



M.S.B. RAO & CO.,

Chartered Accountants

M. S. Babu Rao

B.Sc., F.C.A., LL.B.

Chartered Accountant

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INDEPENDENT AUDITOR'S REPORT

To the Members of Sobha Interiors Private Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

I have audited the accompanying Ind AS financial statements of Sobha Interiors Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2021, the Statement of Profit and Loss (including the statement of Other Comprehensive Income), the Cash Flow Statement and the statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion and to the best of my information and according to the explanations given to me, 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 accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Boards' Report, but does not include the financial statements and my auditor's report thereon.

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

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or my knowledge obtained during the course of my audit or otherwise appears to be materially misstated.



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

Management Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is 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 other comprehensive income, cash flows and changes in equity of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

My objectives are to obtain reasonable assurance about whether the Ind AS 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 my 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, I exercise professional judgment and maintain professional skepticism throughout the audit. I 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 my 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 financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, I am also responsible for expressing my 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 I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my



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

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

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. I consider quantitative materiality and qualitative factors in (i) planning the scope of my audit work and in evaluating the results of my work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

I 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 I identify during my audit.

I also provide those charged with governance with a statement that I 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 my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my 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, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, I 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, I report that:
 - (a) I have sought and obtained all the information and explanations which to the best of my knowledge and belief were necessary for the purposes of my audit;
 - (b) In my opinion, proper books of account as required by law have been kept by the Company so far as it appears from my examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In my opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act,
 - (e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 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 my separate report in "Annexure B" My



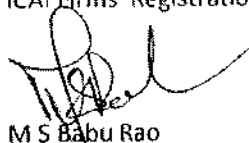
report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial control over financial reporting.

(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 my opinion and to the best of my information and according to the explanations given to me, no remuneration has been paid by the Company to its directors during the year and hence provisions of section 197 of the Act are not applicable.

(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; as amended in my opinion and to the best of my information and according to the explanations given to me:

- i. The Company did not have any pending litigations as at 31st March 2021 which have an impact on its financial statements;
- 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.

For MSB Rao & Co
Chartered Accountant
ICAI Firms' Registration Number: 006072S



M S Babu Rao
Proprietor
Membership Number: 201467

Place: Bengaluru
Date: 24th May 2021
UDIN: 21201467AAAAHE42



Annexure 'A' to the Independent Auditors' Report

(Referred to in paragraph 1 under the heading "Report on other legal and regulatory requirements" of my report to the members of Sobha Interiors Private Limited of even date)

- (i) In respect of the Company's fixed assets
- a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - b. The Company has a program of verification to cover all the items of fixed assets in a phased manner which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program, certain fixed assets were physically verified by the management during the year. According to the information and explanations given to us, no material discrepancies were noticed on such verification.
 - c. According to the information and explanations given to us, the records examined by us and based on the examination of the conveyance deeds / registered sale deed provided to us, we report that, the title deeds, comprising all the immovable properties of land and buildings which are freehold, are held in the name of the Company as at the balance sheet date.
- (ii) The company has no inventory. Therefore, the provisions of clause 3(ii) of the Order are not applicable to the Company.
- (iii) According to the information and explanations given to me, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii) (a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.
- (iv) In my opinion and according to the information and explanations given to me, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.
- (v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act, any other relevant provisions of the Act and relevant rules framed thereunder. Accordingly, the provisions of clause 3(v) of the Order are not applicable.
- (vi) Maintenance of cost records has not been specified by the Central Government under Section 148(1) of the Act, for the business activities carried out by the Company. Thus, reporting under Clause 3(vi) of the order is not applicable to the Company.
- (vii) (a) The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including income-tax, sales-tax, service tax, goods and service tax, duty of custom, duty of excise, Goods and Service Tax, value added tax, cess and other material statutory dues applicable to it. The provisions relating to provident fund and employees' state insurance are not applicable to the Company.
- (b) According to the information and explanations given to me, no undisputed amounts payable in respect of provident fund, employees' state insurance, income-tax, service tax, sales-tax, goods and service tax, duty of custom, duty of excise, value added tax, cess and other material statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

- (c) According to the information and explanations given to me, there are no dues of income-tax, sales-tax, service tax, goods and service tax, duty of custom, duty of excise, value added tax and cess which have not been deposited on account of any dispute except the following.

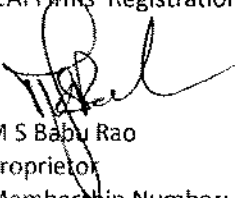
Name of the Statute	Nature of Dues	Forum where the dispute is pending	Period to which the amount relates	Amount in Rs.
The Income Tax Act, 1961	Income Tax	Commissioner of Income Tax (Appeals)	AY 2007-08	Rs.33,32,178/-

- (viii) The Company did not have any outstanding loans or borrowing dues in respect of a financial institution or bank or to government or dues to debenture holders during the year. Hence reporting under paragraph 3(viii) of the Order is not applicable.
- (ix) According to the information and explanations given by the management, the Company has not raised any money by way of initial public offer / further public offer / debt instruments and term loans hence, reporting under clause (ix) is not applicable to the Company and hence not commented upon.
- (x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the Standalone financial statements and according to the information and explanations given by the management, I report that no fraud by the Company or no fraud / material fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.
- (xi) According to the information and explanations given by the management, the Company has not paid any managerial remuneration during the year and hence reporting under clause 3(xi) of the Order are not applicable and hence not commented upon.
- (xii) In my opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the order are not applicable to the Company and hence not commented upon.
- (xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the Standalone financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the company and accordingly reporting under clause 3(xiii) insofar as it relates to section 177 of the Act is not applicable to the Company and hence not commented upon.
- (xiv) According to the information and explanations given to me and on an overall examination of the Standalone balance sheet, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and hence, reporting requirements under clause 3(xiv) are not applicable to the company and, not commented upon.
- (xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in Section 192 of Companies Act, 2013.



