



Independent Auditor's Report

To the Members of Sobha Developers (Pune) Limited

Report on the audit of Financial Statements

Opinion

I have audited the accompanying financial statements of **Sobha Developers (Pune) Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flow and for the year then ended and notes to the financial statements including a summary of the significant accounting policies and other explanatory information, (hereinafter referred to as the 'financial statements').

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 the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules 2015, as amended ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profit, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

I conducted my audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. 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 ("ICAI") together with the ethical requirements that are relevant to my audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and I have fulfilled my other ethical responsibilities in accordance with these requirements and the Code of Ethics. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion on the financial statements.

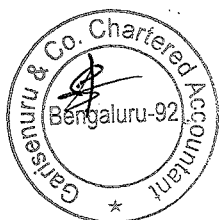
Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the Board's Report including Annexures to Board's Report if any, and Shareholder's Information, 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 the 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.



Responsibilities of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these 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 Indian Accounting Standards (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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial 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.

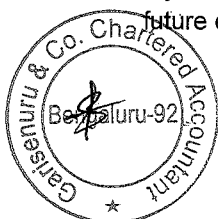
The Board of Directors is also responsible for overseeing the company's financial reporting process.

Auditors' Responsibility for the Audit of Financial Statements

My 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 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, 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.

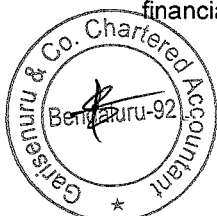
I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

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, 2020 ("the Order") issued by the Central Government in terms of Section 143 (11) of the Act, I give in Annexure "A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, based on my audit, 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 appears from my examination of those books;
 - c) The Balance Sheet, the Statement of Profit and Loss (including Other Comprehensive Income), Statement of Changes in Equity and the Statement of Cash flows dealt with by this report are in agreement with the books of account;
 - d) In my opinion, the aforesaid financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act;
 - e) On the basis of the written representations received from the directors of the Company as on March 31, 2023 taken on record by the board of directors, none of the directors are disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164(2) of the Act;
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to my separate report in Annexure "B". My report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to financial statements.



- 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 Companies Act 2013 are not applicable and

- h) With respect to the other matters to be included in the auditors' 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 pending litigations as on 31st March 2023, which have an impact on its financial statements;

ii. The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;

iv. (a) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

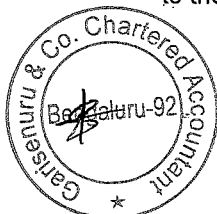
(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to my notice that has caused me to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

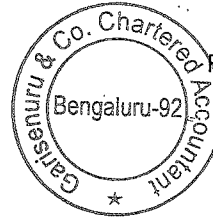
v. As stated in Notes to the financial statement

a) There was no dividend which has been proposed in the previous year, declared and paid by the company during the year.

b) The Board of Directors of the Company has not proposed any dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting.



- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.



For Garisenuru & Co
Chartered Accountant
Firms Registration No.018666S

Subba Reddy G

Subba Reddy G
Proprietor

Membership No.244907
UDIN: 23244907BGYRQV1988

Place: Bengaluru
Date:17.05.2023

Annexure – “A” to the Independent Auditors’ Report

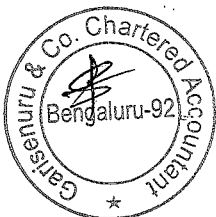
(Referred to in Paragraph 1 under “Report on Other legal and regulatory requirements” section of my report to the members of **Sobha Developers (Pune) Limited** of even date).

To the best of my information and according to the explanations provided to me by the Company and the books of account and records examined by me in the normal course of audit, I state that:

- i) The Company has no fixed assets as on the date of the Balance Sheet and hence provisions of Clause 3(i)(a) to 3(i)(e) are not applicable to the Company;
- ii) In respect of its inventories:
 - a) As explained to me, physical verification of inventories has been conducted at reasonable intervals by the management during the year. In my opinion and according to the information and explanations given to me during the course of the audit, the coverage and procedure for such physical verification of inventories followed by the management are reasonable and appropriate and no material discrepancies were noticed in any class of inventories as compared to the books of account. However, the Company has only Land and Work-in-Progress (pertaining to real estate) as its closing stock as on the date of the Balance Sheet.
 - b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- iii) The company has made investments in, Companies, firms, Limited Liability Partnerships, and granted unsecured loans to other parties, during the year, in respect of which:
 - a) The Company has granted loans to one of wholly owned subsidiaries and one of its step-down subsidiaries of holding company amounting to Rs.69.06 million during the year and balance outstanding as on the Balance Sheet date stood at Rs.221.01 million.

Apart from the above, the company along with two wholly owned subsidiaries of its fellow subsidiary has given a consolidated corporate guarantee for the loan availed by its holding company amounting to Rs. 990 million out of which an amount of Rs. 633.75 million is outstanding as at the Balance Sheet date.

- b) In my opinion, the investments made and the terms and conditions of the grant of loans, during the year are, prima facie, not prejudicial to the interest of the Company.
 - c) In my opinion, the loans granted by the Company are in the nature of loans repayable on demand and hence no schedule for repayment of loans has been specified and hence reporting under clause 3(iii)(c) are not applicable.
 - d) In respect of the loans granted by the Company, there is no overdue amount remaining outstanding as at the balance sheet date.
 - e) No loans granted by the Company which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.
 - f) In my opinion, in respect of the loans granted by the Company which are in the nature of repayable on demand, the aggregate amount of loans as on the balance sheet date is Rs.221.01 million (100% of the loans). There were no loans which were granted to Promoters, related parties as defined in clause (76) of Section 2 of the Companies Act, 2013.
- iv) The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.



- v) The company has not accepted any deposits from the public or amounts which are deemed to be deposits during the year to which directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 of the Act are applicable and as such clause 3(v) of the Order is not applicable.
- vi) The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.
- vii) According to the information and explanations given to me during the course of the audit and on the basis of my examination of the records of the company in respect of the statutory dues:

- a. The company is regular in depositing undisputed statutory dues including Goods and service Tax, Provident Fund, Employees' State insurance, Income tax, Sales Tax, Service Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and other material statutory dues with the appropriate authorities during the year.

There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2023 for a period of more than six months from the date they became payable.

