Annual Report
2022 – 2023

of

Kingmaker Developers Private Limited

SMMP & Company
Chartered Accountants

Independent Auditors' Report

To the Members of Kingmaker Developers Private Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of **Kingmaker Developers Private Limited,** (hereinafter referred to as "the Company"), which comprise of the Balance Sheet as at 31st March 2023, the Statement of Profit & Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Cash Flow Statement for the year then ended and Notes to the Financial Statements, including a summary of Significant Accounting Policies and other explanatory information (herein after referred to as "the Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 (hereinafter referred to as "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 Act 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 Loss and Total Comprehensive Income, Changes in Equity and its Cash flows for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon and we do not provide a separate opinion on these matters.

We have determined that there are no key audit matters to be communicated in our report.

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Information Other than the Ind AS financial Statements and Auditor's Report Thereon

The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Annual Report, but does not include the financial statements and our Auditor's report thereon. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and in doing so, consider whether the other information is materially inconsistent with the financial statement or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report the fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

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

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

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

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

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

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We also;

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion, to the extent applicable to the Company during the year on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls;
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
- Conclude on the appropriateness of management's use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the Company to cease to continue as a going concern;
- Evaluate the overall presentation, structure and content of the financial statements including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation;

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

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

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

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From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. The requirements of the Companies (Auditor's Report) Order, 2020 issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the "**Annexure A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, we report that;

   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

   b) In our opinion, proper books of account as required by law have been kept by the Company, so far as it appears from our examination of those books;

   c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the Company's books of account;

   d) In our opinion the aforesaid Financial Statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;

   e) On the basis of written representations received from the directors as on March 31, 2023, and taken on record by the Board of Directors, none of the directors is 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, the Company is exempt from such reporting as per Notification No. 583(E) dated 13th June, 2017 read together with General Circular No. 08/2017 dated 25th July 2017.

   g) In our opinion and to the best of our information and according to explanations given to us the requirements of Section 197(16) of the Act, as amended, the Company has not paid/provided any managerial remuneration in the current year and hence provisions of Section 197 of the Act are not applicable to the Company;

   h) With respect to the other matters to be included in the Auditor's Report in accordance with the Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us, we report that,

      i) The Company does not have any pending litigations which would impact its financial position;

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

iii) There were no amounts which were required to be transferred to the Investors 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company 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 have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalfof the Ultimate Beneficiaries;

c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material misstatement;

v. The company had neither declared any dividend in the previous year nor paid any dividend during the current year.

For **S M M P & Company**
Chartered Accountants
Firm Registration No. 120438 W

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Chintan Shah
Partner
Membership No. 166729
UDIN No. 23166729BGTJMU1533

Mumbai, dated May 17, 2023

Annexure to the Auditors' Report

*(Referred to in Paragraph 1 under the head "Report on Other Legal and Regulatory Requirements" of our report of even date on the Ind AS financial Statements for the year ended on March 31, 2023 of **Kingmaker Developers Private Limited**)*

In terms of the information and explanations given to us and the books and records examined by us and on the basis of such checks as we considered appropriate, we further report as under:

(i) a. The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment (Fixed Assets).

b. The Company has a regular programme of physical verification of its Property, Plant and Equipment, by which all Property, Plant and Equipment are verified annually. In our opinion the periodicity of such physical verification is reasonable having regard to the size of the Company and the nature of its assets. As explained to us there were no discrepancies on such verification carried out by the management.

c. According to the information and explanations provided to us and on the basis of examination of records of the Company, there are no immovable properties held by the Company and accordingly, the provisions of clause 3(i)(c) of the Order are not applicable.

d. The Company has not revalued any of its Property, Plant and Equipment during the year.

e. No proceedings have been initiated during the year or are pending against the Company as at March 31, 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

(ii) a. The Company does not have any inventory. Accordingly, the provisions of clause 3(ii) of the Order are not applicable.

b. As per the information and explanations given to us, the Company has not been sanctioned any working capital limits during the year from any banks and Financial Institutions. Hence, reporting under clause 3(ii)(b) is not applicable.

(iii) According to the information and explanations given to us and on the basis of records verified by us during the year, the Company has not made any investments or provided any guarantee or any security or granted any loans or advances in the nature of loans to any party. Accordingly, the provisions of clause 3(iii)(a) to (f) of the Order are not applicable.

(iv) Based on the information and explanations given to us and on the basis of records verified by us, there were no transactions carried out by the Company which fall within the purview of Section 185 of the Act, Further, since the Company falls within the definition of construction company the provisions of Section 186 of the Act are not applicable to the Company. Accordingly, reporting under paragraph 3 (iv) of the order is not applicable to the Company during the year.

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(v) According to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, the paragraph 3 (v) of the order is not applicable to the Company.

(vi) The Central Government of India has not specified the maintenance of cost records under Section 148(1) of the Act, for any products of the Company. Accordingly, the provisions of clause 3(vi) of the order are not applicable to the Company during the year under review.

vii) As per the records verified by us and according to the information and explanations given to us, the Company is generally regular in depositing undisputed statutory dues including Goods and Services Tax (GST), Income Tax, Profession Tax and other material statutory dues with the appropriate authorities during the year and there were no amounts representing outstanding balances for more than six months as on the Balance Sheet date. As explained to us, the statutes pertaining to Value added tax, Customs Duty, Cess and investor education and protection fund are not applicable to the Company during the year under review.

According to the information and explanation given us and as per the records verified by us, the Company does not have disputed statutory liability during the year under review in respect of Income Tax, Goods & Services Tax (GST), Provident Fund, Sales Tax, Value Added Tax, Service Tax, Cess and other material Statutory dues.

viii) According to the information and explanations given to us and as per the records examined by us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) as Income during the year.

ix) a. As per the records verified by us, the Company does not have any loans or borrowings payable to any banks or financial institutions or government during the year under review. Accordingly, the provisions of clause 3(ix) (a) and (c) to (f) of the order are not applicable to the Company.

b. 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 been declared a wilful defaulter by any bank or financial institution or government or any government authority.

x) a. In our opinion and according to the information and explanations given to us and to the best of our knowledge and belief, the Company did not raise money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.

b. According to the information and explanations given to us and on the basis of our examination of the records, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting on clause 3(x)(b) of the Order is not applicable.

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xi) a. During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud on or by the Company or its officers or employees, noticed or reported during the year, nor have we been informed of such case by the management.

b. According to the information and explanations given to us, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

c. According to the information and explanations given to us, the Company is not required to adopt vigil mechanism and there were no whistle blower complaints received by the Companyduring the year.

xii) The Company is not a Nidhi company during the year under review and hence the provisions of clause 3(xii) of the order are not applicable.

xiii) As per the information and explanations given during the course of our verification, in our opinion, all transactions with the related parties made by the Company were in compliance with Sections 188 of the Act. Further, the Company is not required to constitute an Audit Committee under Section 177 of the Act and accordingly, to this extent, paragraph 3(xiii) of the order is not applicable to the Company.

xiv) In our opinion and based on the examination of the records, the Company is not required to have an internal audit system as per the provisions of section 138 of the Act and accordingly, paragraph 3(xiv) (a) and (b) of the order is not applicable to the Company.

xv) As per the information and explanations provided to us, during the year, the Company has not entered into any non-cash transactions with directors or persons connected with the directors within the purview of Section 192 of the Act. Accordingly, provisions of clause 3(xv) of the Order are not applicable to the Company.

xvi) a. As per the information and explanations provided to us and based on the overall operations of the Company, the Company is not required to obtain registration under Section 45-IA of the Reserve Bank of India Act 1934. Accordingly, clauses 3(xvi)(a) and (b) of the Order are not applicable.

c. The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and accordingly reporting under clause 3(xvi)(c) of the order is not applicable.

d. According to the information and explanations provided to us, there are no Core Investment Companies (CICs) within the 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.