(xvi) According to the information and explanations given to me, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company.

For MSB Rao & Co
Chartered Accountant
ICAI Firms' Registration Number: 0060725


M S Babu Rao
Proprietor

Membership Number: 201467

Place: Bengaluru
Date: 24th May 2021

UDIN: 21201467AAAAHE4272



Annexure B to the Independent Auditor's report

(Referred to in paragraph 1 (f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Infosys Limited of even date)

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")

I have audited the internal financial controls over financial reporting of Sobha Developers Pune Limited ("the Company") as of March 31, 2021 in conjunction with my audit of the Standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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 (the "Guidance Note") issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the 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

My responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these Standalone financial statements based on my audit. I conducted my audit in accordance with the Guidance Note and the Standards on Auditing as specified 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 I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these Standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

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

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion on the internal financial controls system over financial reporting with reference to these Standalone financial statements.



Meaning of Internal Financial Controls Over Financial Reporting With Reference to these Standalone Financial Statements

A company's internal financial control over financial reporting with reference to these Standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting with reference to these Standalone financial statements 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 Standalone 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 Standalone financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

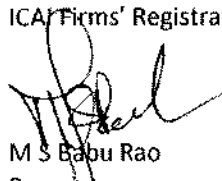
Because of the inherent limitations of internal financial controls over financial reporting with reference to these Standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected.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

Opinion

In my opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting with reference to these Standalone financial statements and such internal financial controls over financial reporting with reference to these Standalone financial statements were operating effectively as at March 31, 2021, 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 MSB Rao & Co
Chartered Accountant

ICAI Firms' Registration Number: 006072S


M S Babu Rao
Proprietor
Membership Number: 201467



Place: Bengaluru
Date: 24th May 2021
UDIN: 21201467AAAAHE4272

Sobha Interiors Private Limited
CIN No.U74994KA1996PTC020647
Balance sheet as at March 31, 2021

	Notes	As at 31-Mar-21 ₹	As at 31-Mar-20 ₹
Assets			
Non-current assets			
Property, plant and equipment	4a	1,070	1,070
Investment property	4b	12,75,66,695	13,22,98,458
Financial assets			
Trade receivables	5	1,96,77,111	1,96,77,111
Current tax assets (net)		35,67,304	38,96,364
		15,08,12,180	15,58,73,003
Current assets			
Financial assets			
Trade receivables	5	11,42,53,962	10,47,96,169
Cash and cash equivalents	6	81,623	2,45,293
Bank balance other than cash and cash equivalents	6	6,91,052	6,52,279
Other current assets	7	7,49,933	3,15,123
		11,57,76,570	10,60,08,864
Total assets		26,65,88,750	26,18,81,867
Equity and liabilities			
Equity			
Equity share capital	8	60,00,300	60,00,300
Other equity	9	2,19,47,228	1,65,77,727
Total equity		2,79,47,528	2,25,78,027
Non-current liabilities			
Financial liabilities			
Other financial liabilities	11	8,99,28,242	10,26,23,994
		8,99,28,242	10,26,23,994
Current liabilities			
Financial liabilities			
Trade payables	10		
- Total outstanding dues of micro enterprises and small enterprises; and			
- Total outstanding dues of creditors other than micro enterprises and small enterprises		88,699	1,89,708
Other current financial liabilities	11	14,84,10,876	13,62,75,858
Other current liabilities	12	2,13,405	2,14,280
		14,87,12,980	13,66,79,846
Total liabilities		23,86,41,222	23,93,03,840
Total equity and liabilities		26,65,88,750	26,18,81,867

Summary of significant accounting policies 2

The accompanying notes are an integral part of the financial statements.

As per our report of even date
For MSB Rao & Co
ICAI Firm registration number.006725
Chartered Accountant

M S B Rao
Proprietor
Membership No.: 201467



Place: Bengaluru, India
Date: 24.05.2021

For and on behalf of the Board of Directors of
Sobha Interiors Private Limited

P N Devidas
Director
DIN:02358034

M Radhakrishnan
Director
DIN:02226337

Place: Bengaluru, India
Date: 24.05.2021

UDIN: 21201467AAAAHE 4272

Sobha Interiors Private Limited
CIN No.U74994KA1996PTC020647

Statement of profit and loss for the year ended March 31, 2021

	Notes	31-Mar-21 ₹	31-Mar-20 ₹
Other income	13	2,67,49,560	2,67,47,752
Finance income	14	38,773	1,88,818
Total income		2,67,88,333	2,69,36,570
Expenses			
Depreciation and amortization	17	47,31,763	52,17,322
Other expenses	15	23,69,534	16,14,111
Finance cost	16	1,21,76,481	1,08,04,204
Total expenses		1,92,77,778	1,76,35,637
Profit before tax		75,10,555	93,00,933
Tax expenses			
Current tax		21,41,054	20,28,873
Tax relating to prior years		-	-
Income tax expense		21,41,054	20,28,873
Profit for the year		53,69,501	72,72,060
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year attributable to owners of the Company		53,69,501	72,72,060
Earnings per equity share [nominal value of ₹ 10 (Previous year - ₹ 10)]			
Basic and Diluted in Rupees		8.95	12.12

Summary of significant accounting policies

2

The accompanying notes are an integral part of the financial statements.