- b. According to the information and explanations given to me during the course of the audit, there were no disputed statutory dues that have not been deposited on account of dispute. Hence provisions of Clause 3(vii)(b) are not applicable to the Company.

- viii) During the year there were no transactions not recorded in the books of account that have been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 and hence Clause 3(viii) of the Order for reporting whether the previously unrecorded income has been properly recorded in the books of account during the year is not applicable.

- ix) a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not defaulted in repayment of loans and borrowing or in the payment of interest thereon to any lender.

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

- c) The company has not taken any term loans during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.

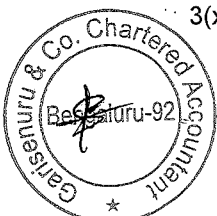
- d) On an overall examination of the financial statements of the company, funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the company.

- e) On an overall examination of the financial statements of the Company, the Company has availed loans from its Holding Company and also the Company has advanced loan to its subsidiary. However, the loans advanced were not on account of or to meet the obligations of its subsidiary.

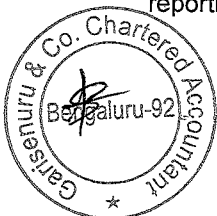
- f) The company has not raised any loans during the year on the pledge of securities held in its subsidiaries or associate companies.

- x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

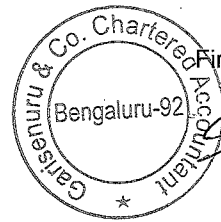
- (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally convertible) and hence reporting under clause 3(x)(b) of the Order is not applicable.



- xi) (a) To the best of my knowledge and belief and according to the information and explanations given to me during the course of the audit no fraud by the Company or any fraud on the Company has been noticed or reported during the year.
- (b) To the best of my knowledge and belief and according to the information and explanations given to me during the course of the audit, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and up to the date of this report.
- (c) As represented to me by the management and on the basis of my audit procedures there are no whistle blower complaints received by the company during the year.
- xii) The Company is not a Nidhi Company and hence reporting under sub clauses (a) to (c) of clause 3(xii) of the Order is not applicable.
- xiii) In my opinion according to the information and explanations provided to me and based on my examination of the records of the company, the Company is not required to appoint Audit Committee as per the Section 177 of the Act. The Company is in compliance with Section 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of such related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv) The Company does not require to appoint an internal auditor as per Section 138 of the Companies Act read with Rule 13 of the Companies (Accounts) Rules, 2014 and hence reporting under Clause 3 (xiv) (a) to (b) are not applicable. Further, I am of the opinion that the company has an internal audit system commensurate with the size of the Company and the nature of its business.
- xv) According to the information and explanations given to me during the course of the audit and based on my examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with its directors and hence provisions of section 192 of the Companies Act 2013 are not applicable and accordingly clause 3(xv) of the Order is not applicable.
- xvi) a) According to the information and explanations given to me during the course of the audit and on the basis of my examination of the financial statements of the company in my opinion the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.
- b) In my opinion on the basis of my examination of the financial statements and representations made by the company it has not conducted any Non-Banking Financial or Housing Finance activities during the year.
- c) According to the information and explanations given to me during the course of the audit and on the basis of my examination of the financial statements of the company and representations made by the company, in my opinion the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- d) According to the information and explanations given to me during the course of the audit and as represented to me by the company in my opinion, there is no core investment company within Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi)(d) of the Order is not applicable.
- xvii) The company has not incurred cash losses during the financial year covered by my audit and the immediately preceding financial year.
- xviii) There has been no resignation of Statutory Auditors of the Company during the year and accordingly reporting under clause 3(xviii) is not applicable.



- xix) According to the information and explanations given to me during the course of the audit and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, my knowledge of the Board of Directors and Management plans and based on my examination of the evidence supporting the assumptions, nothing has come to my attention, which causes me to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. I, however, state that this is not an assurance as to the future viability of the Company. I further state that my reporting is based on the facts up to the date of the audit report and I neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx) As per information and explanations given to me during the course of the audit and based on my examination of the financials of the company, the company is not required to spend any amount towards Corporate Social Responsibility (CSR) as per the provisions of Section 135 of Companies Act, 2013 and accordingly, reporting under clause 3(xx)(a) and (b) of the Order are not applicable for the year.



For Garisenuru & Co
Chartered Accountant
Firms Registration No.018666S

Subba Reddy G
Subba Reddy G
Proprietor
Membership No.244907
UDIN: 23244907BGYRQV1988

Place: Bengaluru
Date: 17.05.2023

Annexure – “B” to the Independent Auditors’ Report

(Referred to in Paragraph 2(f) under “Report on Other legal and regulatory requirements” section of my report to the members of **Sobha Developers (Pune) 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 with reference to financial statements of Sobha Developers (Pune) Limited (the “Company”) as of 31st March 2023 in conjunction with my audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s Board of Directors is responsible for establishing and maintaining internal financial controls with reference to financial statements 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 (the “ICAI”). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors’ Responsibility

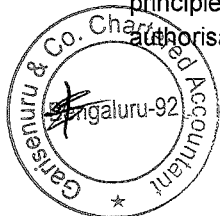
My responsibility is to express an opinion on the Company’s internal financial controls with reference to financial statements based on our audit. I conducted my audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. 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 with reference to 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 with reference to financial statements and their operating effectiveness. My audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to 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 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 Company’s internal financial controls system over financial reporting with reference to financial statements.

Meaning of Internal Financial Controls over Financial Reporting

A company’s internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control with reference to 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding



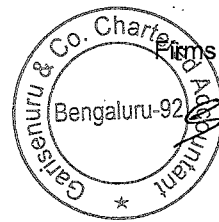
prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to 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, to the best of my information and according to the explanations given to me, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2023, based on the criteria for internal financial control with reference to financial statements 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 ICAI.