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xvii) The company has not incurred any cash losses during the financial year covered by our audit. Further, the Company has incurred cash losses amounting to Rs. 0.54 Lacs in the immediately preceding financial year.

xviii) There has been no resignation of the Statutory Auditors of the Company during the year. Accordingly, clause 3(xviii)of the Order is not applicable.

xix) According to the information and explanations given to us 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 and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that the Company is not capable of meeting its liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts upto to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx) According to the information and explanations given to us, the provisions of Section 135 of the Act in respect of contribution towards Corporate Social Responsibility is not applicable to the Company during the year. Accordingly, reporting under clause 3(xx)(a) & (b) of the Order is not applicable.

For **S M M P & Company**
Chartered Accountants
Firm Registration No. 120438W

Chintan Shah
Partner
Membership No. 166729
UDIN No. 23166729BGTJMU1533

Mumbai, dated May 17, 2023

Kingmaker Developers Private Limited
Balance Sheet as at March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Particulars	Note	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
Property, plant and equipment	2	0.07	0.12
Deferred tax assets	14	9.37	9.37
Income tax assets	3	0.34	32.35
Total non-current assets		**9.78**	**41.83**
Current assets			
Financial assets			
i. Cash and cash equivalents	4	82.86	93.97
ii. Other financial assets	5	5.71	15.40
Other current assets	6	81.90	60.42
Total current assets		**170.47**	**169.80**
Total assets		**180.25**	**211.62**
EQUITY AND LIABILITIES			
Equity share capital	7(a)	1.00	1.00
Reserves and surplus	7(b)	(34.14)	(38.43)
Total equity		**(33.14)**	**(37.43)**
LIABILITIES			
Current liabilities			
Financial liabilities			
i. Borrowings	8	98.28	229.51
ii. Trade payables	9		
a) Total outstanding dues of micro and small enterprises		0.15	-
b) Total outstanding dues of creditors other than (ii) (a) above		2.08	2.15
Other current liabilities	10	112.88	17.39
Total current liabilities		**213.39**	**249.05**
Total liabilities		**213.39**	**249.05**
Total equity and liabilities		**180.25**	**211.62**

Significant Accounting Policies
Notes of accounts forming integral part of financial statement
As per our attached report of even date

For S M M P & Company
Chartered Accountants
Firm Registration No. 120438W

Chintan Shah
Partner
Membership no : 166729

Place : Mumbai
Date : 17/5/23

SMMP & COMPANY CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors
Kingmaker Developers Private Limited
CIN: U45203MH2008PTC180638

Vincent Rodrigues
Director
DIN: 06587755

Kaizad Hateria
Director
DIN: 07986933

Kingmaker Developers Private Limited
Statement of profit and loss for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Particulars	Note	Year ended March 31, 2023	Year ended March 31, 2022
Income			
Other income	11	4.63	-
Total income		4.63	-
Expenses			
Depreciation and amortisation expense	12	0.06	0.11
Finance costs	12	-	0.22
Other expenses	13	0.28	0.32
Total expenses		0.34	0.65
(Loss)/ Profit for the year		4.29	(0.65)
Income tax expense			
- Current tax	14	-	-
- Deferred tax	14	-	-
Total tax expense		-	-
(Loss)/ Profit for the year		4.29	(0.65)
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Income tax relating to above		-	-
Other comprehensive income for the year		-	-
Total comprehensive (loss)/income for the year		4.29	(0.65)
Earning per share (EPS) (Basic and Diluted) (Nominal Value Rs.10)		42.89	(6.49)

Significant Accounting Policies
Notes of accounts forming integral part of financial statement
As per our attached report of even date

For S M M P & Company
Chartered Accountants
Firm Registration No. 120438W

Chintan Shah
Partner
Membership no : 166729

Place : Mumbai
Date : 17/5/23

SMMP & COMPANY * CHARTERED ACCOUNTANTS *

For and on behalf of the Board of Directors
Kingmaker Developers Private Limited
CIN: U45203MH2008PTC180638

Vincent Rodrigues
Director
DIN: 06587755

Kaizad Hateria
Director
DIN: 07986933

Kingmaker Developers Private Limited
Statement of cash flows for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Cash flows from operating activities		
(Loss)/ Profit before tax	4.29	(0.65)
Adjustments for:		
Depreciation and amortization expenses	0.06	0.11
Finance costs	-	0.22
Operating cash flows before working capital changes	4.35	(0.32)
Changes in working capital:		
(Increase) in other current assets	(21.47)	(10.29)
(Increase) in other financial assets	9.68	-
Increase in trade payable	0.08	(22.36)
Increase in other current liabilities	95.48	2.51
Increase in other current financial liabilities	-	(110.30)
Cash generated by/ (used) in operations	83.77	(140.44)
Income taxes refund	32.01	(0.09)
Net cash inflow from operating activities [A]	120.13	(140.86)
Cash flows from investing activities		
Net cash inflow from investing activities [B]	-	-
Cash flows from financing activities		
Loan to Related Party	-	-
Repayment of borrowings	(131.23)	202.74
Finance cost paid	-	(0.22)
Net cash outflow from financing activities [C]	(131.23)	202.52
Net (decrease) in cash and cash equivalents [A+B+C]	(11.10)	61.68
Cash and cash equivalents at beginning of the period / year (see below	93.96	32.28
Cash and cash equivalent at end of the period / year (see below)	82.86	93.96
Notes to statement of cash flows		
Components of cash and cash equivalent		
Cash on hand	0.01	0.63
Balances with banks in current accounts	82.85	93.34
	82.86	93.96

Notes:

Net Debt reconciliation

Particulars	As at March 31, 2023	As at March 31, 2022
Borrowings (including interest accrued)	98.28	229.51

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Opening Balance	229.51	26.77
Repayment of borrowings	(131.23)	202.74
Interest expense recorded in profit and loss	-	0.22
Finance costs paid	-	(0.22)
Closing Balance	98.28	229.51

For S M M P & Company
Chartered Accountants
Firm Registration No. 120438W

Chintan Shah
Partner
Membership no : 166729

Place : Mumbai
Date : 17/5/23

For and on behalf of the Board of Directors
Kingmaker Developers Private Limited
CIN: U45203MH2008PTC180638

Vincent Rodrigues
Director
DIN: 06587755

Kaizad Hateria
Director
DIN: 07986933

Kingmaker Developers Private Limited
Statement of changes in equity for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