As per our report of even date
For MSB Rao & Co
ICAI Firm registration number:00672S
Chartered Accountant

M S Baba Rao
Proprietor
Membership No.: 201467



Place: Bengaluru, India
Date: 24.05.2021

For and on behalf of the Board of Directors of
Sobha Interiors Private Limited

P N Devidas

P N Devidas
Director
DIN:02358034

M Radhakrishnan

M Radhakrishnan
Director
DIN:02226337

Place: Bengaluru, India
Date: 24.05.2021

UDIN: 21201467AAAAHE4272

Sobha Interiors Private Limited
CIN No.U74994KA1996PTC020647
Statement of Changes in Equity for the year ended March 31, 2021

a. Equity share capital

	No of Shares	Amount in ₹
Equity shares of ₹ 10 each issued, subscribed and fully paid		
At March 31, 2020	6,00,030	60,00,300
At March 31, 2021	6,00,030	60,00,300

b. Other equity

For the year ended March 31, 2021

Attributable to the equity holders of the Company		₹ million
Particulars	Reserves and Surplus	Total
	Retained earnings	
As at April 1, 2020	1,65,77,727	1,65,77,727
Profit for the year	53,69,501	53,69,501
Restatement as per IndAs 109	-	-
Other comprehensive income	-	-
Transfer to other reserves	-	-
General reserve	-	-
Total comprehensive income	2,19,47,228	2,19,47,228
At March 31, 2021	2,19,47,228	2,19,47,228

For the year ended March 31, 2020

Attributable to the equity holders of the Company		₹ million
Particulars	Reserves and Surplus	Total
	Retained earnings	
As at April 1, 2019	93,05,667	93,05,667
Profit for the year	72,72,060	72,72,060
Other comprehensive income	-	-
Transfer to other reserves	-	-
General reserve	-	-
Total comprehensive income	1,65,77,727	1,65,77,727
At March 31, 2020	1,65,77,727	1,65,77,727

Summary of significant accounting policies

2

The accompanying notes are an integral part of the financial statements.

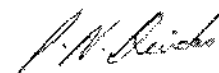
As per our report of even date
For MSB Rao & Co
ICAI Firm registration number 00672S
Chartered Accountant



M S Ravi Rao
Proprietor
Membership No.: 20144



Place: Bengaluru, India
Date: 24.05.2021

For and on behalf of the Board of Directors of
Sobha Interiors Private Limited


P N Devidas
Director
DIN:02358034


M Radhakrishnan
Director
DIN:02226337

Place: Bengaluru, India
Date: 24.05.2021

UDIN: 21201467AAAAHE 422

Sobha Interiors Private Limited
CIN No. A74994KA1996PTC020647
Statement of Cash Flows for the year ended March 31, 2021

	Notes	31-Mar-21 ₹	31-Mar-20 ₹
Operating activities			
Profit before tax		75,10,555	93,00,933
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Depreciation of property, plant and equipment		47,31,763	52,17,322
Finance income (including fair value change in financial instruments)		38,773	(1,88,818)
Finance costs (including fair value change in financial instruments)		1,21,76,481	1,08,04,204
<i>Working capital adjustments:</i>			
(Increase)/ decrease in trade receivables		(94,57,793)	(1,01,58,462)
(Increase)/ decrease in other financial and non-financial assets		(4,34,810)	-
Increase/ (decrease) in trade payables and other financial liabilities		(6,62,618)	(18,67,313)
		1,39,02,351	1,31,07,866
Income tax paid (net of refund)		(18,11,994)	(23,33,615)
Net cash flows from/ (used in) operating activities (A)		1,20,90,357	1,07,74,251
Investing activities			
(Investments in)/ redemption of bank deposits (having original maturity of more than three months) - net		(38,773)	(38,687)
Interest received		(38,773)	1,88,818
Net cash flows from/ (used in) investing activities (B)		(77,546)	1,50,131
Financing activities			
Interest paid (gross)		(1,21,76,481)	(1,08,04,204)
Net cash flows from/ (used in) financing activities (C)		(1,21,76,481)	(1,08,04,204)
Net increase/ (decrease) in cash and cash equivalents (A+B+C)		(1,63,670)	1,20,178
Cash and cash equivalents at the beginning of the year	6	2,45,293	1,25,115
Cash and cash equivalents at the end of the year	6	81,623	2,45,293

Summary of significant accounting policies

2

The accompanying notes are an integral part of the financial statements.

As per our report of even date
For MSB Rao & Co
ICAI Firm registration number:00672S
Chartered Accountant

M S RAO
Proprietor
Membership No.: 201467



Place: Bengaluru, India
Date: 24.05.2021

For and on behalf of the Board of Directors of
Sobha Interiors Private Limited

P N Devidas
Director
DIN:02358034

M Radhakrishnan
Director
DIN:02226337

Place: Bengaluru, India
Date: 24.05.2021

UDINI 21201467AAAAHE4272

Sobha Interiors Private Limited

CIN No.U74994KA1996PTC020647

Notes to the financial statements for the year ended March 31, 2021

1 Corporate Information

Sobha Interiors Private Limited ('Company') was incorporated on June 17, 1996. The Company is primarily engaged in letting the factory premises on rent.

