in current accounts with scheduled banks	25,957,964	135,044,269
	Balance in sweep account	15,631,477	1,125,000
	Bank Overdraft	-	(91,021,306)
	Total Cash and cash equivalents	41,831,886	45,401,036

In terms of our report of even date attached.
For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm Registration No. 107556W/W100897

Dhaval B. Selwadia
Partner
Membership No.100023
Place: Mumbai
Date : 08/05/2023



For Man Vastucon LLP

Suketu P. Shah
Designated Partner
DIN No :00063793
Place: Mumbai
Date : 08/05/2023

Manan P. Shah
Designated Partner
DIN No :06500239

1 Corporate information and statement of significant accounting policies:

A Corporate information:

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

B Statement of significant accounting policies

i Basis of preparation of financial statements:

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

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

ii Use of estimates:

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

iii Inventories:

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

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

Construction materials are valued at cost

iv Revenue from operations:

Sale of flat

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

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

Other Operating Income:

Other operating income is accounted for on accrual basis.

Other Income

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

v Borrowing costs:

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



vi **Property, plant and equipment:**

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

Depreciation

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

vii **Investments:**

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

viii **Impairment of assets:**

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

ix **Employee benefits:**

Short term employee benefits:

Employee benefits payable wholly within twelve months of rendering the services are classified as short term employee benefits and are recognized in the period in which the employee renders the related service. Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The LLP 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.

Post employment benefits:

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

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

x **Taxes on income:**

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

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

xi **Provision and contingent liabilities:**

Provisions are recognized when there is a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which a reliable estimate can be made. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates.

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

xii **Cash flow statement:**

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

xiii **General**

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



2 Notes to accounts:

2.01 Partners capital account

Particulars	As at March 31, 2023		As at March 31, 2022	
	Share of profit / loss ratio	Balance	Share of profit / loss ratio	Balance
Man Infraconstruction Limited	99.99%	4,99,95,000	99.99%	4,99,95,000
Suketu P Shah	0.01%	5,000	0.01%	5,000
	100.00%	5,00,00,000	100.00%	5,00,00,000

2.02 Partners current account

Particulars	As at March 31, 2023		As at March 31, 2022	
	Share of profit / loss ratio	Balance	Share of profit / loss ratio	Balance
Man Infraconstruction Limited	99.99%	(14,82,60,111)	99.99%	(14,82,60,111)
Suketu P Shah	0.01%	(12,618)	0.01%	(12,618)
	100.00%	(14,82,72,729)	100.00%	(14,82,72,729)

2.03 Reserves and surplus

Particulars	As at March 31, 2023	As at March 31, 2022
Balance in statement of profit and loss		
Balance at the beginning of the year	(1,15,36,18,942)	(60,13,04,291)
Add: Profit/(Loss) for the year	47,14,87,913	(55,23,14,651)
	(68,21,31,029)	(1,15,36,18,942)



2.04 Long-term borrowings

Particulars	As at March 31, 2023	As at March 31, 2022
(a) Secured :		
Term loan from finance company	50,74,12,340	2,74,00,00,000
Working capital term loans from bank	-	91,31,19,142
	50,74,12,340	3,65,31,19,142
Less: Current maturities of long-term debts	50,74,12,340	15,28,60,585
	-	3,50,02,58,557
(b) Unsecured :		
Loan from a partner	-	1,31,61,98,080
Less: Current Maturities of Long Term Debts	-	(1,31,61,98,080)
	-	-
	-	3,50,02,58,557

During the current year, LLP has made a partial pre-payment by repayment and sale of earmarked flats to the finance company aggregating to Rs. 2,23,25,87,660/-. On account of the same, the charge / mortgage on the loan has been modified and the corporate guarantee from the holding company has been released.

Secured borrowings

Term loan from finance company

Secured against earmarked unsold flats in Wing E & F of the Project.

Working capital term loans from a bank

- 1 Charge and assignment on all the rights, title, entitlements and receivables of the LLP under development agreement
- 2 Registered first mortgage in favour of the lender on security of all rights, title, interest claims, benefits, demands under the project documents both present and future of Phase - I.
- 3 Corporate Guarantee of Man Infraconstruction Limited.
- 4 Repayment of the principal amount in agreed monthly instalments commencing after the moratorium period subject to the right to repayment from the project receipts in agreed manner. However, the said loan has been prepaid during the year. Consequently, the charge on the assets has been satisfied and the Corporate Guarantee released.