A. Equity share capital

Particulars	Amount
As at April 01, 2021	1.00
Changes in equity share capital	-
As at March 31, 2022	1.00
Changes in equity share capital	-
As at March 31, 2023	1.00

B. Other equity

	Reserve and Surplus	Total other equity
	Retained earnings	
As at April 01, 2021	(37.79)	(37.79)
(Loss) for the year	(0.65)	(0.65)
Other comprehensive income	-	-
Total comprehensive income for the year	(0.65)	(0.65)
As at March 31, 2022	(38.43)	(38.43)
(Loss) for the year	4.29	4.29
Other comprehensive income	-	-
Total comprehensive income for the year	4.29	4.29
As at March 31, 2023	(34.14)	(34.14)

As per our attached report of even date

For S M M P & Company
Chartered Accountants
Firm Registration No. 120438W

Chintan Shah
Partner
Membership no : 166729

Place : Mumbai
Date : 17/5/23

S M M P & COMPANY * CHARTERED ACCOUNTANTS *

For and on behalf of the Board of Directors
Kingmaker Developers Private Limited
CIN: U45203MH2008PTC180638

Vincent Rodrigues
Director
DIN: 06587755

Kaizad Hateria
Director
DIN: 07986933

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Background
Kingmaker Developers Private Limited ('the Company') is a private limited Company, incorporated and domiciled in India and has its registered office at 702, Natraj, M V Road Junction, Andheri East, Mumbai 400 069.

The Company is incorporated since March 31, 2008 and is engaged primarily in the business of real estate constructions, development and other related activities in India.

Note 1: Summary of significant Accounting Policies
This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

(a) Basis of preparation
(i) Compliance with Ind AS
The financial statements of the company comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) [Companies (Indian Accounting Standards) Rules, 2015] and other relevant provisions of the Act.

(ii) Historical cost convention
The financial statements have been prepared on a historical cost basis, except for the following:
• certain financial assets and financial liabilities is measured at fair value;
• defined benefit plans - plan assets measured at fair value;

(iii) Current - non current classification
All assets and liabilities have been classified as current or non-current as per the Company's operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013. Based on the nature of business and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 4 years for the purpose of current - non-current classification of assets and liabilities relating to its project. Operating cycle for all other cases including completed projects is based on 12 months period.

(b) Segment reporting
Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker (CODM).

The Board of Directors of the Company has been identified as being the CODM as they assesses the financial performance and position of the Company, and makes strategic decisions. Refer Note 22 for segment information.

(c) Foreign currency translation
(i) Functional and presentation currency
Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is the functional and presentation currency of the Company.

(ii) Transactions and balances
Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in profit or loss. A monetary item for which settlement is neither planned nor likely to occur in the foreseeable future is considered as a part of the entity's net investment in that foreign operation.

(d) Revenue recognition
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. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, 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 assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangement.

Income from Property development and other services
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, non-cash consideration, and consideration payable to the customer (if any).

The Company satisfies a performance obligation and recognise the revenue over the time if the Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date basis the agreement entered with customers, otherwise revenue is recognized point in time. The 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 and the performance obligation is satisfied i.e. on transfer of legal title of the residential unit and on completion of project and occupation certificate is received.

SMMP & COMPANY * CHARTERED ACCOUNTANTS *

When it is not possible to reasonably measure the outcome of a performance obligation and the Company expects to recover the costs incurred in satisfying the performance obligation, revenue is recognized only to the extent of the costs incurred until such time that it can reasonably measure the outcome of the performance obligation.

The Company becomes entitled to invoice customers for construction of residential and commercial properties based on achieving a series of construction-linked milestones. When the Company satisfies a performance obligation by delivering the promised goods or services it creates a contract asset based on the amount of consideration earned by the performance. Any amount previously recognised as a contract asset is reclassified to trade receivables at the point when the Company has the right to consideration that is unconditional. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

The Company recognizes incremental costs for obtaining a contract as an asset and such costs are amortised over the period required for satisfying the performance obligation.

(e) Income tax

The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate adjusted by changes in deferred tax assets and liabilities attributable to temporary differences and to unused tax losses.

(i) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period. The provision for current tax is made at the rate of tax as applicable for the income of the previous year as defined under the Income Tax Act, 1961.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

(ii) Deferred tax

Deferred income tax is recognised using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts as per financial statements as at the reporting date. Deferred income tax is also not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss).

Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

(i) Impairment of non-financial assets

Intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

(f) Cash and cash equivalents

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

CHARTERED ACCOUNTANTS

(g) Trade receivables
Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognised at fair value. The company holds the trade receivables with the objective of collecting the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method, less loss allowance.

(h) Inventories
Inventories are valued as under:
(i) Inventory of completed saleable units
Inventory of completed saleable units and stock-in-trade of units is valued at lower of cost or net realisable value.

(ii) Construction work-in-progress
The construction work-in-progress is valued at lower of cost or net realisable value. Cost includes cost of land, development rights, rates and taxes, construction costs, borrowing costs, other direct expenditure, and appropriate proportion of variable and fixed overhead expenditure, the latter being allocated on the basis of normal operating capacity. Cost of inventories also include all other costs incurred in bringing the inventories to their present location and condition.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

iii) Construction materials
The construction materials are valued at lower of cost or net realisable value. Cost of construction material comprises cost of purchases on moving weighted average basis. Costs of inventory are determined after deducting rebates and discounts.

(i) Financial instruments
A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.
Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

Financial assets:
Classification
The Company classifies its financial assets in the following measurement categories:
• those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss), and
• those measured at amortised cost
The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

Initial recognition and measurement
Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Companies commits to purchase or sale the financial asset. 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. Transaction costs of financial assets carried at fair value through profit or loss are expensed of in profit or loss.

Subsequent measurement
After initial recognition, financial assets are measured at:
• fair value (either through other comprehensive income or through profit or loss), or
• amortised cost

Debt instruments
Debt instruments are subsequently measured at amortised cost, fair value through other comprehensive income ('FVOCI') or fair value through profit or loss ('FVTPL') till de-recognition on the basis of (i) the entity's business model for managing the financial assets and (ii) the contractual cash flow characteristics of the financial asset.

Amortised cost:
Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value through other comprehensive income (FVOCI):
Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/ (losses). Interest income from these financial assets is included in other income using the effective interest rate method.

SMMP & COMPANY ★ CHARTERED ACCOUNTANTS ★

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Fair value through profit or loss (FVTPL):
Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss is recognised in profit or loss in the period in which it arises. Interest income from these financial assets are recognised in other income.

Equity instruments
All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL.
The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.
If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to profit and loss, even on sale of such investments.
Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

Impairment of financial assets
The Company assesses on a forward looking basis the expected credit losses associated with its assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 37 details how the Company determines whether there has been a significant increase in credit risk.

For trade receivables and contract assets only, the Company applies the simplified approach permitted by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

Derecognition of financial assets
A financial asset is derecognized only when:
• the Company has transferred the rights to receive cash flows from the financial asset or
• retains the contractual rights to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.
Where the entity has transferred an asset, the Company evaluates whether it has transferred substantially all risks and rewards of ownership of the financial asset. In such cases, the financial asset is derecognised. Where the entity has not transferred substantially all risks and rewards of ownership of the financial asset, the financial asset is not derecognised.