For Garisenuru & Co
Chartered Accountant
Firm's Registration No.018666S

Subba Reddy G
Subba Reddy G
Proprietor
Membership No.244907
UDIN: 23244907BGYRQV1988

Place: Bengaluru
Date:17.05.2023

Sobha Developers Pune Limited
CIN No.U45202KA2007PLC041761
Balance sheet as at March 31, 2023

	Notes	As at 31-Mar-23 ₹ million	As at 31-Mar-22 ₹ million
Assets			
Non- current assets			
Financial assets			
Investments	4	1,706.591	1,697.379
Deferred tax assets (net)		7.430	7.622
		1,714.021	1,705.001
Current assets			
Inventories	6	374.679	198.318
Financial assets			
Trade receivables	7	6.719	12.817
Cash and cash equivalents	8	3.490	1.373
Loans	5	200.971	218.051
Other current assets	9	47.947	29.770
		633.806	460.329
Total assets		2,347.827	2,165.330
Equity and liabilities			
Equity			
Equity share capital	10	0.526	0.526
Other equity	11	2,156.044	2,138.636
Total equity		2,156.570	2,139.162
Current liabilities			
Financial liabilities			
Borrowings	12	167.386	4.000
Trade payables	13		
- Total outstanding dues of micro enterprises and small enterprises;and		-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises		1.571	1.571
Other current financial liabilities	14	5.172	0.114
Other current liabilities	15	16.203	19.276
Liabilities for current tax (net)		0.925	1.207
		191.257	26.168
Total liabilities		191.257	26.168
Total equity and liabilities		2,347.827	2,165.330

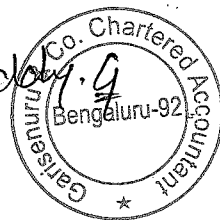
Summary of significant accounting policies

2

The accompanying notes are an integral part of the financial statements.
As per my report of even date

For Garisenuru & Co
ICAI Firm registration number: 018666S
Chartered Accountant

Subba Reddy G
Proprietor
Membership No.: 244907



Place: Bengaluru, India
Date: 17/5/2023

For and on behalf of the Board of Directors of
Sobha Developers Pune Limited

M Radhakrishnan
Director
DIN: 02226337

Kayara Chandrashekar Gowda
Director
DIN: 06852235

Place: Bengaluru, India
Date: 17/05/23

UDIN :- 232H4907BG YRQV1988

Sobha Developers Pune Limited
CIN No.U45202KA2007PLC041761
Statement of profit and loss for the year ended March 31, 2023

	Notes	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Revenue from operations	16	3.186	7.113
Other income	17	0.094	0.235
Finance income	18	22.281	23.074
Total income		25.561	30.422
Expenses			
Land purchase cost		169.234	-
(Increase)/ decrease in inventories of land stock and work-in-progress	19	(176.361)	(0.763)
Other expenses	20	3.821	2.193
Finance cost	21	5.646	0.777
Total expenses		2.340	2.207
Profit before tax		23.221	28.215
Tax expenses			
Current tax		5.620	5.937
Deferred tax charge/ (credit)		0.193	(0.637)
Tax relating to prior year		-	1.954
Income tax expense		5.813	7.254
Profit for the year		17.408	20.961
Total comprehensive income for the year attributable to owners of the Company		17.408	20.961
Earnings per equity share [nominal value of ₹ 1 (Previous year - ₹ 1)]	27	33.076	39.825
— Basic and Diluted [in Rupees]			

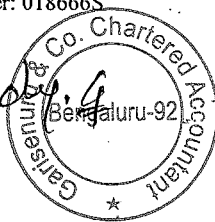
Summary of significant accounting policies

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Place: Bengaluru, India
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Place: Bengaluru, India
Date: 17/05/2023
UDIN: 23244907B6YRQV1988

Sobha Developers Pune Limited
CIN No.U45202KA2007PLC041761
Statement of Cash Flows for the year ended March 31, 2023

	Notes	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Operating activities			
Profit before tax		23.221	28.215
<i>Adjustments to reconcile profit before tax to net cash flows:</i>			
Gain/ (loss) on disposal of property, plant and equipment		-	-
Finance income (including fair value change in financial instruments)		(22.281)	(23.074)
Finance costs (including fair value change in financial instruments)		5.639	0.773
Share of (profit) /Loss from investment in partnership firm		(0.188)	0.058
Working capital adjustments:			
(Increase)/ decrease in trade receivables		6.098	15.284
(Increase)/ decrease in inventories		(176.361)	(0.763)
(Increase)/ decrease in other financial and non-financial assets		(1.782)	31.032
Increase/ (decrease) in trade payables and other financial liabilities		(0.000)	(40.420)
Increase/ (decrease) in other non-financial liabilities		(3.073)	(5.509)
		(168.727)	5.596
Income tax paid (net of refund)		(5.901)	(6.828)
Net cash flows from/ (used in) operating activities (A)		(174.628)	(1.232)
Investing activities			
Amount contributed to /received from partnership current account		(9.025)	-
Interest received		22.965	9.996
Net cash flows from/ (used in) investing activities (B)		13.940	9.996
Financing activities			
Proceeds from short-term borrowings		163.386	(9.388)
Interest paid (gross)		(0.581)	(1.276)
Net cash flows from/ (used in) financing activities (C)		162.805	(10.664)
Net increase/ (decrease) in cash and cash equivalents (A+B+C)		2.117	(1.900)
Cash and cash equivalents at the beginning of the year	8	1.373	3.275
Cash and cash equivalents at the end of the year	8	3.490	1.375

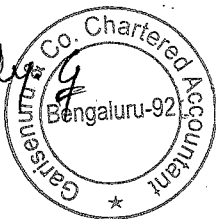
Summary of significant accounting policies

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ICAI Firm registration number: 018666S
Chartered Accountant

Subba Reddy G
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DIN :06852235

Place: Bengaluru, India
Date: 17/05/2023

Place: Bengaluru, India
Date: 17/05/2023

UDIN :- 23244907B6YRQV1988

Sobha Developers Pune Limited
CIN No.U45202KA2007PLC041761
Statement of Changes in Equity for the year ended March 31, 2023

A. Equity Share Capital

(1) Current reporting period

₹ million

Balance at the beginning of the current reporting period		Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period	
Number of Shares	Amount				Number of Shares	Amount
526,320	0.526	-	-	-	526,320	0.526

(2) Previous reporting period

Balance at the beginning of the previous reporting period		Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the previous reporting period	Changes in equity share capital during the previous year	Balance at the end of the previous reporting period	
Number of Shares	Amount				Number of Shares	Amount
526,320	0.526	-	-	-	526,320	0.526