The Company is a private limited Company domiciled in India and incorporated under the provisions of the Indian Companies Act. The registered office is located at Bengaluru. Its shares are not listed and is a fully owned subsidiary of Sobha Developers Pune Limited, a limited company in the real estate sector and having its registered office at Bengaluru, wef 03/04/2019.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements are separate financial statements prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

The financial statements have been prepared on the historical cost basis, except for the following assets and liabilities which have been measured at fair value:

- Certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments)

The financial statements are presented in INR, except when otherwise indicated.

2.2 Summary of significant accounting policies

a) Revenue recognition

i. Revenue from contracts with customers

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts, credits, concessions and incentives, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration, the existence of significant financing components, noncash consideration, and consideration payable to the customer (if any).

ii. Rental income from operating leases

Rental income receivable under operating leases (excluding variable rental income) is recognized in the income statement on a straight-line basis over the term of the lease including lease income on fair value of refundable security deposits. Rental income under operating leases having variable rental income is recognized as per the terms of the contract.

iii. Interest income

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate method. Interest on delayed payment by customers are accounted when reasonable certainty of collection is established.

iv. Dividend Income

Revenue is recognised when the Shareholders' or the policyholders' right to receive payment is established, which is generally when the shareholder approves the dividend.



Sobha Interiors Private Limited

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Notes to the financial statements for the year ended March 31, 2021

b) Property, plant and equipment

Property, plant & equipment are stated at their cost of acquisition/construction, net of accumulated depreciation and impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met, directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

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

Expenditure directly relating to construction activity is capitalised. Indirect expenditure incurred during construction period is capitalised to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is not related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

c) Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

The Company depreciates building component of investment property over 30 years from the date of original purchase.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer applying a valuation model recommended by the International Valuation Standards Committee.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit or loss in the period of derecognition.



Sobha Interiors Private Limited

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Notes to the financial statements for the year ended March 31, 2021

d) Depreciation on property, plant and equipment and Investment property

Depreciation is calculated on straight line basis using the following useful lives prescribed under Schedule II, except where specified.

Particulars	Useful lives estimated by the
Property, plant and equipment	
Factory buildings	30
Buildings - other than factory buildings	60
Buildings - Temporary structure	3
Plant and machinery	
i. General plant and machinery	15
ii. Plant and machinery - Civil construction	12
iii. Plant and Machinery - Electrical installations	10
Furniture and fixtures	10
Motor vehicles	8
Computers	
i. Computer equipment	3
ii. Servers and network equipment	6
Office equipments	5
Investment property	
Factory buildings	30
Buildings - other than factory buildings	60
Plant and machinery	
i. General plant and machinery	15
ii. Plant and machinery - Civil construction	12
iii. Plant and Machinery - Electrical installations	10
Computer equipment	3
Furniture and fixtures	10

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

e) Impairment of non financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.



Sobha Interiors Private Limited

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Notes to the financial statements for the year ended March 31, 2021

f) Impairment of financial assets

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognises lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

g) Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The real estate development projects undertaken by the Company generally run over a period ranging upto 5 years. Operating assets and liabilities relating to such projects are classified as current based on an operating cycle of upto 5 years. Borrowings in connection with such projects are classified as short-term (i.e current) since they are payable over the term of the respective projects.

Assets and liabilities, other than those discussed above, are classified as current to the extent they are expected to be realised / are contractually repayable within 12 months from the Balance sheet date and as non-current, in other cases.

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

h) Fair value measurement

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

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 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- ▶ Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- ▶ Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

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.

i) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.



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Notes to the financial statements for the year ended March 31, 2021

Financial assets

Initial recognition and measurement

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

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

Debt instruments at amortised cost

Debt instruments at fair value through other comprehensive income (FVTOCI)

Debt instruments and equity instruments at fair value through profit or loss (FVTPL)

Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Company has not designated any debt instrument as at FVTPL.

Equity investments in subsidiaries

The Company has availed the option available in Ind AS 27 to carry its investment in subsidiaries at cost. Impairment recognized, if any, is reduced from the carrying value.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised 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.

Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate.

The Company's financial liabilities include trade and other payables, loans and borrowings.

Subsequent measurement

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



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Notes to the financial statements for the year ended March 31, 2021

Financial liabilities at fair value through profit or loss

Loans and borrowings

This is the category most relevant to the Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

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

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. Trade and other payables are presented as current liabilities unless payment is due within 12 months after reporting period. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

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 or loss.

j) Borrowing costs

Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/ sale. All other borrowing costs not eligible for inventorisation/ capitalisation are charged to statement of profit and loss.

k) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

l) Provisions

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

m) Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.



Sobha Interiors Private Limited

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Notes to the financial statements for the year ended March 31, 2021

n) Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

a) Income taxes

Income tax expense comprises of current and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to an item recognised directly in equity or in other comprehensive income.

Current income tax

Current income tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. The amount of current tax reflects the best estimate of the tax amount expected to be paid or received after considering the uncertainty, if any, related to income taxes. It is measured using tax rates (and tax laws) enacted or substantively enacted by the reporting date.