Where the entity has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognized if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to the extent of continuing involvement in the financial asset.

Income recognition
Interest income
Interest income from financial assets at amortised cost is calculated using the effective interest rate method and recognised in the statement of profit and loss as part of other income.
Interest income is calculated by applying the effective interest rate to the gross carrying amount of financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

Dividend income
Dividends are received from financial assets at fair value through profit or loss and at FVOCI. Dividends are recognised as other income in profit or loss when the right to receive payment is established. This applies even if they are paid out of pre-acquisition profits, unless the dividend clearly a recovery part of the cost of the investment.

Other income
All other income is accounted on accrual basis when no significant uncertainty exist regarding the amount that will be received.

Financial liabilities:
Initial recognition and measurement
Financial liabilities are initially measured at its fair value plus or minus, in the case of a financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the issue/ origination of the financial liability.

Subsequent measurement
Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held for trading, or it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in the statement of profit and loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in the statement of profit and loss. Any gain or loss on derecognition is also recognised in the statement of profit and loss.

SAMP & COMPANY
CHARTERED ACCOUNTANTS

Derecognition
A financial liability is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

Offsetting financial instruments
Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

(j) Property, plant and equipment
Items of property, plant and equipment are stated at historical cost less accumulated depreciation and impairment. Historical cost comprises of the purchase price including import duties and non-refundable taxes and directly attributable expenses incurred to bring the asset to the location and condition necessary for it to be capable of being operated in the manner intended by management.

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

Depreciation methods, estimated useful lives and residual value
Depreciation is calculated using the written down value method (except for office improvements which are being depreciated on straight line method), to allocate their cost, net of residual values, over the estimated useful lives of the assets. The estimated useful lives is based on technical evaluation done by the management's expert which is in accordance with the Schedule II to the Companies Act, 2013, except in case of plant and machinery, in order to reflect the actual usage of the assets. The residual values are not more than 5% of the original cost of the asset. The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

The management estimates the useful life for the property, plant and equipment as follows:

Asset	Useful Life
Plant and machinery	6 years
Office equipment	5 years
Furniture and fixtures	10 years
Computers	3 years
Vehicles	8 years

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss within other income / other expenses.

(q) Intangible assets
Intangible assets are stated at acquisition cost, net of accumulated amortisation and accumulated impairment losses, if any. Intangible assets are amortised on a written down value basis over their estimated useful lives.

The management estimates the useful life for the intangible asset is as follows:

Asset	Useful Life
Computer software	5 years

The amortisation period and the amortisation method are reviewed at least at each financial year end. If the expected useful life of the asset is significantly different from previous estimates, the amortisation period is changed accordingly.
An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.
Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in profit or loss within other income / other expenses.

(k) 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 not due within 12 months after the reporting period or operating cycle, as applicable. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

SMNP & COMPANY ★ CHARTERED ACCOUNTANTS ★

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

(l) Borrowings

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

Preference shares, which are mandatorily redeemable on a specific date, are classified as liabilities. The dividends on these preference shares are recognised in profit or loss as finance costs.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other income / other expenses.

Where the terms of a financial liability are renegotiated and the entity issues equity instruments to a creditor to extinguish all or part of the liability (debt for equity swap), a gain or loss is recognised in profit or loss, which is measured as the difference between the carrying amount of the financial liability and the fair value of the equity instruments issued.

An exchange between an existing borrower and lender of debt instruments with substantially different terms shall be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability or a part of it (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of a financial liability (or part of a financial liability) extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 48 months after the reporting period. Where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the entity does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

(m) Borrowing cost

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time (except for the contract on which revenue is recognised over the period of time) that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Capitalisation of borrowing costs is suspended and charged to the statement of profit and loss during extended periods when active development activity on the qualifying asset is interrupted.

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

Other borrowing costs are expensed in the period in which they are incurred.

(n) Provisions and contingent liabilities

Provisions

Provisions are recognized when there is a present legal or constructive obligation as a result of a past events, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligation. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognised as an interest expense.

Contingent liabilities

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company, or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

(o) Employee benefits

(i) Short term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within period of operating cycle after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.

SMMP & COMPANY
CHARTERED ACCOUNTANTS

(ii) Other long term employee benefit obligations
The liabilities for earned leave are not expected to be settled wholly within period of operating cycle after the end of the period in which the employees render the related service. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in profit or loss. The obligations are presented as current liabilities in the balance sheet if the Company does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

(iii) Post-employment obligations
The Company operates the following post-employment schemes.

- defined benefit plan i.e. Gratuity
- defined contribution plans such as provident fund

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

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.
The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefits expense in the statement of profit and loss.
Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income.
They are included in retained earnings in the statement of changes in equity and in the balance sheet.
Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost.

Defined contribution plans
The Company pays provident fund contributions to publicly administered provident funds as per local regulations. The Company has no further payment obligation once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefits expense when they are incurred.

(iv) Employee options
The fair value of options granted under the Rustomjee Employee Stock Option Plan 2022 is recognised as an employee benefits expense with a corresponding increase in equity. The total amount to be expensed is determined by reference to the fair value of the options granted:
• including any market performance conditions (e.g. the entity's share price).
• excluding the impact of any service and non-market performance vesting conditions (e.g. profitability, sales growth targets and remaining an employee of the entity over a specified time period).
• including the impact of any non-vesting conditions (e.g. the requirement for employees to save or hold shares for a specific period of time).
The total expense is recognised over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied.
At the end of each period, the entity revises its estimates of the number of options that are expected to vest based on the non-market vesting and service conditions. It recognises the impact of the revision to original estimates, if any, in profit or loss, with a corresponding adjustment to equity.
Where shares are forfeited due to a failure by the employee to satisfy the service conditions, any expenses previously recognised in relation to such shares are reversed effective from the date of the forfeiture.

(p) Contributed equity
Equity shares are classified as equity.
Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

(q) Dividend
Provision is made for the amount of any dividend declared, being appropriately authorised and no longer at the discretion of the entity, on or before the end of the reporting period but not distributed at the end of the reporting period.

(r) Earnings per share
(i) Basic earnings per share
Basic earnings per share is calculated by dividing:
• The profit attributable to owners of respective class of equity shares of the Company.
• By the weighted average number of equity shares (respective class wise) outstanding during the financial year.

(ii) Diluted earnings per share

SMMP & COMPANY
CHARTERED ACCOUNTANTS
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Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:
• the after income tax effect of interest and other financing costs associated with dilutive potential equity shares, and
• the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

Note 1A: Changes in accounting policies and disclosures

New and amended standards adopted by the Company

The Company has applied the following amendments to Ind AS for the first time for their annual reporting period commencing 1 April 2021:

• Extension of COVID-19 related concessions – amendments to Ind AS 116
• Interest rate benchmark reform – amendments to Ind AS 109, Financial Instruments, Ind AS 107, Financial Instruments: Disclosures, Ind AS 104, Insurance Contracts and Ind AS 116, Leases.

The amendments listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

New amendments issued but not effective

The Ministry of Corporate Affairs has vide notification dated 23 March 2022 notified Companies (Indian Accounting Standards) Amendment Rules, 2022 which amends certain accounting standards, and are effective 1 April 2022.