B. Other Equity

(1) Current reporting period

	Reserves and Surplus			Total
	Securities Premium	Other Reserves (specify nature)	Retained Earnings	
Balance at the beginning of the current reporting period	883.921	-	1,254.715	2,138.636
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance at the beginning of the current reporting period	-	-	-	-
Total Comprehensive Income for the current year	-	-	-	-
Dividends	-	-	-	-
Transfer to retained earnings	-	-	17.408	17.408
Any other change (to be specified)	-	-	-	-
Balance at the end of the current reporting period	883.921	-	1,272.123	2,156.044

(2) Previous reporting period

	Reserves and Surplus			Total
	Securities Premium	Other Reserves (specify nature)	Retained Earnings	
Balance at the beginning of the previous reporting period	883.921	-	1,233.754	2,117.675
Changes in accounting policy or prior period errors	-	-	-	-
Restated balance at the beginning of the previous reporting period	-	-	-	-
Total Comprehensive Income for the previous year	-	-	-	-
Dividends	-	-	-	-
Transfer to retained earnings	-	-	20.961	20.961
Any other change (to be specified)	-	-	-	-
Balance at the end of the previous reporting period	883.921	-	1,254.715	2,138.636

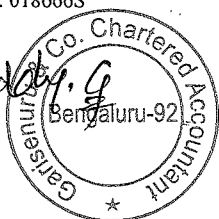
Summary of significant accounting policies

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As per my report of even date

For Garisenuru & Co
ICAI Firm registration number: 018666S
Chartered Accountant

Subba Reddy G
Proprietor
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For and on behalf of the Board of Directors of
Sobha Developers Pune Limited

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DIN: 02226337

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Director
DIN: 06852235

Place: Bengaluru, India

Date: 17/05/2023

Place: Bengaluru, India

Date: 17/05/2023

UDIN:-23244907BGYRQV1988

1 Corporate Information

Sobha Developers Pune Limited ('Company') was incorporated on February 13, 2007. The Company is primarily engaged in procurement, sale and development of lands into a residential, commercial complex and plotted development.

The Company is a public 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 Limited, a listed company in the real estate sector and having its registered office at Bengaluru.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements are 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 and all values are rounded to the nearest millions, 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).

Recognition of revenue from real estate developments

Revenue from real estate development of residential unit is recognised at the point in time, when the control of the asset is transferred to the customer, which generally coincides with either of the two conditions as stated below -

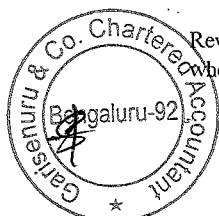
- a) on transfer of legal title of the residential or commercial unit to the customer; or
- b) on transfer of physical possession of the residential or commercial unit to the customer and collection of complete transaction price by the Company from customer.

ii. 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.

iii. Dividend Income

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



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.

c) Impairment of non financial assets

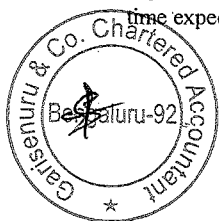
The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's 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.

d) 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 lifetime expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.



e) 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.

f) 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.

g) 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.

Financial assets

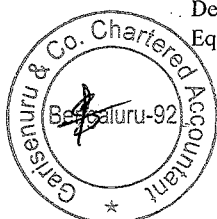
Initial recognition and measurement

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:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) 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

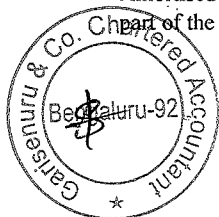
The measurement of financial liabilities depends on their classification, as described below:

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.

h) 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.

i) 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.

j) 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.

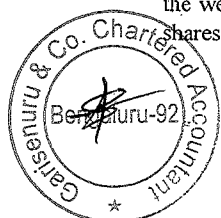
k) Contingent liabilities

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.

l) 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.



m) 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:

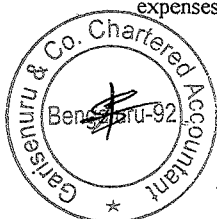
- ▶ temporary differences arising on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss at the time of the transaction;
- ▶ temporary differences related to investments in subsidiaries, associates and joint arrangements to the extent that the Group 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 Group 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 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.

n) 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.



o) Inventories

Related to real estate activity

Direct expenditure relating to construction activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the construction and real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

- i. Work-in-progress - Real estate projects (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognised. Real estate work-in-progress is valued at lower of cost and net realisable value.
- ii. Finished goods - Flats: Valued at lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. However, inventory held for use in production of finished goods is not written down below cost if the finished products in which they will be incorporated are expected to be sold at or above cost.

Land

Advances paid by the Company to the seller/ intermediary toward outright purchase of land is recognised as land advance under loans and advances during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Group, and whereupon it is transferred to land stock under inventories.

p) 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

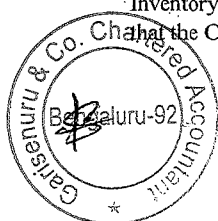
The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of 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 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.



Sobha Developers Pune Limited

CIN No.U45202KA2007PLC041761

Notes to the financial statements for the year ended March 31, 2023

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).

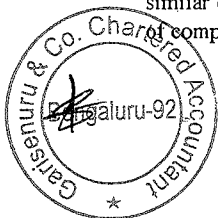
-Computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates (Refer note 2.2).

ii) Estimation of net realisable value for inventory property

Inventory property is stated at the lower of cost and net realisable value (NRV).