Current tax assets and current tax liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Deferred income tax

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the corresponding amounts used for taxation purposes. Deferred tax is also recognised in respect of carried forward tax losses and tax credits. Deferred tax is not recognised for:

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

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which they can be used. The existence of unused tax losses is strong evidence that future taxable profit may not be available. Therefore, in case of a history of recent losses, the Company recognises a deferred tax asset only to the extent that it has sufficient taxable temporary differences or there is convincing other evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets – unrecognised or recognised, are reviewed at each reporting date and are recognised/ reduced to the extent that it is probable/ no longer probable respectively that the related tax benefit will be realised.

The Company has elected to exercise the option permitted under section 115BAA of the Income-tax Act, 1961 as introduced by the Taxation Laws (Amendment) Ordinance, 2019. Accordingly, the Company has recognised a provision for Income Tax from the year ended 31 March 2020 and re-measured its Deferred Tax Asset basis the rate prescribed in the said section.



Sobha Interiors Private Limited

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Notes to the financial statements for the year ended March 31, 2021

p) Foreign currency transactions

Foreign currency transactions are recorded in the reporting currency, by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction. Foreign currency monetary items are reported using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Exchange differences arising on the settlement of monetary items or on reporting monetary items of Company at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognised as income or as expenses in the year in which they arise.

q) Cash dividend to equity holders of the Company

The Company recognises a liability to make cash distributions to equity holders of the Company when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

3 Significant accounting estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

i) Classification of property

The Company determines whether a property is classified as investment property or inventory property:

Investment property comprises land and buildings (principally factory buildings, offices, commercial warehouse and retail property) that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are substantially rented to tenants and not intended to be sold in the ordinary course of business.

Inventory property comprises property that is held for sale in the ordinary course of business. Principally, this is residential property that the Company develops and intends to sell before or on completion of construction.

a) Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

i) Revenue recognition

- Determination of performance obligations and timing of revenue recognition on revenue from real estate development (Refer note 2.2).
- Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 2.2).



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ii) Estimation of net realisable value for inventory property

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.



SOBHA INTERIORS PRIVATE LIMITED

Notes to the financial statements for the year ended March 31, 2021

4a. Property, plant and equipment

Description	Gross Block		Depreciation		Net Block	
	As at 01.04.2020	Addition during the year	As at 31.03.2021	As at 01.04.2020	As at 31.03.2021	As at 31.03.2020
Office Equipments	10,400	-	10,400	9,880	9,880	520
Furniture and Fixtures	11,000	-	11,000	10,450	10,450	550
Grand Total	21,400	-	21,400	20,330	20,330	1,070

4b. Property, plant and equipment

Description	Gross Block		Depreciation		Net Block	
	As at 01.04.2020	Addition during the year	As at 31.03.2021	As at 01.04.2020	As at 31.03.2021	As at 31.03.2020
Land	8,15,46,409	-	8,15,46,409	-	8,15,46,409	8,15,46,409
Building	21,84,09,288	-	21,84,09,288	16,76,57,239	17,23,89,002	5,07,52,049
Grand Total	29,99,55,697	-	29,99,55,697	16,76,57,239	17,23,89,002	13,22,98,458



Sobha Interiors Private Limited

Notes to the financial statements for the year ended March 31, 2021

5 Trade receivables

	In Rupees			
	31-Mar-21	Current 31-Mar-20	31-Mar-21	Non-current 31-Mar-20
Trade receivables	-	-	-	-
Receivables from other related parties (refer note 22)	11,42,53,962	10,47,96,169	1,96,77,111	1,96,77,111
Total Trade receivables	11,42,53,962	10,47,96,169	1,96,77,111	1,96,77,111
Break up of security details and more than 6 months overdue:				
<i>Outstanding for a period exceeding six months from the date they are due for payment</i>				
Unsecured, considered good	10,64,90,232	9,72,08,089	1,96,77,111	1,96,77,111
Doubtful	10,64,90,232	9,72,08,089	1,96,77,111	1,96,77,111
<i>Other receivables</i>				
Unsecured, considered good	77,63,730	75,88,080	-	-
	77,63,730	75,88,080	-	-
Total Trade receivables	11,42,53,962	10,47,96,169	1,96,77,111	1,96,77,111

6 Cash and cash equivalents

	In Rupees			
	31-Mar-21	Current 31-Mar-20	31-Mar-21	Non-current 31-Mar-20
<i>Balances with banks:</i>				
– On current accounts	81,623	2,45,293	-	-
	81,623	2,45,293	-	-
<i>Bank balance other than cash and cash equivalents</i>				
– Deposits with maturity for more than 12 months	6,91,052	6,52,279	-	-
	6,91,052	6,52,279	-	-

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

	31-Mar-21	31-Mar-20
	₹	₹
<i>Balances with banks:</i>		
– On current accounts	81,623	2,45,293
	81,623	2,45,293

7 Other assets

	In Rupees			
	31-Mar-21	Current 31-Mar-20	31-Mar-21	Non-current 31-Mar-20
Others				
Prepaid expenses	5,59,363	-	-	-
Balances with statutory/ government authorities	1,90,570	9,000	-	-
Interest accrued on investments	-	3,06,123	-	-
	7,49,933	3,15,123	-	-



Sobha Interiors Private Limited

Notes to the financial statements for the year ended March 31, 2021

8 Share Capital

	31-Mar-21 ₹	31-Mar-20 ₹
Authorised shares		
15,00,000 (March 31, 2020 - 15,00,000) equity shares of ₹10 each	1,50,00,000	1,50,00,000
Issued, subscribed and fully paid-up shares		
6,00,030 (March 31, 2020 - 6,00,030) equity shares of ₹10 each fully paid up	60,00,300	60,00,300
Total issued, subscribed and fully paid-up share capital	<u>60,00,300</u>	<u>60,00,300</u>

(a) Reconciliation of the shares outstanding at the beginning and end of the reporting year

	31-Mar-21		31-Mar-20	
	No of Shares	₹	No of Shares	₹
<i>Equity shares</i>				
At the beginning of the year	6,00,030	60,00,300	6,00,030	60,00,300
Issued during the year	-	-	-	-
Outstanding at the end of the year	<u>6,00,030</u>	<u>60,00,300</u>	<u>6,00,030</u>	<u>60,00,300</u>

(b) Terms/ rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹10 per share.