• Proceeds before intended use of property, plant and equipment- Ind AS 16, Property, Plant and Equipment
• Onerous Contracts – Cost of fulfilling a contract- Ind AS 37, Provisions, Contingent Liabilities and Contingent Assets
• References to the conceptual framework- Ind AS 103, Business combinations
• Fees included in the 10% test for derecognition of financial liabilities- Ind AS 109, Financial Instruments

These amendments are not expected to have a material impact on the Company in the current or future reporting periods and on foreseeable future transactions.

Reclassifications consequent to amendments to Schedule III

The Ministry of Corporate Affairs amended the Schedule III to the Companies Act, 2013 on March 24, 2021 to increase the transparency and provide additional disclosures to users of financial statements. These amendments are effective from April 01, 2021.

Note 2: Critical estimates and judgements

The preparation of financial statements requires the use of accounting estimates which, by definition, will seldom equal the actual results. Management also needs to exercise judgment in applying the Company's accounting policies. This note provides an overview of the areas that involved a higher degree of judgment or complexity, and of items which are more likely to be materially adjusted due to estimates and assumptions turning out to be different than those originally assessed.

• Estimation of defined benefit obligation - Refer Note 30
• Recognition of deferred tax assets for carried forward tax losses

The recognition of deferred tax assets is based upon whether it is probable that sufficient and suitable taxable profits will be available in the future against which the reversal of temporary differences can be deducted. To determine the future taxable profits, reference is made to the approved budgets of the Company. The amounts recognised in the financial statements in respect of each matter are derived from the Company's best estimation and judgment as described above (Refer note 30).

• Estimation of useful life of property, plant and equipment

Property, plant and equipment represent a significant proportion of the asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of Company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology. Refer note 2.

• Estimated fair value of financial instruments

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Management uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at the end of each reporting period. Refer note 17.

SMMP & COMPANY
CHARTERED ACCOUNTANTS

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 2 - Property, plant and equipment

Particulars	Office equipments	Total
For the year ended March 31, 2022		
Gross carrying amount	0.98	0.98
Additions	-	-
Closing gross carrying amount	0.98	0.98
Accumulated depreciation and impairment		
Opening accumulated depreciation	0.75	0.75
Depreciation charge during the year	0.11	0.11
Closing accumulated depreciation and impairment	0.86	0.86
Net carrying amount	0.12	0.13
Year ended March 31, 2023		
Gross carrying amount	0.98	0.98
Additions	-	-
Closing gross carrying amount	0.98	0.98
Accumulated depreciation and impairment		
Opening accumulated depreciation	0.86	0.86
Depreciation charge during the year	0.06	0.06
Closing accumulated depreciation and impairment	0.91	0.91
Net carrying amount	0.07	0.07

SMMP & COMPANY
CHARTERED ACCOUNTANTS

(All amounts in INR lakhs, unless otherwise stated)

Note 3 - Income tax assets

Particulars	As at March 31, 2023	As at March 31, 2022
Advance tax including tax deducted at source	0.34	32.35
Total	**0.34**	**32.35**

Note 4 - Cash and cash equivalents

Particulars	As at March 31, 2023	As at March 31, 2022
Balances with banks		
In current accounts	82.85	93.34
Cash in hand	0.01	0.63
Total	**82.86**	**93.97**

Note 5 - Other current financial assets

Particulars	As at March 31, 2023	As at March 31, 2022
Unsecured and considered good		
Security deposits	5.71	15.40
Total	**5.71**	**15.40**

Note 6 - Other current assets

Particulars	As at March 31, 2023	As at March 31, 2022
Advances for supply of goods and services	17.60	5.71
Deposits with government authorities	61.38	49.96
Prepaid expenses	2.92	4.75
Total	**81.90**	**60.42**

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Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 7 - Share capital and other equity

Note 7(a) - Equity share capital

(i) Authorised share capital

Particulars	Number of shares	Amount
As at April 01, 2021	10,000	1.00
Increase during the year	-	-
As at March 31, 2022	10,000	1.00
Increase during the year	-	-
As at March 31, 2023	10,000	1.00

(ii) Issued, subscribed and paid up share capital

Particulars	Number of shares	Amount
As at April 01, 2021	10,000	1.00
Increase during the year	-	-
As at March 31, 2022	10,000	1.00
Increase during the year	-	-
As at March 31, 2023	10,000	1.00

(iii) Movements in equity share capital

Particulars	Number of shares	Amount
As at April 01, 2021	10,000	1.00
Issued during the year	-	-
As at March 31, 2022	10,000	1.00
Issued during the year	-	-
As at March 31, 2023	10,000	1.00

Rights, preferences and restrictions attached to equity shares.

The Company has single class of equity shares having a par value of Rs.10 each. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity share holders are eligible to receive remaining assets of the Company after distribution of all preferential amounts, in proportion to their share holdings.

(iv) Shares of the company held by holding company

Particulars	As at March 31, 2023	As at March 31, 2022
Equity Shares 10000 [March 31, 2022:10000] equity shares of Rs.10 each, fully paid up are held by Keystone Realtors Limited (formerly known as Keystone Realtors Private Limited)	1.00	1.00

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

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number of shares	% Holding	Number of shares	% Holding
Equity Shares				
Keystone Realtors Limited	10,000	100.00%	10,000	100.00%

(vi) Shareholding of promoters are disclosed below:

Name of Promoters	Number of shares	% Total shares	% Changes during the year
As at March 31, 2023			
Equity Shares			
Keystone Realtors Limited	10,000	100.00%	0.00%
As at March 31, 2022			
Equity Shares			
Keystone Realtors Limited	10,000	100.00%	0.00%

Note 7(b) - Reserves and surplus

Particulars	As at March 31, 2023	As at March 31, 2022
Retained earnings	(34.14)	(38.43)
Total	(34.14)	(38.43)

Retained earnings

Particulars	As at March 31, 2023	As at March 31, 2022
Opening balance	(38.43)	(37.79)
(Loss) / profit for the year	4.29	(0.65)
Closing balance	(34.14)	(38.43)

SAMP & COMPANY MUMBAI CHARTERED ACCOUNTANTS

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 8 - Borrowings

Particulars	As at March 31, 2023	As at March 31, 2022
Unsecured		
From Others	98.28	229.51
Total	**98.28**	**229.51**

Note 9 - Trade payables

Particulars	As at March 31, 2023	As at March 31, 2022
Trade payables		
Dues to micro and small enterprises	0.15	-
Dues to others	2.08	2.15
Total	**2.23**	**2.15**

Trade payable ageing Schedules for the Year ended March 31, 2023 and Year ended March 31, 2022:
Outstanding for the Year ended March 31, 2023 from the due date of payment

Particulars	MSME	Others
Unbilled dues	0.15	0.88
Not due	-	0.44
Less than 1 year	-	0.22
1 - 2 years	-	0.07
2 - 3 years	-	0.47
More the 3 years	-	-
Total	**0.15**	**2.08**

Outstanding for the Year ended March 31, 2022 from the due date of payment

Particulars	MSME	Others
Unbilled dues	-	0.88
Not due	-	0.21
Less than 1 year	-	0.07
1 - 2 years	-	0.47
2- 3 years	-	0.49
More the 3 years	-	0.03
Total	-	**2.15**

