



The Board of Directors

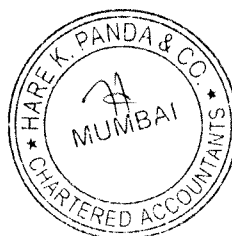
Lokhandwala Kataria Construction Private Limited

We have reviewed the accompanying statement of unaudited standalone financial results of Lokhandwala Kataria Construction Private Limited (the Company) for the quarter from 1<sup>st</sup> April 2021 to 30<sup>th</sup> June 2021 and half year from 1<sup>st</sup> April 2021 to 30<sup>th</sup> September 2021 attached herewith. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, except our observation given herein under, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement. We draw the attentions to our observations as under:

- i. *During the financial year 2020-21, the Company issued Non-convertible Debentures on private placement basis which are listed in a Stock Exchange. Notification dated 16th February 2015 issued by the Ministry of Corporate Affairs (MCA) in respect of the applicability of Companies Indian Accounting Rule, 2015. The Company need to have implemented Ind AS during the accounting year 31st March 2021. The definition of Listed Company amended vide Notification dated 19th February 2021 by the MCA and as per the said Notification the Company is not a Listed Company under the definition of Listed Company as per Section 2(52) of the Companies Act, 2013 with effect from 1st April 2021. The management has the opinion that as on the date of publishing the Financial Statement, the Company is not a listed company as per the definition of Section 2(52) of the Companies Act, 2013, which is the overriding section and hence the implementation of Ind AS is not applicable to the Company. The financial statement of the Company is prepared without considering the applicability of Ind AS. The financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting in accordance with the*



accounting principles generally accepted in India ('Indian GAAP') and comply with the Accounting standards prescribed in the Companies (Accounting Standards) Rules and other relevant provisions of the Companies Act, 2013, to the extent applicable. Our report on the accounts of the Company is subject to above. We do not express any opinion on the accompanying financial statements of the company on the applicability of Ind AS.

- ii. Various cases / litigations are filed against / by the Company in various forums. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
- iii. The Company was irregular in payment of various statutory dues and filing of the statutory returns, including the payment of Tax Deduction at Sources (TDS), payment of Provident Fund (PF), Maharashtra Value Added Tax and filing of the returns. No provision has made by the company in its books of account towards interest and penalty if any, on account of the delay in filing and payment of various statutory dues. In absence of adequate information, we reserve our opinion of the impact of the same on the financial statements.
- iv. The Company issued Non-convertible Debentures issued to Shapoorji Pallonji Development Managers Private Limited. As there is no certainty/agreed amount regarding the redemption premium payable by the Company, no provisions regarding Debenture Redemption Premium is provided in the books of the Company.
- v. The Company is having the negative Cash flow from its operating activities during the current year and also in the preceding previous years. Due to the continues negative cash flow of the company from the operating activities, there have been major delays/defaults in payment of principal and interest on borrowings, payment of statutory liabilities, payment of salaries to the employees, payment to the creditors and other dues of the Company. The management of the Company is of the opinion that no adverse impact is anticipated on future operations of the Company, due to the negative Cash flow from its operating activities during the current year and in the preceding previous years

**For Hare K. Panda & Co.**

**Chartered Accountants**

**Firm's Registration No: 143768W**

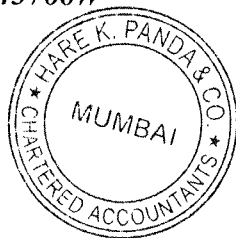


**H. K. Panda**

**Proprietor**

**Membership No. 105641**

**UDIN: 21105641AAAABE9424**



Mumbai, 15<sup>th</sup> November 2021

# Lokhandwala Kataria Construction Private Limited

## Balance Sheet

as at 30 September 2021

(Currency: Indian Rupees)