Rate of interest

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

Unsecured borrowings

Terms of repayment

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

2.05 Long term liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
Security deposits	2,71,470	1,48,86,903
	2,71,470	1,48,86,903

2.06 Provisions

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
	Non Current (Long term)		Current (Short term)	
Provision for employee benefits :				
Provision for gratuity	1,03,58,085	88,80,308	21,98,599	5,49,704
Provision for bonus	-	-	30,55,178	26,73,650
Provision for Compensated Absences	-	-	14,37,280	-
Estimated land cost	-	-	10,90,60,428	7,99,39,720
	1,03,58,085	88,80,308	11,57,51,485	8,31,63,074



2.10 Property, plant and equipment

Particulars	Gross block			Accumulated depreciation			Net block	
	As at April 1, 2022	Additions during the year	Deductions during the year	As at March 31, 2023	As at April 1, 2022	Provided for the year	As at March 31, 2023	As at March 31, 2022
Plant and equipment's Furniture & fixtures	27,05,106	-	47,895	26,57,211	22,16,433	1,93,058	23,63,991	4,88,673
Office Equipment	24,63,408	-	-	24,63,408	20,85,161	74,069	21,59,230	3,78,247
Computers	45,000	-	-	45,000	1,223	19,732	20,955	43,777
Vehicles	9,45,333	1,04,130	-	10,49,463	8,83,591	28,263	9,11,854	61,742
	4,35,000	-	-	4,35,000	3,11,586	38,548	3,50,134	1,23,414
Total	65,93,847	1,04,130	47,895	66,50,082	54,97,994	3,53,670	58,06,164	10,95,853
Grand Total	65,93,847	1,04,130	47,895	66,50,082	54,97,994	3,53,670	58,06,164	10,95,853



Wms



2.07 Short-term borrowings

Particulars	As at March 31, 2023	As at March 31, 2022
Secured (**)		
Current maturities of long-term debts	50,74,12,340	15,28,60,585
Bank overdraft	-	9,10,21,306
Unsecured		
From Partner		
Current maturities of long-term debts	-	1,31,61,98,080
Others (*)	3,70,11,98,080	2,17,71,48,560
From related parties (*)(**)	87,66,00,000	70,66,00,000
From others (*)(**)	4,38,00,000	-
	5,12,90,10,420	4,44,38,28,531

(*) Above loans are repayable on demand

(**) Interest bearing

Security for Bank overdraft

Refer security clause for "Working capital term loans from a bank " in note no. 2.04. The said bank overdraft has been repaid in full during the year and the related security - charge / guarantee stands satisfied / released.

2.08 Trade payables

Particulars	As at March 31, 2023	As at March 31, 2022
Total outstanding dues of micro enterprises and small enterprises (*)	68,76,223	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	25,50,29,509	60,09,07,253
	26,19,05,732	60,09,07,253

(*) Refer note no. 2.26 for disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.

2.09 Other current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
Interest accrued but not due	1,70,59,788	1,79,50,913
Salary and employee benefits payable	40,45,194	34,26,677
Statutory dues	3,78,40,849	2,43,01,326
Sale consideration, pending recognition	8,90,23,947	-
Advances from customers	2,15,26,057	69,70,826
Security Deposit	1,85,29,024	-
Society and other charges (net of expenses)	7,51,03,294	-
Other payables	5,23,35,249	3,89,074
	31,54,63,402	5,30,38,815

2.11 Deferred tax asset/liability (Net)

Particulars	As at March 31, 2023	As at March 31, 2022
Deferred tax asset		
Disallowances under the Income Tax Act, 1961		
<u>Provision for employee benefits</u>		
Provision for Compensated absences	5,02,243	-
Provision for bonus	10,67,601	9,34,280
Provision for gratuity	43,87,808	32,95,223
Unused losses	33,59,35,179	58,93,59,362
Difference between book balance and tax balance of fixed assets	7,88,729	8,71,466
Gross deferred tax asset	34,26,81,560	59,44,60,331
Deferred tax liability		
Deferred tax asset (Net)	34,26,81,560	59,44,60,331