Note: Company does not have any disputed trade payables to MSME & others

Note 10 - Other current liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
Statutory dues payable	21.62	17.39
Other payable	91.26	-
Total	**112.88**	**17.39**

SMAP & COMPANY MUMBAI CHARTERED ACCOUNTANTS

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 11 - Other income

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
On deposits with banks	1.26	-
Interest On IT Refund	3.37	-
Total	4.63	-

Note 12 - Finance costs

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Interest		
On delayed payment of statutory dues	-	0.22
Total	-	0.22

Note 13 - Other expenses

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Auditor's Remuneration (Refer note 13 (a))	0.15	0.15
Rates and taxes	0.09	0.08
Telephone and communication expenses	0.03	-
General office expenses	0.00	0.09
Bank charges	0.01	0.01
Total	0.28	0.32

Note 13 (a) - Details of Auditors Remuneration

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Details of Auditors Remuneration		
- Statutory audit fees	0.15	0.15
Total	0.15	0.15

SMMP & COMPANY * CHARTERED ACCOUNTANTS * MUMBAI

Kingmaker Developers Private Limited

Notes to the Financial Statements as at and for the year ended March 31, 2023

(All amounts in INR lakhs, unless otherwise stated)

Note 14 - Taxation

14(a) Income tax expense

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Current tax		
Current tax on profits for the year	-	-
Total current tax expense	-	-
Deferred tax		
(Increase)/Decrease in deferred tax assets	-	-
Total deferred tax expense/(benefit)	-	-
Income tax expense	-	-

14(b) Reconciliation of tax expense and accounting profit multiplied by statutory tax rates

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
(Loss)/Profit for the year	4.29	(0.65)
Statutory tax rate applicable	25.17%	25.17%
Tax expense at applicable tax rate	1.08	(0.16)
Change in tax rate	-	-
Others	(1.08)	0.16
Income tax expense	-	-

14(c) - Deferred tax assets

The balance comprises temporary differences attributable to:

Particulars	As at March 31, 2023	As at March 31, 2022
Difference between book base and tax base of PPE	0.13	0.13
Carry forward business losses and depreciation	9.24	9.24
Total deferred tax assets	9.37	9.37
Set-off of deferred tax liabilities pursuant to set-off provisions	-	-
Net deferred tax assets	9.37	9.37

14(d) Movement in deferred tax assets

Particulars	As at April 01, 2021	Charged/ (credited) to profit and loss	Charged/ (credited) to OCI	As at March 31, 2022
Difference between book base and tax base of PPE	0.13	-	-	0.13
Carry forward business losses and depreciation	9.24	-	-	9.24
Total deferred tax assets	9.37	-	-	9.37

Particulars	As at April 01, 2022	Charged/ (credited) to OCI	Charged/ (credited) to equity	As at March 31, 2023
Difference between book base and tax base of PPE	0.13	-	-	0.13
Carry forward business losses and depreciation	9.24	-	-	9.24
Total deferred tax assets	9.37	-	-	9.37

14(e) The expiry schedule of the above unrecognised losses is as follows:

Expiry date	As at March 31, 2023	As at March 31, 2022
Expiry within 5 years	-	-
Expiry within 6-8 years	32.26	36.82
Unlimited	0.29	0.22
Total	32.55	37.03

SMMP & COMPANY * MUMBAI * CHARTERED ACCOUNTANTS

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 15 - Fair value measurement

Particulars	As at March 31, 2023	As at March 31, 2022
Financial assets - Amortised cost		
Security Deposits	5.71	15.40
Cash and cash equivalents	82.86	93.97
Total financial assets	**88.57**	**109.37**
Financial liabilities - Amortised cost		
Trade payables	2.22	2.15
Borrowings	98.28	229.51
Total financial liabilities	**100.51**	**231.66**

(ii) Fair value hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are measured at amortised cost and for which fair values are disclosed in the financial statements.

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes instruments like listed equity instruments, traded bonds and mutual funds that have quoted price.

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

(iii) Valuation process

The finance department of the Company includes a team that performs the valuations of financial assets and liabilities required for financial reporting purposes, including level 3 fair values.

The carrying amounts of short term loans, cash and cash equivalents, current trade payables, borrowings and other financial liabilities are considered to be the same as their fair values, due to their short-term nature.

SMMP & COMPANY ★ CHARTERED ACCOUNTANTS ★

(All amounts in INR lakhs, unless otherwise stated)

Note 16 - Financial Risk Management

The Company's activities expose it to a variety of financial risks namely credit risk, liquidity risk and market risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

(i) 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. Financial instruments that are subject to credit risk and concentration thereof principally consist of short term loans.

(ii) Liquidity risk

Liquidity is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. Company's objective is to, at all time maintain optimum levels of liquidity to meet its financial obligations. The company manages liquidity risk by maintaining sufficient cash and cash equivalents. In addition, processes and policies related to such risks are overseen by senior management.

Maturities of financial liabilities

The table summarises the maturity profile of company's financial liabilities based on contractual undiscounted payments:

Particulars	Less than one year	One to four years	More than four years	Total
As at March 31, 2023				
Borrowings	98.28	-	-	98.28
Trade payables	2.22	-	-	2.22
	100.51	-	-	100.51
As at March 31, 2022				
Borrowings	229.51	-	-	229.51
Trade payables	2.15	-	-	2.15
	231.66	-	-	231.66

(iii) 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. Market risk comprises two types of risk: interest rate risk and currency risk. Financial instruments affected by market risk include borrowings.

(iv) Interest 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 risk of changes in market rate is limited as the company's has given loans at fixed interest rate.

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

The company manages the interest rate risk by having a balanced portfolio of fixed and variable rate borrowings. The exposure of the company's borrowing to interest rate changes at the end of the reporting period are as follows:

(a) Interest rate exposure

Particulars	As at March 31, 2023	As at March 31, 2022
Variable rate borrowings	-	-
Fixed rate borrowings	98.28	229.51
Total borrowings	98.28	229.51

(b) Sensitivity

Profit or loss is sensitive to higher / lower interest expense as a result of changes in interest rates. A 20 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents management's assessment of the reasonably possible change in interest rates. With all other variables held constant, the Company's profit before tax will be impacted by a change in interest rate as follows:

Particulars	Increase / (Decrease) in profit before tax As at March 31, 2023	As at March 31, 2022
Increase in interest rate by 20 basis points (20 bps)	-	-
Decrease in interest rate by 20 basis points (20 bps)	-	-

Note 17 - Capital Management

(a) Risk Management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company.

The Company aims to manage its capital efficiently so as to safeguard its ability to continue as a going concern and to optimise returns to our shareholders. The capital structure of the Company is based on management's judgment of the appropriate balance of key elements in order to meet its strategic and day-to day needs. We consider the amount of capital in proportion to risk and manage the capital structure in light of changes in economic conditions and the risk characteristics of the underlying assets.