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 Developers Pune Limited
Notes to the financial statements for the year ended March 31, 2023

4 Investments

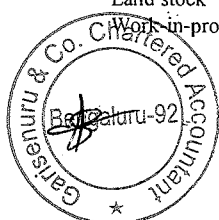
	Current		Non-current	
	31-Mar-23 ₹ million	31-Mar-22 ₹ million	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Non-current investments:				
Investments carried at cost				
Trade investments (valued at cost unless stated otherwise)				
Unquoted equity shares				
<i>Investment in subsidiaries</i>				
50,000 (Previous year - 50,000) Equity shares of ₹10 each fully paid-up in Kilai Builders Private Limited	-	-	3.791	3.791
6,00,030 (Previous year - 6,00,030) equity shares of ₹ 10 each fully paid-up in Sobha Interiors Private Limited	-	-	1,640.176	1,640.176
50,000 (Previous year - 50,000) Equity shares of ₹10 each fully paid-up in Kuthavakkam Builders Private Limited	-	-	3.057	3.057
50,000 (Previous year - 50,000;) Equity shares of ₹10 each fully paid-up in Kuthavakkam Realtors Private Limited	-	-	43.412	43.412
Investment in the capital of partnership firm (Subsidiary)				
1% (Previous year - 1%) share in the profits of partnership firm:				
Sobha City - Capital account	-	-	0.010	0.010
Sobha City - Current account	-	-	16.145	6.933
Total investments carried at cost	-	-	1,706.591	1,697.379
Total investments	-	-	1,706.591	1,697.379
Details of investments in partnership firms				
<i>Investment in Sobha City</i>				
Name of Partner			Share of partner in profits (%)	
			31-Mar-23	31-Mar-22
Sobha Limited			99%	99%
Sobha Developers (Pune) Limited			1%	1%
Total capital of the firm (₹ million)			400	400

5 Loans (Unsecured, considered good unless otherwise stated)

	Current		Non-current	
	31-Mar-23 ₹ million	31-Mar-22 ₹ million	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Unsecured, considered good				
Inter-corporate deposit to related party (refer note 26)	200.971	197.325	-	-
	200.971	197.325	-	-

6 Inventories (valued at lower of cost and net realizable value)

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Land stock	225.361	49.000
Work-in-progress	149.318	149.318
	374.679	198.318



Sobha Developers Pune Limited
Notes to the financial statements for the year ended March 31, 2023

7 Trade receivables

	Current		Non-current	
	31-Mar-23 ₹ million	31-Mar-22 ₹ million	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Trade receivables	6.719	12.817	-	-
Total Trade receivables	6.719	12.817	-	-

For trade receivable with related party, refer note no26
For trade receivable ageing schedule, refer note no 43

8 Cash and cash equivalents

	Current		Non-current	
	31-Mar-23 ₹ million	31-Mar-22 ₹ million	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Balances with banks:				
– On current accounts	3.377	1.260	-	-
Cash on hand	0.113	0.113	-	-
	3.490	1.373	-	-

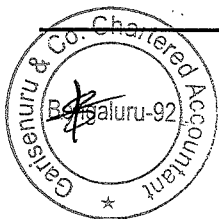
For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Balances with banks:		
– On current accounts	3.377	1.260
Cash on hand	0.113	0.113
	3.490	1.373

9 Other assets

	Current		Non-current	
	31-Mar-23 ₹ million	31-Mar-22 ₹ million	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Land advance				
Unsecured, considered good	26.492	26.700	-	-
Others				
Balances with statutory/ government authorities	1.414	3.070	-	-
Interest accrued on inter corporate loans	20.041	20.726	-	-
Others				
	47.947	50.496	-	-

for transaction with related parties, refer note 26



Sobha Developers Pune Limited

Notes to the financial statements for the year ended March 31, 2023

10 Share Capital

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Authorised shares		
800,000 (Previous year - 800,000) equity shares of ₹1 each	0.800	0.800
Issued, subscribed and fully paid-up shares		
526,320 (Previous year - 526,320) equity shares of ₹1 each fully paid up	0.526	0.526
Total issued, subscribed and fully paid-up share capital	0.526	0.526

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

	31-Mar-23 No of Shares	₹ million	31-Mar-22 No of Shares	₹ million
Equity shares				
At the beginning of the year	526,320	0.526	526,320	0.526
Issued during the year	-	-	-	-
Outstanding at the end of the year	526,320	0.526	526,320	0.526

(b) Terms/ rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹1 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-23 No of Shares	Holding percentage	31-Mar-22 No of Shares	Holding percentage
Equity shares of ₹10 each fully paid up				
Sobha Limited	526,320	100.00%	526,320	100.00%

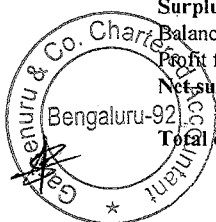
Note : As per records of the Company, including its register of shareholders/ members and other declaration received from shareholders regarding beneficial interest, the above shareholding represent both legal and beneficial ownership of shares.

(d) Details of Shareholding of Promoters

Shares held by promoters at the end of the year				% Change during the year
Sl No	Promoter Name	No of Shares	% of total Shares	
1	Sobha Limited	526,320	100%	Nil
Total		526,320	100%	

11 Other equity

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Securities premium account		
Balance at the beginning of the year	883.921	883.921
Closing balance	883.921	883.921
Surplus in the statement of profit and loss		
Balance at the beginning of the year	1,254.715	1,233.754
Profit for the year	17.408	20.961
Net surplus in the statement of profit and loss	1,272.123	1,254.715
Total other equity	2,156.044	2,138.636



Sobha Developers Pune Limited
Notes to the financial statements for the year ended March 31, 2023

13 Trade payables

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Trade payables		
- Total outstanding dues of micro enterprises and small enterprises (refer note 24 for details of dues to micro and small enterprises)	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	1.562	1.562
- Total outstanding dues of creditors OTHER than micro enterprises and small enterprises- related party	0.009	0.009
	1.571	1.571

-Trade payables ageing schedule, refer to note 42

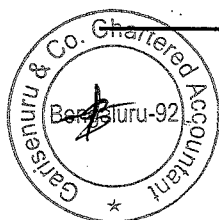
-Trade payables with related parties, refer to note 26

14 Other financial liabilities

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Current		
Interest accrued but not due on borrowings	5.075	0.017
Others		
Non-trade payable	0.097	0.097
Total current other financial liabilities	5.172	0.114
Total other financial liabilities	5.172	0.114

15 Other liabilities

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Advance from customers	15.555	18.425
Withholding taxes payable	0.289	0.001
Others	0.359	0.850
Total Other liabilities	16.203	19.276



Sobha Developers Pune Limited
Notes to the financial statements for the year ended March 31, 2023

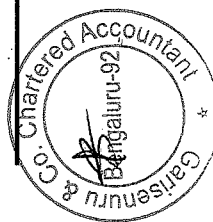
12 Borrowings

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Current Borrowings		
Unsecured loans		
Loans from holding company	167.386	4.000
Total Current Borrowings	167.386	4.000