Each holder of equity shares is entitled to one vote per share. The Company has not declared any dividend during the year.

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

(c) Details of shareholders holding more than 5% shares in the Company

	31-Mar-21		31-Mar-20	
	No of Shares	Holding percentage	No of Shares	Holding percentage
<i>Equity shares of ₹10 each fully paid up</i>				
Sobha Developers Pune Limited	6,00,030	100%	6,00,030	100%

Note : As per records of the Company, including its register of shareholders/ members and other declaration received from shareholders regarding beneficial interest, the above shareholding represent both legal and beneficial ownership of shares.

9 Other equity

	31-Mar-21 ₹	31-Mar-20 ₹
Surplus in the statement of profit and loss		
Balance at the beginning of the year	1,65,77,727	93,05,667
Profit for the year	53,69,501	72,72,060
Net surplus in the statement of profit and loss	<u>2,19,47,228</u>	<u>1,65,77,727</u>
Total other equity	<u>2,19,47,228</u>	<u>1,65,77,727</u>



Sobha Interiors Private Limited

Notes to the financial statements for the year ended March 31, 2021

10 Trade payables

	31-Mar-21 ₹	31-Mar-20 ₹
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises (Refer note 21 for details of dues to micro and small enterprises)	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	88,699	1,89,708
	88,699	1,89,708

Terms and conditions of the above financial liabilities:

- Trade payables are non-interest bearing and are normally settled on 30-60-day terms

For explanations on the Company's credit risk management processes, refer to note 25

11 Other financial liabilities

	31-Mar-21 ₹	31-Mar-20 ₹
Non current		
Deferred lease rentals	8,99,28,242	10,26,23,994
Total non-current other financial liabilities	8,99,28,242	10,26,23,994
Current		
Bank overdraft from scheduled banks	9,981	-
Others		
Non-trade payable		
Security deposit towards renting services (refer note 22)	10,83,55,488	9,62,30,451
Payable to related parties (refer note 22)	2,73,49,655	2,73,49,655
Deferred lease rentals	1,26,95,752	1,26,95,752
Total current other financial liabilities	14,84,10,876	13,62,75,858
Total other financial liabilities	23,83,39,118	23,88,99,852

12 Other liabilities

	31-Mar-21 ₹	31-Mar-20 ₹
Withholding taxes payable	2,625	3,500
GST Payable	2,10,780	2,10,780
Total other liabilities	2,13,405	2,14,280



Sohla Interiors Private Limited

Notes to the financial statements for the year ended March 31, 2021

13 Other income

	31-Mar-21	31-Mar-20
	₹	₹
Factory Rent receipts	2,67,47,752	2,67,47,752
Other non-operating income	1,808	-
	<u>2,67,49,560</u>	<u>2,67,47,752</u>

14 Finance income

	31-Mar-21	31-Mar-20
	₹	₹
Interest income on		
Bank deposits	38,773	41,816
Others	-	1,47,002
	<u>38,773</u>	<u>1,88,818</u>

15 Other expenses

	31-Mar-21	31-Mar-20
	₹	₹
Registration, Renewal and License fees	5,900	8,400
Rates and taxes	18,61,770	15,30,853
Insurance	4,36,575	-
Legal and professional fees	35,000	35,000
Payment to auditor (Refer details below)	15,000	15,000
Bank charges	10,789	24,708
Miscellaneous expenses	4,500	150
	<u>23,69,534</u>	<u>16,14,111</u>

Payment to auditor

	31-Mar-21	31-Mar-20
	₹	₹
As auditor:		
Audit fee	15,000	15,000
	<u>15,000</u>	<u>15,000</u>



Sobha Interiors Private Limited

Notes to the financial statements for the year ended March 31, 2021

16 Finance costs

	31-Mar-21	31-Mar-20
	₹	₹
Interest		
- Others	1,21,76,481	1,08,04,204
	1,21,76,481	1,08,04,204
Total interest expense	1,21,76,481	1,08,04,204

17 Depreciation and amortization

	31-Mar-21	31-Mar-20
	₹	₹
Depreciation of Investment property	47,31,763	52,17,322
	47,31,763	52,17,322



Sobha Interiors Private Limited

Notes to the financial statements for the year ended March 31, 2021

- 18 Contingent liability:
Disputed Income Tax liability - Rs. 33,32,178/-
- 19 The company does not have any employees and hence no provision is considered in respect of employee benefits.
- 20 There is no expenditure or earnings in Foreign exchange during the period.
- 21 Based on the information available with the Company, no amount is due to the small & Micro Enterprises as under Micro, Small and Medium Enterprises Development Act, 2006
- 22 **RELATED PARTY DISCLOSURES:**