The Company's aim is to translate profitable growth to superior cash generation through efficient capital management. The Company's policy is to maintain a stable and strong capital structure with a focus on total equity so as to maintain investor, creditors and market confidence and to sustain future development and growth of its business. The Company will take appropriate steps in order to maintain, or if necessary adjust, its capital structure.

SAMP & COMPANY * CHARTERED ACCOUNTANTS * MUMBAI

Kingmaker Developers Private Limited

Notes to the Financial Statements as at and for the year ended March 31, 2023

(All amounts in INR lakhs, unless otherwise stated)

Note 18 - Related Party Disclosure

I Name of related parties and nature of relationship:

A) Where control exists

Holding company: Keystone Realtors Limited (formerly known as Keystone Realtors Private Limited)

B) Other related parties with whom transactions have taken place during the year & closing balances existed at the year end

(i) Key Management Personnel

Mr. Vincent Rodrigues

Mr. Kaizad Hateria

II Transactions with related parties

A) Key Management personnel compensation

Particulars	As at March 31, 2023	As at March 31, 2022
Short-term employee benefits*	37.96	34.77
Total compensation	**37.96**	**34.77**

*Compensation excludes provision for gratuity and compensated absences since these are based on actuarial valuation on an overall company basis.

B) Terms and conditions

All related party transactions entered during the period / year were in ordinary course of the business and are on arm's length basis.

SMMP & COMPANY
MUMBAI
CHARTERED ACCOUNTANTS

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 19 - Specific ratios are as calculated below:

Particulars	As at March 31, 2023	As at March 31, 2022	% of Change
Current Ratio	0.80	0.68	17.18
Debt-Equity Ratio	(2.97)	(6.13)	(51.69)
Debt Service Coverage Ratio	0.04	(0.00)	(9,225.78)
Return on Equity Ratio	(0.12)	0.02	(795.08)
Trade payables turnover ratio	0.07	0.02	286.78
Return on Capital employed	(0.24)	(0.00)	5,408.62
Return on investment	0.02	(0.00)	(1,267.90)

Reasons for significant variance in above ratio

Particulars	% change from March 31, 2022 to March 31, 2023
Debt Service Coverage Ratio	Due to decrease in borrowings during the year
Return on Equity Ratio	Due to decrease in loss during the year
Trade payables turnover ratio	Due to increase in Purchase during the year
Return on Capital employed	Due to decrease in loss during the year
Return on investment	Due to decrease in loss during the year

Elements of Ratio

Ratios	Numerator	Denominator	As at March 31, 2023		As at March 31, 2022	
			Numerator	Denominator	Numerator	Denominator
Current Ratio	Current Assets	Current Liability	170.47	213.39	169.80	249.05
Debt-Equity Ratio	Debt (Borrowing)	Total Equity	98.28	(33.14)	229.51	(37.43)
Debt Service Coverage Ratio	Profit for the year + Finance cost + Depreciation	Borrowings+ Interest Accrued on Borrowing	4.35	98.28	(0.32)	229.51
Return on Equity Ratio	Profit for the year	Average Total Equity	4.29	(25.29)	(0.65)	(37.11)
Trade payables turnover ratio	Total Purchase	Average trade payable	0.15	2.19	0.23	13.33
Return on Capital employed	Profit Before Tax + Finance cost	Total Equity + Debt (Borrowings) - Cash and cash equivalents	4.29	(17.72)	(0.43)	98.11
Return on investment	Profit Before Tax + Finance cost	Total assets	4.29	180.25	(0.43)	211.62

SAMP & COMPANY
MUMBAI
CHARTERED ACCOUNTANTS

(All amounts in INR lakhs, unless otherwise stated)

Note 20 - Segment Reporting
The company's board of directors who is identified as the chief operating decision maker of the company, examines the performance of the business and allocates funds on the basis of a single reportable segment i.e. 'Development of property'. The company has no other reportable segment. The company does not have any reportable geographical segment as it caters to the needs of only the domestic market.

Note 21 - Contingent liabilities
Contingent liabilities for March 31, 2023 - Nil (March 31, 2022 - Nil)

Note 22 - Earnings per share

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Basic earning per share		
(Loss)/ Profit for the year	4.29	(0.65)
Weighted average number of equity shares	10,000	10,000
Basic earning per share	42.89	(6.49)
Diluted earning per share		
(Loss)/ Profit for the year	4.29	(0.65)
Weighted average number of equity shares	10,000	10,000
Diluted earning per share	42.89	(6.49)

Note 23 - Kingmaker Developers Private Limited (hereinafter referred to as "the company") had entered into a development management agreement with Real Gem Buildtech Private Limited (RGBPL) for its real estate project "Crown"(hereinafter referred to as "the project") located in Mumbai. Persuant to the Development Agreement the company and RGBPL has filled a scheme of arrangement before the National Company Law Tribunal (NCLT) for transfer of the project on slump sale basis. The company in its earlier years had accounted for expenses in respect of the project. During the year, the company has transferred all attributable expenses incurred so far to RGBPL.

Note 24 - Confirmation of Balances
Balances appearing under trade payables are subject to confirmation and reconciliation, if any. Any consequent adjustment will be considered in the accounts in the year of such confirmation/ reconciliation.

Note 25 - Corporate social responsibility expenditure
The Company is not required to spend any amount in terms of provisions of section 135 of the Act on Corporate Social Responsibility.

Note 26 - Additional Regulatory Information
i) Details of Benami property Held
No proceedings have been initiated on or are pending against the company for holding benami property under the Benami Transactions
ii) Borrowings secured against current assets
The Company has not borrowed from banks and financial institutions on the basis of security of current assets.

iii) Wilful Defaulter
The company has never been declared as wilful defaulter by any bank or financial institution or government or any government authority.
iv) Relationship with struck off companies
The company has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.
v) Compliance with number of layers of companies
The company has complied with the number of layers prescribed under the Companies Act, 2013.
vi) Compliance with approved scheme(s) of arrangements
The company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.
vii) Utilisation of borrowed funds and share premium
The company has not taken advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
a. 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
b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

SMMP & COMPANY CHARTERED ACCOUNTANTS

The company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall:

a. 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

b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries

viii) Undisclosed income

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961,

ix) Details of crypto currency or virtual currency

The company has not traded or invested in crypto currency or virtual currency during the current or previous year.

x) Valuation of PP&E, intangible asset and investment property

The company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or

xi) Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are yet to be registered with the Registrar of Companies beyond the

xii) Utilisation of borrowings availed from banks and financial institutions

The company has not obtained borrowings from banks and financial institutions.

SMMP & COMPANY
MUMBAI
CHARTERED ACCOUNTANTS

Kingmaker Developers Private Limited
Notes to the Financial Statements as at and for the year ended March 31, 2023
(All amounts in INR lakhs, unless otherwise stated)

Note 27 - Employee benefit obligations

Particulars	As at March 31, 2023	As at March 31, 2022
Non-current		
Compensated absences	-	-
Gratuity	-	-
Current		
Compensated absences	-	-
Gratuity	-	-
Total	-	-

The leave obligations cover the Company's liability for casual, sick and earned leave.
The following amounts reflect leave that is not expected to be taken or paid within the next 12 months.