Current Borrowings

(i) Unsecured loans

Particulars	Amount outstanding (₹ million)	Effective Interest rate	Repayment terms
	31-Mar-23	31-Mar-22	
Loan from Sobha Limited, Holding Company	167.386	4.000	10% Repayable on demand



Sobha Developers Pune Limited

Notes to the financial statements for the year ended March 31, 2023

16 Revenue from operations

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Revenue from operations		
Sale of products/ finished goods		
Income from property development	1.227	5.733
Other operating revenue		
Share in profits of partnership firm investments (post tax)	0.188	-
Others	1.771	1.380
Total	3.186	7.113

17 Other income

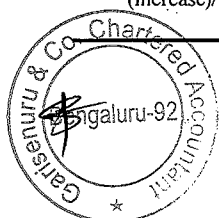
	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Other non-operating income	0.094	0.235
	0.094	0.235

18 Finance income

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Interest income on		
Bank deposits	0.013	-
Inter-corporate Deposits	22.268	23.028
Income tax refund	-	0.046
	22.281	23.074

19 (Increase)/ decrease in inventories

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Inventories at the end of the year		
Land stock	225.361	49.000
Work-in-progress	149.318	149.318
	374.679	198.318
Inventories at the beginning of the year		
Land stock	49.000	49.000
Work-in-progress	149.318	148.555
	198.318	197.555
(Increase)/ decrease	(176.361)	(0.763)



Sobha Developers Pune Limited

Notes to the financial statements for the year ended March 31, 2023

20 Other expenses

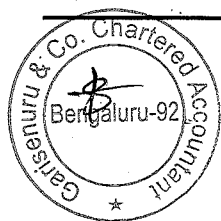
	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Rates and taxes	0.010	0.010
Property maintenance expenses	-	0.075
Brokerage and discounts	0.812	-
Donation (refer note 27)	-	0.200
Legal and professional fees	0.831	0.035
Registration expenses - flats	-	0.609
Payment to auditor (Refer details below)	0.020	0.020
Share of loss from Sobha City	-	0.058
Sundry Balances written off	-	0.868
Miscellaneous expenses	2.148	0.318
	3.821	2.193

Payment to auditor

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
As auditor:		
Audit fee	0.020	0.020
	0.020	0.020

21 Finance costs

	31-Mar-23 ₹ million	31-Mar-22 ₹ million
Interest		
- On inter-corporate deposits	5.639	0.773
Bank charges	0.007	0.004
	5.646	0.777
Total finance costs	5.646	0.777



Sobha Developers Pune Limited

Notes to the financial statements for the year ended March 31, 2023

- 22 There is no expenditure or earnings in Foreign exchange during the period.
- 23 **Contingent Liability:**
Corporate Guarantee to HDFC Bank against the credit facility extended by the bank to Sobha City, being a related party.
- 24 There are no dues to any party covered under Micro, Small and medium Enterprises Development Act, 2006, and hence information required under the said Act has not been furnished.
- 25 The provision of Gratuity and other related acts are not applicable and hence no such provisions are made.
- 26 The related parties and transactions with them during the year as identified by the management are given under:

a) List of Related Companies**Holding Company**

Sobha Limited

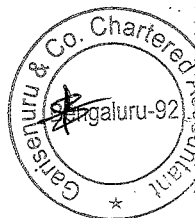
Subsidiary Company

Kilai Builders Private Limited
Sobha Interiors Private Limited
Kuthavakkam Builders Private Limited
Kuthavakkam Realtors Private Limited

Name of the Other Related Parties

Allapuzha Fine Real Estate Private Limited
Aluva Realtors Private Limited
Bikasa Properties Private Limited
Bikasa Realestates 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
Hbr Consultants Private Limited
Hill And Menon Securities Private Limited
Ilupur Builders Private Limited
Ilupur Developers Private Limited
Ilupur Properties Private Limited
Ilupur Real Estate Private Limited
Ilupur Realtors Private Limited
Indeset Electromechanical Private Limited
Indeset Steel Private Limited
Kaloore Realtors Private Limited
Kaveripuram Developers 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 Developers Private Limited
Kuthavakkam Properties Private Limited
Lotus Manpower Consultants Services Private Limited
Mamballi Builders Private Limited
Mannur Builders Private Limited
Mannur Properties Private Limited
Mannur Real Estate Private Limited
Mapedu Builders Private Limited
Mapedu Real Estates Private Limited
Mapedu Realtors Private Limited
Marina Realtors Private Limited
Moolamcode Traders Private Limited
Sobha Tambaram Developers Limited
Nasarapet Developers Private Limited
Nasarapet Properties Private Limited

Perambakkam Properties Private Limited
Pillaipakkam Properties Private Limited
Pillaipakkam Builders Private Limited
PNC Lighting Solutions Private Limited
PNC Technologies Private Limited
Punkunnam Builders And Developers Private Limited
Puzhakkal Developers Private Limited
Red Lotus Facility Services Private Limited
Red Lotus Metal Works Facilities And Services Private Limited
Red Lotus Realtors Private Limited
Royal Interiors 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
S.B.G Housing 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 Realestates Private Limited
Sengadu Realtors Private Limited
Sobha Academy Private Limited
Sobha Assets Private Limited
Sobha Aviation And Engineering Services Private Limited
Sobha Contracting Private 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 Durga Devi Property Management Private Limited
Sri Kanakadurga Property Developers Private Limited
Sri Parvathy Land Developers Private Limited
Sunbeam Projects Private Limited
Technobuild Developers 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
Sobha Nandambakkam Developers Limited
Valasai Vettikadu Properties Private Limited

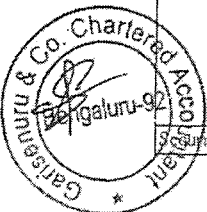


Nasarpet Realtors Private Limited
 Navabhusan Properties And Developers Private Limited
 Onan Builders Private Limited
 Padma Lechana Enterprises Private Limited
 Palani Properties Private Limited
 Pallavur Projects Private Limited
 Paramakudi Properties Private Limited
 Perambakkam Builders Private Limited
 PNC Switchgears Private Limited
 C V S Tech Park Private Limited
 Sobha Construction Products Private Limited