The names of the related parties with the description of relationships and transactions between the reporting enterprise and its related parties have been identified and certified by the management.

a. List of Related Parties

Holding Company : Sobha Developers Pune Limited wef 03-04-2019

Name of the Other Related Parties

Allapozha Fine Real Estates Private Limited
Aluva Realtors Private Limited
Annalakshmi Land Developers Private Limited
Bikasa Properties Private Limited
Bikasa Realstates Private Limited
Bikasa Realtors Private Limited
Chennai Supercity Developers Private Limited
Chikmangaloor Builders Private Limited
Chikmangaloor Developers Private Limited
Chikmangaloor Properties Private Limited
Chikmangaloor Realtors Private Limited
Cochin Cyber City Private Limited
Cochin Cyber Estates Private Limited
Cochin Cyber Golden Properties Private Limited
Cochin Cyber Value Added Properties Private Limited
Cochin Realtors Private Limited
Daram Cyber Builders Private Limited
Daram Cyber Developers Private Limited
Daram Cyber Properties Private Limited
Daram Lands Real Estate Private Limited
Greater Cochin Cybercity Private Limited
Greater Cochin Developers Private Limited
Greater Cochin Properties Private Limited
Greater Cochin Realtors Private Limited
Hapur Builders Private Limited
Hapur Developers Private Limited
Hapur Properties Private Limited
Hapur Real Estate Private Limited
Hapur Realtors Private Limited
Kaloor Realtors Private Limited
Kaveripuram Developers Private Limited
Kilai Builders Private Limited
Kilai Properties Private Limited
Kilai Super Developers Private Limited
Kottaiyur Developers Private Limited
Kottaiyur Real Estates Private Limited
Kottaiyur Realtors Private Limited
Kuthavakkam Builders Private Limited
Kuthavakkam Developers Private Limited
Kuthavakkam Properties Private Limited
Kuthavakkam Realtors Private Limited
Mamballi Builders Private Limited
Mannur Builders Private Limited
Mannur Properties Private Limited
Mannur Real Estates Private Limited
Mapadu Builders Private Limited
Mapadu Real Estates Private Limited



Mapedu Realtors Private Limited
 Marina Realtors Private Limited
 Sobha Tambaram Developers Limited
 Sobha Nandambakkam Developers Limited
 Moolamcode Traders Private Limited
 Nasarapet Developers Private Limited
 Nasarapet Properties Private Limited
 Nasarapet Realtors Private Limited
 Navabhusan Properties and Developers Private Limited
 Padma Lochana Enterprises Private Limited
 Palani Properties Private Limited
 Pallavur Projects Private Limited
 Paramakudi Properties Private Limited
 Perambakkam Builders Private Limited
 Perambakkam Properties Private Limited
 Pillaipakkam Properties Private Limited
 Pillaipakkam Builders Private Limited
 Red Lotus Realtors Private Limited
 Rusoh Fine Builders Private Limited
 Rusoh Home Developers Private Limited
 Rusoh Marina Properties Private Limited
 Rusoh Modern Builders Private Limited
 Rusoh Modern Developers Private Limited
 Rusoh Modern Properties Private Limited
 Santhavellur Builders Private Limited
 Santhavellur Developers Private Limited
 Santhavellur Realtors Private Limited
 Sengadu Builders Private Limited
 Sengadu Developers Private Limited
 Sengadu Properties Private Limited
 Sengadu Realstates Private Limited
 Sengadu Realtors Private Limited
 Sri Durga Devi Property Management Private Limited
 Sri Kanakadurga Property Developers Private Limited
 Sri Parvathy Land Developers Private Limited
 Sunbeam Projects Private Limited
 Thakazhi Developers Private Limited
 Thakazhi Realtors Private Limited
 Thiruchour Builders Private Limited
 Thiruchour Developers Private Limited
 Tirur Cyber Real Estates Private Limited
 Valasai Vettikadu Builders Private Limited
 Valasai Vettikadu Properties Private Limited
 Valasai Vettikadu Real Estate Private Limited
 SBG Housing Private Limited
 Sobha Construction Products Private Limited

HBR Consultants Private Limited
 Hill And Menon Securities Private Limited
 Indeset Electromechanical Private Limited
 Indeset Steel Private Limited
 Lotus Manpower Consultants Services Pvt Ltd
 Lotus Manpower Services
 Oman Builders Private Limited
 Puzhakkal Developers Private Limited
 PNC Lighting Solutions Private Limited
 PNC Technologies Private Limited
 Punnamm Builders And Developers Private Ltd
 Red Lotus Facility Services Private Limited
 Red Lotus Metal Works Facilities And Services Pvt L
 Royal Interiors Private Limited
 Sobha Academy Private Limited
 Sobha Assets Private Limited
 Sobha Aviation And Engineering Services Pvt Ltd
 Sobha City
 Sobha Contracting Private Limited
 Sobha Limited
 Sobha Electro Mechanical Private Limited
 Sobha Glazing And Metal Works Private Limited
 Sobha Highrise Ventures Private Limited
 Sobha Hitechcity Developers Private Limited
 Sobha Innercity Technopolis Private Limited
 Sobha Jewellery Private Limited
 Sobha Mapletree Developers Private Limited
 Sobha Projects And Trade Private Limited
 Sobha Puravankara Aviation Private Limited
 Sobha Space Private Limited
 Sobha Technocity Private Limited
 Sri Kurumba Trust
 Valasai Vettikadu Realtors Private Limited
 Vayaloor Builders Private Limited
 Vayaloor Developers Private Limited
 Vayaloor Properties Private Limited
 Vayaloor Real Estate Private Limited
 Vayaloor Realtors Private Limited
 PNC Switchgears Private Limited
 Technobuild Developers Private Limited
 C V S Tech Park Private Limited
 Kondhwa Projects LLP



b. Transaction with Related Parties

Name of the Related Party	Nature of Relationship	Nature of transactions	Current period	Previous year
			₹	₹
Sobha Limited	Other Related party	Rent received inclusive of fair value of security deposit	2,67,47,752	2,67,47,752

c. Closing Balance at the year end:

Name of the Related Party	Nature of Relationship	Nature of transactions	Current period	Previous year
			₹	₹
Sobha Space Private Limited	Other Related party	Balance payable	2,73,48,655	2,73,48,655
Sobha Glazing and Metal Works Private Limited	Other Related party	Balance payable	1,000	1,000
Sobha Limited	Other Related party	Rent Deposit payable	10,83,55,488	9,62,30,451
		Balance Receivable	11,42,53,962	10,47,96,169
Sri Kurumba Trust	Other Related party	Balance Receivable	1,96,77,111	1,96,77,111
Sobha Limited	Other Related party	Security Given	1,10,00,00,000	-

d. Key Managerial Personnel

Mr.P N Devidas

Mr M Radhakrishnan

Mrs Lakshmi Kanthavara

23 EARNINGS PER SHARE:

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders by the weighted average number of Equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity Shares.

The following reflects the income and share data used in the basic EPS computations:

Particulars	Current period	Previous year
Nominal value of equity shares	10	10
Profit after tax attributable to shareholders (Amount in ₹ million)	53,69,501	72,72,060
Weighted average number of equity shares outstanding during the year	6,00,030	6,00,030
Basic EPS (In Rs)	8.95	12.12

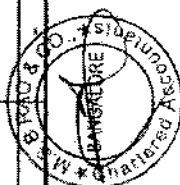


Sobha Interiors Private Limited
Notes to the financial statements for the year ended March 31, 2021

24 Fair value measurements

The carrying value of financial instruments by categories is as follows:

Particulars	As at March 31, 2021		As at March 31, 2020	
	At Cost	Fair value through profit or loss	At Cost	Fair value through profit or loss
Financial assets				
Trade receivables	-	-	-	-
Cash and cash equivalents	-	-	-	-
Total	-	-	-	-
Financial liabilities				
Trade payables	-	-	-	-
Other financial liabilities	-	-	-	-
Total	-	-	-	-



Sobha Interiors Private Limited

Notes to the financial statements for the year ended March 31, 2021

25 Financial risk management objectives and policies

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations to support its operations. The Company's principal financial assets include trade and other receivables and cash and cash equivalents that derive directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

A Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Financial instruments affected by market risk include loans and borrowings.

a. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's does not have any exposure to the risk of changes in market interest rates as it does not have any long-term debt obligations with floating interest rates. The Company does not enter into any interest rate swaps.

B Credit risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The entity is exposed to credit risk from its operating activities (primarily trade receivables) and investing activities (short term bank deposits).

Trade receivables

Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership, therefore, substantially eliminating the Company's credit risk in this respect.

Financial instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company's Board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Company's maximum exposure to credit risk for the components of the statement of financial position at 31 March 2021 and 31 March 2020 is the carrying amounts.

At the balance sheet date, there was no significant concentration of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset in the balance sheet.

C Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments (including interest payments):

	On demand	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	₹ Total
Year ended March 31, 2021						
Other financial liabilities	23,83,39,118	-	-	-	-	23,83,39,118
Trade payables	88,699	-	-	-	-	88,699
	23,84,27,817	-	-	-	-	23,84,27,817
Year ended March 31, 2020						
Other financial liabilities	23,88,99,852	-	-	-	-	23,88,99,852
Trade payables	1,89,708	-	-	-	-	1,89,708
	23,90,89,560	-	-	-	-	23,90,89,560



Sobha Interiors Private Limited

Notes to the financial statements for the year ended March 31, 2021

26 Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is total asset divided by total equity.

	₹	
	31-Mar-21	31-Mar-20
Total Assets	26,65,88,750	26,18,81,867
Equity (Note 8)	60,00,300	60,00,300
Other Equity (Note 9)	2,19,47,228	1,65,77,727
Total equity	2,79,47,528	2,25,78,027
Total Asset and equity	29,45,36,278	28,44,59,894
Gearing ratio	91%	92%

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the period ended March 31, 2021 and year ended March 31, 2020.

Prior year comparatives

The figures of the previous year have been regrouped/reclassified, where necessary, to confirm with the current year's classification.


The accompanying notes are an integral part of the financial statements.

As per our report of even date

For MSB Rao & Co

ICAI Firm registration number:00672S

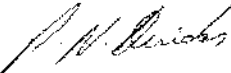
Chartered Accountants


M S Bhanu Rao
Proprietor
Membership No.: 20146

Place: Bengaluru, India
Date: 24.05.2021



For and on behalf of the Board of Directors of
Sobha Interiors Private Limited


P N Devidas
Director
DIN:02358034


M Radhakrishnan
Director
DIN:02226337

Place: Bengaluru, India
Date: 24.05.2021

UDIN: 21201467AAAAHE 4272