Particulars	As at March 31, 2023	As at March 31, 2022
Leave obligations not expected to be settled within next 12 months	-	-

(ii) Defined contribution plans

The Company has certain defined contribution plans. Contributions are made to provident fund in India for employees at the rate of 12% of basic salary as per regulations. The contributions are made to registered provident fund administered by the government. The obligation of the Company is limited to the amount contributed and it has no further contractual nor any constructive obligation.

(iii) Post employment obligations

Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. The gratuity plan is a unfunded plan and the Company makes contributions to recognised funds in India. The Company does fully fund the liability and maintains a target level of funding to be maintained over a period of time based on estimations of expected gratuity payments.

Balance sheet amounts - gratuity

The amounts recognised in the balance sheet and the movements in the net defined benefit obligation over the period / year are as follows:

Particulars	Present value of obligation	Fair value of plan assets	Net amount
As at March 31, 2022	102.55	7.63	94.91
Current service cost	19.54	-	19.54
Interest expense/(income)	6.57	0.49	6.08
Total amount recognised in profit and loss	128.65	8.12	120.54
Remeasurements	-	-	-
Return on plan assets, excluding amount included in interest expense/(income)	-	0.17	(0.17)
(Gain)/loss from change in demographic assumptions	(7.30)	-	(7.30)
(Gain)/loss from change in financial assumptions	(4.35)	-	(4.35)
Experience (gains)/losses	11.26	-	11.26
Total amount recognised in other comprehensive income	(0.39)	0.17	(0.55)
Employer contributions	-	68.96	(68.96)
Benefit payments	(3.45)	(3.45)	-
Assets Transferred In/ Acquisitions	-	-	-
As at March 31, 2023	124.82	73.80	51.02

*Amount is below the rounding off norm adopted by the Company

The net liability disclosed above relating to funded and unfunded plans is as below:

Particulars	As at March 31, 2023	As at March 31, 2022
Present value of obligations	(124.82)	(102.55)
Fair value of plan assets	73.80	7.63
Deficit of gratuity plan	(51.02)	(94.91)

Significant estimates: actuarial assumptions

The significant actuarial assumptions were as follows:

Particulars	As at March 31, 2023	As at March 31, 2022
Discount rate	7.31%	6.41%
Employee turnover	20.00%	14.58%
Salary growth rate	8.00% p.a. for the next 1 years, 10.00% p.a. thereafter, starting from the 2nd year	8.00% p.a. for the next 1 years, 10.00% p.a. thereafter, starting from the 2nd year
Mortality rate	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)

SMMP & COMPANY MUMBAI CHARTERED ACCOUNTANTS

(iv) Sensitivity analysis

The sensitivity of the defined benefit obligation to changes in the weighted principal assumptions by 1% is as below:

Particulars	Impact on defined benefit obligation			
	Increase in assumptions		Decrease in assumptions	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Discount rate	(4.47)	(5.56)	4.86	6.19
Salary growth rate	4.03	5.19	(3.92)	(4.90)
Employee turnover (1%)	(0.88)	(1.56)	0.92	1.65

The above sensitivity analysis is based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the defined benefit liability recognised in the balance sheet.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the prior period.

(v) The major categories of plan assets are as follows:

The plan asset for the funded gratuity plan is administered by Life Insurance Corporation of India ('LIC') as per the investment pattern stipulated for Pension and Group Schemes fund by Insurance Regulatory and Development Authority regulations i.e. 100% of plan assets are invested in insurer managed fund. Quoted price of the same is not available in active market.

(vi) Risk exposure

Through its defined benefit plans, the Company is exposed to a number of risks, the most significant of which are detailed below :

Interest rate risk: A fall in the discount rate which is linked to the government securities rate will increase the present value of the liability requiring higher provision. A fall in the discount rate generally increases the mark to market value of the assets depending on the duration of asset.

Salary risk: The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

Investment risk: The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below this rate, it will create a plan deficit. Currently, for the plan in India, it has a relatively balanced mix of investments in government securities, and other debt instruments.

Asset liability matching risk (ALM risk): The plan faces the ALM risk as to the matching cash flow. Since the plan is invested in lines of rule 101 of Income Tax Rules, 1962, this generally reduces ALM risk.

Mortality risk: Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

Concentration risk: Plan is having a concentration risk as all the assets are invested with the insurance Company and a default will wipe out all the assets. Although probability of this is very less as insurance companies have to follow regulatory guidelines.

(vii) Defined benefit liability and employer contributions

The weighted average duration of the defined benefit obligation is 10 years. The expected maturity analysis of undiscounted gratuity is as follows:

Projected benefits payable in future period / year from the date of reporting	As at March 31, 2023	As at March 31, 2022
1st following year	19.12	7.40
2nd following year	19.45	11.36
3rd following year	18.66	11.76
4th following year	25.72	11.69
5th following year	12.87	19.02
Sum of years 6 to 10	46.57	41.54
Sum of years 11 and above	30.64	55.93

(viii) Group Employee option plan

The establishment of the Rustomjee Employee Stock Option Plan 2022 was approved by the parent shareholders on 11th May 2022. Under the plan, participants

Set out below is a summary of options granted under the plan:

	31-Mar-23		31-Mar-22	
	Average exercise price per share option (INR)	Number of options	Average exercise price per share option (INR)	Number of options
Opening balance	-	-	-	-
Granted during the year	480	167,200	-	-
Excercised during the year	-	-	-	-
Forfeited during the year	480	(5,100.00)	-	-
Closing balance	480	162,100	-	-

During the current valuation period, no options have been exercised and no options expired during the periods covered in the above tables.

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Share options outstanding at the end of the year have the following expiry date and exercise prices:

Grant date	Vesting date	Exercise price (INR)	Share options as at 31 March 2023	Fair value of option
01-Aug-22	01-Aug-23	480	40,525	190.63
01-Aug-22	31-Jul-24	480	40,525	220.71
01-Aug-22	31-Jul-25	480	40,525	247.17
01-Aug-22	31-Jul-26	480	40,525	271.61

Weighted average remaining contractual life of options outstanding at end of period is 5.84.

Fair value of options granted

The fair value at grant date is independently determined using the Black-Scholes Model which takes into account the exercise price, the term of the option, the share price at grant date and expected price volatility of the underlying share, the expected dividend yield and the risk-free interest rate for the term of the option.

The model inputs for options granted during the year ended 31 March 2023 included:

a) Vested options are exercisable for a period of four years after vesting.
b) exercise price: INR 480
c) grant date: 1 August 2022
d) share price at grant date: 499.34
e) expected price volatility of the company's shares: 43%
f) Dividend Yield: 0%
g) risk-free interest rate: 6.95% to 7.27%

The expected price volatility is based on the historic volatility (based on the remaining life of the options), adjusted for any expected changes to future volatility due to publicly available information.

As per our attached report of even date

For S M M P & Company
Chartered Accountants

Chintan Shah
Partner
Membership no : 166729

Place : Mumbai
Date : 17/5/23

SMMP & COMPANY CHARTERED ACCOUNTANTS MUMBAI

For and on behalf of the Board of Directors
Kingmaker Developers Private Limited
CIN: U45203MH2008PTC180638

Vincent Rodrigues
Director
DIN: 06587755

Kaizad Hateria
Director
DIN: 07986933