2.12 Loans and advances

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
	Non - current (long term)		Current (short term)	
<u>Unsecured, considered good :</u>				
Deposits				
Security deposits	86,36,74,814	1,45,53,06,882	16,65,93,351	55,86,57,455
Fixed deposits with original maturity for more than 3 months less than 12 months	-	-	4,64,02,993	-
Fixed deposits with original maturity of more than 12 months	-	2,65,82,154	51,00,000	11,29,19,328
Other loans and advances				
Trade advances	-	-	28,66,436	8,06,40,296
Taxes paid	4,19,86,590	2,91,67,601	-	-
Prepaid expenses	-	-	2,60,89,994	3,17,474
Other receivables	-	-	2,15,92,557	1,17,55,353
Loan granted	-	-	3,20,76,309	2,92,61,384
Balances with government authorities	-	-	2,12,389	25,20,30,359
	90,56,61,404	1,51,10,56,637	30,09,34,029	1,04,55,81,649

2.13 Inventories

Particulars	As at March 31, 2023	As at March 31, 2022
Construction materials at site (valued at cost)	89,30,191	56,15,932
Project work-in-progress (valued at lower of cost or net realisable value)	3,08,24,01,086	3,50,21,98,449
	3,09,13,31,277	3,50,78,14,381

2.14 Trade receivables

Particulars	As at March 31, 2023	As at March 31, 2022
Trade receivables		
Unsecured, considered good	36,84,09,040	34,43,64,565
	36,84,09,040	34,43,64,565

2.15 Cash and bank balances

Particulars	As at March 31, 2023	As at March 31, 2022
Cash on hand	2,42,445	2,53,072
Balances with banks		
- In current accounts	2,59,57,964	13,50,44,269
- In sweep account	1,56,31,477	11,25,000
	4,18,31,886	13,64,22,341

2.16 Other assets

Particulars	As at March 31, 2023	As at March 31, 2022
Accrued interest		
- On fixed deposit with bank / auto sweep	6,63,721	66,55,611
Un-billed revenue	-	30,56,20,402
	6,63,721	31,22,76,013



2.17 Revenue from operations

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Sale of flats	3,54,27,99,430	2,70,31,89,652
Sale of TDR	67,42,04,430	-
Other operating income		
Sale of material	18,99,777	15,28,390
Society charges received from customers	30,39,60,000	-
Cancellation charges received from customers	2,54,230	15,95,346
	30,61,14,007	31,23,736
	4,52,31,17,867	2,70,63,13,388

2.18 Other income

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest income		
Interest on fixed deposits with bank	98,04,209	1,04,70,341
Interest on loan given	35,80,784	25,20,851
Interest received from customer	6,76,027	-
Interest others	-	27,668
Interest on income tax refund	16,10,468	34,92,991
Balances written back	40,791	3,101
Gains on sale of units of mutual funds	10,26,334	21,02,472
Profit on sale of property, plant and equipment	-	16,71,696
Miscellaneous income	4,060	-
	1,67,42,673	2,02,89,121

2.19 Project expenses

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Land costs		
Purchase of development rights	1,01,67,16,806	51,13,75,817
Construction overheads:		
- Salaries, allowances and bonus	1,33,16,211	1,19,87,644
- Contribution to provident funds	1,51,950	1,98,900
- Gratuity	8,09,200	14,75,254
- Staff welfare and other amenities	10,64,030	4,63,335
- Cost of material consumed	2,67,81,166	9,51,22,154
- Sub - contract / labour charges	1,24,04,27,175	1,73,43,26,456
- Other construction overheads	36,08,82,890	38,28,11,574
Depreciation	3,53,670	5,43,233
Finance costs	44,41,64,347	47,07,52,665
	3,10,46,67,445	3,20,90,57,032

2.20 Changes in inventories of project work-in-progress

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Balance as of commencement of the year:		
- Project work-in-progress	3,50,21,98,449	3,58,36,53,081
Add : MBMC refund receivable transferred from other receivable	-	5,55,25,608
	3,50,21,98,449	3,63,91,78,689
Less:		
Balance as of end of the year		
-Project work-in-progress	3,08,24,01,086	3,50,21,98,449
	3,08,24,01,086	3,50,21,98,449
	41,97,97,363	13,69,80,240