	30 September 2021 (Unaudited)	30 June 2021 (Unaudited)	31 March 2021 (Audited)
<b>EQUITY AND LIABILITIES</b>			
<b>Shareholder's funds</b>			
Share capital	252,131,370	252,131,370	252,131,370
Reserves and surplus	(997,399,687)	(829,220,805)	(788,642,676)
	(745,268,317)	(577,089,435)	(536,511,306)
<b>Non-current liabilities</b>			
Long-term borrowings	13,710,490,662	13,245,669,969	12,808,087,994
Long-term provision	13,557,190	13,557,190	13,557,190
	13,724,047,852	13,259,227,159	12,821,645,184
<b>Current liabilities</b>			
Short-term borrowings	7,351,626	7,351,626	13,427,710
Trade payables			
- Due to other than micro and small enterprises & Retention	523,748,620	491,855,380	556,579,049
Other current liabilities	2,937,142,922	3,074,281,949	3,003,931,228
Short-term provision	2,080,397	2,080,397	2,080,397
	3,470,323,565	3,575,569,352	3,576,018,384
<b>TOTAL</b>	<b>16,449,103,100</b>	<b>16,257,707,076</b>	<b>15,861,152,262</b>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Fixed assets			
(i) Tangible assets	9,783,197	9,757,029	9,494,179
(ii) Intangible assets	785,669	92,607	96,628
	10,568,866	9,849,636	9,590,807
Deferred tax assets, net			
Long-term loans and advances	20,040,004	17,835,959	23,126,788
Investment in Shares	457,943,520	457,943,520	457,943,520
<b>Current assets</b>			
Inventories	11,922,809,517	11,985,110,139	11,638,120,318
Trade receivables	1,462,173,419	1,161,091,298	716,022,004
Cash and bank balances	417,071,336	490,307,359	894,656,497
Short-term loans and advances	1,802,827,556	1,836,748,580	1,825,712,227
Other current assets	355,668,881	298,820,585	295,980,102
	15,960,550,710	15,772,077,961	15,370,491,147
<b>TOTAL</b>	<b>16,449,103,100</b>	<b>16,257,707,076</b>	<b>15,861,152,262</b>

Lokhandwala Kataria Construction Private Limited  
CIN: U45200MH1998PTC117468



*Lokhandwala*  
M.A. Lokhandwala  
Director  
DIN: 00219108

A.M. Lokhandwala  
Director

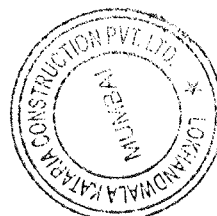
DIN: 00219135

Mumbai

Date: 15.11.2021

### NOTE:

The corresponding figures for the half year ended 30.09.2020 & quarter ended 30.06.2020, are not available as the security of the company is listed in November 2020.



# Lokhandwala Kataria Construction Private Limited

## Statement of Profit and Loss

for the year ended 30 September 2021

(Currency: Indian Rupees)

	30 September 2021 (Unaudited)	30 June 2021 (Unaudited)	31 March 2021 (Audited)
<b>Income</b>			
Revenue from operations	1,444,390,378	482,721,191	2,527,315,527
Other income	14,535,990	8,034,773	23,683,998
	<u>1,458,926,368</u>	<u>490,755,964</u>	<u>2,550,999,525</u>
<b>Expenses</b>			
Cost of materials consumed	1,614,690,911	513,294,593	2,768,555,621
Employee benefits expense	10,388,058	4,688,577	12,396,393
Finance costs	-	-	-
Depreciation and amortisation	1,813,555	762,462	3,514,385
Other expenses	40,790,855	12,588,462	41,005,305
	<u>1,667,683,379</u>	<u>531,334,093</u>	<u>2,825,471,704</u>
<b>Profit / (loss) before tax</b>	<b>(208,757,011)</b>	<b>(40,578,129)</b>	<b>(274,472,179)</b>
Tax expenses			
- Current tax	-	-	-
- Deferred tax	-	-	-
	<u>(208,757,011)</u>	<u>(40,578,129)</u>	<u>(274,472,179)</u>
<b>Profit / (loss) after tax</b>	<b>(208,757,011)</b>	<b>(40,578,129)</b>	<b>(274,472,179)</b>
Net profit/(loss) attributable to equity shareholders (A)	(208,757,011)	(40,578,129)	(274,472,179)
Less : Preference dividend (Notional)	(73,748,850)	(102,361,791)	(138,351,317)
Dividend distribution tax (Notional)	(12,533,617)	(17,396,386)	(23,512,806)
Net (loss) attributable to equity shareholders	(295,039,478)	(160,336,307)	(436,336,302)
Number of equity shares at the beginning and end of the year	153,137	153,137	153,137
Basic and diluted earnings per equity share (Face value of Re 1 per share) (A / B)	(1,926.64)	(1,047.01)	(2,849.32)