Valasai Vettikadu Real Estate Private Limited
 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
 Sri Kurumba Educational and Charitable Trust
 Sobha City
 Kondhwa Projects LLP

b) Transactions with Related Parties

Nature of transaction	Description of relationship	Name of the Related party	31-Mar-23	31-Mar-22
			₹ million	₹ million
Unsecured Loan received(net)	Holding Company	Sobha Limited	167.386	4.000
Unsecured loan refunded			4.000	13.388
Interest expense			5.639	0.773
Unsecured Loan given	Other Related Party	Sobha contracting Private Limited	20.726	3.832
		Sobha Highrise Ventures Private Limited	-	3.817
	Subsidiary Company	Kuthavakkam Realtors Private Limited	43.200	-
Unsecured loan refunded	Other Related Party	Sobha Highrise Ventures Private Limited	70.496	35.750
Interest Income	Other Related Party	Sobha contracting Private Limited	13.626	11.677
		Sobha Highrise Ventures Private Limited	4.887	11.352
	Subsidiary Company	Kuthavakkam Realtors Private Limited	3.754	-
Advance Refunded	Subsidiary Company	Kuthavakkam Realtors Private Limited	76.700	-
Donation	Other Related Party	Sri Kurumba Educational and Charitable Trust	-	0.200
Share of Loss	Other Related Party	Sobha City	-	0.058
Share of Profit			0.188	-
Investment	Other Related Party	Sobha City	0.010	0.010
			16.145	6.933
Investment	Subsidiary Company	Kilai Builders Private Limited	3.791	3.791
		Sobha Interiors Private Limited	1,640.176	1,640.176
		Kuthavakkam Builders Private Limited	3.057	3.057
		Kuthavakkam Realtors Private Limited	43.412	43.412
Balance Payable	Holding Company	Sobha Limited	172.470	4.026
Balance Receivable	Other Related Party	Sobha contracting Private Limited	137.494	127.278
		Sobha Highrise Ventures Private Limited	20.277	90.773
		Sobha City	16.155	6.943
	Subsidiary Company	Kilai Builders Private Limited	0.200	0.200
		Kuthavakkam Realtors Private Limited	43.200	26.200
		Kuthavakkam Builders Private Limited	0.300	0.300
Security/Guarantee offered for loan availed	Other Related Party	Sobha City	990.000	990.000



c) Key Managerial Personnel

Mr. M Radhakrishnan

Mr. Kayara Chandrashekar Gowda

Mr. Jagadish Chandra Sharma - Resigned - wef - 30.03.2022

Mr. Jagadish Nangineni - Appointment - wef - 30.03.2022

27 Earnings per Share:

a) Basic Earnings per share is calculated by dividing the net profit attributable to the ordinary Shareholders by the weighted average number of ordinary shares outstanding during the year.

b) The following reflects the income and share data used in the computation of Basic Earnings per share.

Particulars	31-Mar-23	31-Mar-22
	₹ million	₹ million
Amount used as the numerator	17.408	20.961
Net Profit attributable to the ordinary Shareholders for Basic Earnings per Share		
No of Ordinary Shares used as denominator	526,320	526,320
Weighted average number of ordinary shares in issue applicable to Basic earnings per Share		
Basic EPS (In Rs)	33.076	39.825

28	Details relating to Title deeds of Immovable Property not held in name of the Company :	Nil
29	Details relating to ageing of Capital Work-in-Progress	Nil
30	Details relating to ageing of Intangible assets under development	Nil
31	Details relating to borrowings secured against current assets of the company	Nil
32	Details relating to Benami Property held by the Company	Nil
33	Details relating to utilization of borrowed funds and share premium	Nil
34	Details relating to declaration of the company as wilful defaulter by any bank or financial institution or other lender	Nil
35	Details relating to the nature of transaction carried out with the struck-off company	Nil
36	Details relating to the transactions under taken in Crypto or Virtual currency	Nil
37	Details relating to the undisclosed income reported	Nil
38	Details regarding registraion or satisfaction of charges with Registrar of Companies, beyond the statutory period	Nil
39	Details regarding compliance with number of layers of companies	Nil
40	Details regarding compliance with approved scheme of arrangements	Nil

Details relating to loans or advances in the nature of loans to Promoters, Directors, KMP and related parties;

41

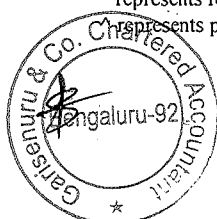
a. Repayable on Demand;

Type of Borrower	Amount of loan or advance in the nature of loan outstanding ₹ million	% to the total Loans and Advances in the nature of loans
Related Parties	200.971	100%

Type of Borrower	Current Period		Previous Period	
	Amount O/s* ₹ million	% of total ^	Amount O/s* ₹ million	% of total ^
Related Parties	200.971	100%	197.325	100%

* represents repayable on demand

^ represents percentage to the total Loans and Advances in the nature of loan



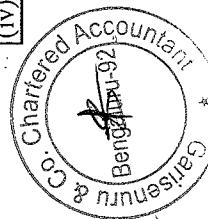
Sobha Developers Pune Limited

Notes to the financial statements for the year ended March 31, 2023

42 Trade Payables ageing schedule

Particulars	Outstanding for following periods (As on 31st March, 23)					₹ million
	Over due				Total	
	Not due	Less than 1 year	1-2 years	2-3 years		
(i) MSME	-	-	-	-	-	-
(ii) Others	-	-	0.009	0.007	1.555	1.571
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

Particulars	Outstanding for following periods (As on 31st March, 2022)					₹ million
	Over due				Total	
	Not due	Less than 1 year	1-2 years	2-3 years		
(i) MSME	-	-	-	-	-	-
(ii) Others	-	0.009	0.007	0.134	1.421	1.571
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-



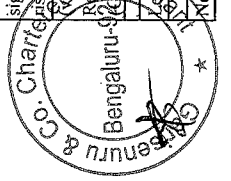
₹ million

Outstanding for following periods from date of transaction (As on 31st March'23)							
Particulars	Not due for payment	Beyond due date					Total
		Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good ((Gross)	-	-	-	0.173	-	6.546	6.719
(ii) Undisputed Trade Receivables – which have significant increase in credit risk (Gross)	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired ((Gross)	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables–considered good ((Gross)	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk (Gross)	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired ((Gross)	-	-	-	-	-	-	-
Less: Provision	-	-	-	-	-	-	-
Net Receivables	-	-	-	0.173	-	6.546	6.719