2.21 Employee benefit expenses

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Salaries, wages and bonus	4,28,74,994	3,58,70,468
Gratuity	23,96,794	25,27,332
Contribution to provident and other funds	3,90,612	3,47,100
Workmen and staff welfare expenses	2,48,302	-
	4,59,10,702	3,87,44,900

2.22 Finance costs

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Interest on :		
- Long-term borrowings	32,09,47,794	39,25,71,876
- Short-term borrowings	12,32,16,553	7,65,21,404
- Delayed payment of taxes	79,846	6,42,677
	44,42,44,193	46,97,35,957
Other financial charges	32,25,000	10,50,600
Rebate on subvention	7,04,97,832	8,11,48,109
Bank charges	3,68,010	2,70,128
	51,83,35,035	55,22,04,794
Less :		
Transferred to project expenses	44,41,64,347	47,07,52,665
	7,41,70,688	8,14,52,129

2.23 Other expenses

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Administrative & general expenses		
Printing & stationery	85,097	47,150
Postage & telephone expenses	2,581	3,324
Office expenses	43,776	36,407
Rates, taxes & duties	6,96,43,867	2,90,10,976
Travelling & conveyance expenses	1,67,584	7,06,872
Insurance charges	527	97,977
Legal & professional fees	8,58,750	6,59,899
Computer and software expenses	2,44,000	-
Labour License Fees	5,607	-
Loss on sale of assets	2,395	-
Balance written off	260	3
Miscellaneous expenses	1,07,994	2,500
Auditors remuneration (excluding service tax / GST)		
- Statutory audit	2,50,000	1,60,000
- Tax audit	1,00,000	60,000
- Other services	2,54,500	1,72,500
Advertising and sales promotion		
Advertisement and publicity	4,40,68,800	2,77,17,742
Sales promotion expenses	17,42,400	-
Brokerage expenses	5,24,38,720	5,11,98,987
	17,00,16,858	10,98,74,336

2.24 During the year, the LLP has entered into Joint Development Agreement ('JDA') with an AOP for development of a real estate project. The LLP entitlement is linked to revenue from the project. No entitlement has accrued as upto 31st March, 2023.

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



2.26 Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

Particulars	As at March 31, 2023	As at March 31, 2022
The principal amount outstanding at the end of the year (not due)	68,76,223	-
Interest due thereon remaining unpaid to any suppliers as at 31st March.	-	-
The amount of interest paid by the company in terms of section 16 of the MSMED Act, 2006.	-	-
The amount of the payment made to the supplier beyond the appointed day during each accounting year in terms of section 16 of the MSMED Act, 2006.	-	-
The amount of interest due and payable for the period of delay in making payments.	-	-
The amount of interest accrued and remaining unpaid as at 31st March.	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprises, for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006.	-	-

Note : The above information is compiled by the LLP on the basis of the information made available by its vendors and the same has been relied upon by the Auditors.

2.27 Employee benefits:

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

Defined contribution plan

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

	For the year ended March 31, 2023	For the year ended March 31, 2022
Employer's contribution to provident fund	5,42,562	5,46,000

Defined benefit plan:

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

Particulars	Gratuity (un-funded)	
	For the year ended March 31, 2023	For the year ended March 31, 2022
I Reconciliation of opening and closing balances of obligation		
Obligation as at beginning of the year	94,30,012	59,48,618
Obligation as at beginning of the year - other group companies	32,480	84,549
Current service cost	17,99,457	13,24,898
Interest cost	6,50,175	3,98,307
Actuarial (gain) / loss	7,36,606	22,27,312
Benefits paid	(79,322)	(5,21,192)
Net obligation of other group companies	(12,724)	(32,480)
Obligation as at end of the year	1,25,56,684	94,30,012
II Expenses recognised during the year		
Current service cost	17,99,457	13,24,898
Actuarial (gain)/loss	7,36,606	22,27,312
Net Obligation of other group companies	6,69,931	4,50,376
Expense recognised during the year Included in 'employee benefit expense	32,05,994	40,02,586
III Actuarial assumptions		
Discount rate (per annum)	7.40%	6.90%
Annual increase in salary	10.00%	10.00%
Attrition rate	10.00%	10.00%
Mortality	Indian assured lives mortality (2012-2014)	Indian assured lives mortality (2012-2014)

Notes:

- The above disclosures includes impact of past services of the employees with group concerns, the liability for which is not transferred.
- The obligation towards gratuity is unfunded and therefore, the following disclosures are not given:
 - Reconciliation of opening and closing balances of fair value of plan assets.
 - Details of investments.