Trade Receivable ageing schedule (Gross receivable Amount)

₹ million

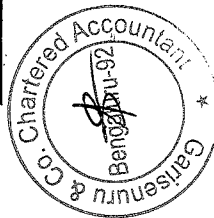
Outstanding for following periods from date of transaction (As on 31st March'22)							₹ million
Particulars	Not due for payment	Beyond due date					Total
		Less than 6 months	6 months -1 year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good (Gross)	-	-	0.173	-	0.585	12.059	12.817
(ii) Undisputed Trade Receivables – which have significant increase in credit risk (Gross)	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired (Gross)	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables–considered good (Gross)	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk (Gross)	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired (Gross)	-	-	-	-	-	-	-
Less: Provision	-	-	-	-	-	-	-
Net Receivables	-	-	0.173	-	0.585	12.059	12.817



44 Corporate Social Responsibility

₹ million

Sl no	Gross amount required to be spent by the company during the year	Amount spent during the year on	The amount of shortfall at the end of the year out of the amount required to be spent by the Company during the year	The total of previous years' shortfall amounts;	The reason for above shortfalls by way of a note	The nature of CSR activities undertaken by the Company
i)	Nil	Construction/acquisition of any asset				
		Nil	Nil	Nil	Nil	Nil
ii)		On purposes other than (i) above				
		Nil	Nil	Nil	Nil	Nil



Sobha Developers Pune Limited

Notes to the financial statements for the year ended March 31, 2023

Ratios

Particulars	Numerator consists off	Denominator consists off	Current year ratio	Previous year ratio	% of variance	Reasons for variance
Liquidity Ratio:						
Current ratio	Current Assets	Current Liabilities	3.31	17.59	-81.16%	Increase in borrowing and inventory on account of land purchase
Solvency Ratio:						
Debt Equity ratio	Total Debt	Shareholder's Equity	0.08	0.002	4050.86%	Increase in borrowing during the year
Debt Service Coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.34	1.48	-76.71%	Decrease in profit earned and increase in borrowings
Profitability Ratio:						
Return on Equity	Net Profits after taxes - Preference Dividend	Average Equity	0.01	0.01	-17.69%	Nil
Net Profit ratio	Net Profit	Net sales = Total sales - sales return	5.46	2.95	85.42%	Decrease in Sales turnover
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax	0.01	0.01	-8.15%	Nil
Utilisation Ratio:						
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable				
Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.33	0.35	-6.19%	Nil
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	Nil	Nil	Nil	Nil
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets - Current liabilities	Nil	Nil	Nil	Nil
			0.01	0.02	-56.06%	Increase in borrowing, inventory on account of land purchase and decrease in sales turnover

Sobha Developers Pune Limited

Notes to the financial statements for the year ended March 31, 2023

46 Fair value measurements

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

Particulars	As at March 31, 2023			As at March 31, 2022		
	At Cost	Fair value through profit or loss	At Amortised Cost	At Cost	Fair value through profit or loss	At Amortised Cost
Financial assets						
Investments	1,706.591	-	-	1,697.379	-	-
Trade receivables	-	-	6.719	-	-	12.817
Cash and cash equivalents	-	-	3.490	-	-	1.373
Loans	-	-	200.971	-	-	197.325
Total	1,706.591	-	211.180	1,697.379	-	211.515
Financial liabilities						
Borrowings	-	-	167.386	-	-	4.000
Trade payables	-	-	1.571	-	-	1.571
Other financial liabilities	-	-	5.172	-	-	0.114
Total	-	-	174.129	-	-	5.685



47 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.

The sensitivity analyses in the following section relate to the position as at March 31, 2023 and March 31, 2022

The following assumptions have been made in calculating the sensitivity analyses:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at March 31, 2023 and March 31, 2022.

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 exposure to the risk of changes in market interest rates relates primarily to the Company's short-term debt obligations with floating interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. The Company does not enter into any interest rate swaps.

Interest rate sensitivity

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 years ended March 31, 2023 and March 31, 2022.

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).

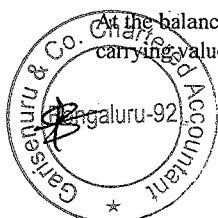
Trade receivables

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 2023 and 31 March 2022 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.

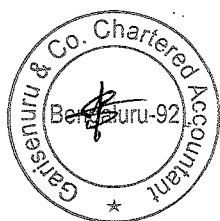


C Liquidity risk

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):

						₹ million
	On demand	Less than 3 months	3 to 12 months	1 to 5 years	> 5 years	Total
Year ended March 31, 2023						
Borrowings	167.386	-	-	-	-	167.386
Other financial liabilities	5.172	-	-	-	-	5.172
Trade payables	1.571	-	-	-	-	1.571
	174.129	-	-	-	-	174.129
Year ended March 31, 2022						
Borrowings	4.000	-	-	-	-	4.000
Other financial liabilities	0.114	-	-	-	-	0.114
Trade payables	1.571	-	-	-	-	1.571
	5.685	-	-	-	-	5.685



Sobha Developers Pune Limited

Notes to the financial statements for the year ended March 31, 2023

48 Dividend

The company has not declared any dividend during the year.

49 Prior year comparatives

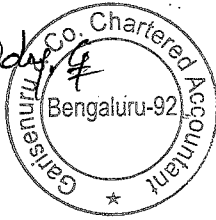
The figures of the previous year have been regrouped/reclassified, where necessary, to confirm with the current year's classification.

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

As per my report of even date

For Garisenuru & Co
ICAI Firm registration number: 018666S
Chartered Accountant

Subba Reddy G
Proprietor
Membership No.: 244907



Place: Bengaluru, India
Date: 17/05/2023

For and on behalf of the Board of Directors of
Sobha Developers Pune Limited

M Radhakrishnan
Director
DIN: 02226337

Place: Bengaluru, India
Date: 17/05/2023

UDIN: 23244907 BGYR QV1988

Kayara Chandrashekar Gowda
Director
DIN :06852235