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



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

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

(a) Partners	Man Infraconstruction Limited Suketu P. Shah
(b) Persons having significant influence - designated partners	Manan P. Shah
(c) Relative of persons having significant influence	Parag K. Shah Mansi P. Shah Dhruvi M Shah
(d) Entity in which designated partner is able to exercise significant influence	Atmosphere Realty Private Limited Starcrete LLP Parag K Shah HUF MICL Merchandise LLP (formerly known as MICL Merchandise Private Limited)

Note :

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

II Transactions with related parties and outstanding balances as on March 31, 2023

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Loan taken from	80,28,51,440	81,76,00,000
Man Infraconstruction Limited	56,78,51,440	16,36,00,000
Dhruvi M Shah	-	2,00,00,000
Mansi P Shah	-	3,50,00,000
Parag K Shah	20,00,00,000	5,50,00,000
Parag K Shah HUF	-	1,75,00,000
MICL Merchandise LLP (Formerly Known as MICL Merchandise Private Limited)	3,50,00,000	52,65,00,000
Loan repaid	42,50,00,000	59,50,69,926
Man Infraconstruction Limited	36,00,00,000	19,90,00,000
Mansi P Shah	-	36,17,11,416
Parag K Shah	6,50,00,000	1,03,58,510
MICL Merchandise LLP (Formerly Known as MICL Merchandise Private Limited)	-	2,40,00,000
Interest expense	12,01,35,205	7,48,71,927
Mansi P Shah	-	4,96,36,251
Dhruvi M Shah	30,00,000	24,658
Parag K Shah	3,61,64,383	1,54,68,109
Parag K Shah HUF	46,65,001	44,53,930
MICL Merchandise LLP (Formerly Known as MICL Merchandise Private Limited)	7,63,05,821	52,88,979
Professional fees	3,00,000	3,00,000
Man Infraconstruction Limited	3,00,000	3,00,000
Purchases	22,09,771	34,43,828
Starcrete LLP	22,09,771	34,43,828



Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Sub-contract expenses	92,13,46,427	1,58,19,91,923
Man Infraconstruction Limited	92,13,46,427	1,58,19,91,923
Outstanding balances :		
Unsecured loans	4,57,77,98,080	4,19,99,46,640
Man Infraconstruction Limited	3,70,11,98,080	3,49,33,46,640
Dhruvi M Shah	2,00,00,000	2,00,00,000
Parag K Shah	28,80,00,000	15,30,00,000
Parag K Shah HUF	3,11,00,000	3,11,00,000
MICL Merchandise LLP (Formerly Known as MICL Merchandise Private Limited)	53,75,00,000	50,25,00,000
Trade payables	18,26,61,842	52,60,05,631
Man Infraconstruction Limited	18,16,55,824	52,41,14,650
Starcrete LLP	10,06,018	18,90,981
Interest payable on loans	1,51,58,321	1,51,58,321
Man Infraconstruction Limited - Partners Fixed Capital Account	1,51,56,805	1,51,56,805
Suketu P. Shah - Partners Fixed Capital Account	1,516	1,516
Trade Advance	-	4,25,54,479
Man Infraconstruction Limited	-	4,25,54,479
Guarantees & collaterals	2,40,00,00,000	4,74,00,00,000
Corporate Guarantee issued by Man Infraconstruction Limited	2,40,00,00,000	4,74,00,00,000

2.30 Figures of the previous year have been regrouped/reclassified wherever necessary to conform to the presentation of the current year.

Signatures to Notes 1 to 2.30
As per our report of even date
For M A Parikh Shah & Associates LLP
Chartered Accountants
Firm Registration No. 107556W/W100897



Dhaval B. Selwadia
Partner
Membership No.100023



Place: Mumbai
Date : 08/05/2023

For Man Vastucon LLP



Suketu P. Shah
Designated Partner
DIN No : 00063793



Manan P. Shah
Designated Partner
DIN No : 06500239

Place: Mumbai
Date : 08/05/2023