Lokhandwala Kataria Construction Private Limited  
CIN: U45200MH1998PTC117468



  
M.A. Lokhandwala  
Director

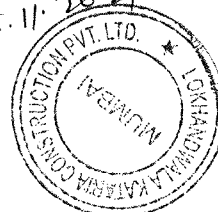
DIN: 00219108

  
A.M. Lokhandwala  
Director

DIN: 00219135

Mumbai

Date: 15.11.2021



### NOTE:

The corresponding figures for the half year ended 30.09.2020 & quarter ended 30.06.2020, are not available as the security of the company is listed in November 2020.

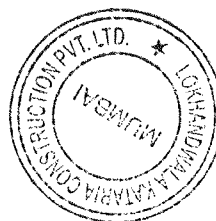
# Lokhandwala Kataria Construction Private Limited

## Cash flow statement (Unaudited)

for the year ended 30 September 2021

(Currency: Indian Rupees)

	30 September 2021 (Unaudited)	30 June 2021 (Unaudited)	31 March 2021 (Audited)
<b>Cash flow from operating activities :</b>			
Net (loss) before tax	(208,757,011)	(40,578,129)	(274,472,179)
Adjusted for :			
Depreciation	1,813,555	762,462	3,514,385
Depreciation adjustment due to change in accounting policy (refer note 10)			
Interest expenses		-	-
Loss/(Profit) on sale of fixed asset			
Interest income on intercorporate deposit	(8,646,520)	(4,275,751)	(15,078,334)
Interest income from fixed deposit	(4,930,567)	(2,800,119)	(6,188,605)
	<u>(11,763,532)</u>	<u>(6,313,408)</u>	<u>(17,752,554)</u>
Operating (loss) before working capital changes	<u>(220,520,543)</u>	<u>(46,891,537)</u>	<u>(292,224,733)</u>
<b>Changes in working capital</b>			
(Increase) in inventories	631,944,798	100,481,500	1,558,512,662
Decrease in loans and advances	22,884,671	(11,036,353)	(59,439,582)
Increase / (decrease) in trade payables	(32,830,429)	(64,723,669)	(208,911,461)
(Increase) / decrease in trade receivables	(746,151,416)	(445,069,295)	(354,808,062)
Increase in other current liabilities	(81,019,635)	60,461,375	(2,554,727,488)
	<u>(205,172,011)</u>	<u>(359,886,442)</u>	<u>(1,618,864,109)</u>
Cash (used in) / generated from operations	<u>(425,692,554)</u>	<u>(406,777,979)</u>	<u>(1,911,088,842)</u>
Income tax (paid )	3,086,784	5,290,829	24,658,858
Net cash (used in)/ generated from operating activities	<u>(422,605,770)</u>	<u>(401,487,150)</u>	<u>(1,886,429,984)</u>
<b>Cash flow from investing activities :</b>			
Purchase of fixed assets	(2,791,614)	(1,021,290)	(933,515)
Interest income	(46,111,692)	4,235,386	2,469,948
Net cash generated from investing activities	<u>(48,903,306)</u>	<u>3,214,096</u>	<u>1,536,433</u>
<b>Cash flow from financing activities :</b>			
Proceeds from borrowings	901,678,351	436,857,658	4,553,661,394
Repayment of borrowings	-	-	(374,436,463)
Interest paid	(907,754,435)	(442,933,742)	(1,421,373,243)
Net cash generated from financing activities	<u>(6,076,084)</u>	<u>(6,076,084)</u>	<u>2,757,851,687</u>
Net (decrease) / increase in cash and cash equivalents	<u>(477,585,160)</u>	<u>(404,349,138)</u>	<u>872,958,136</u>
Cash and cash equivalents at the beginning of the year	894,656,497	894,656,497	21,698,360
Cash and cash equivalents at the end of the year (see below)	<u>417,071,337</u>	<u>490,307,359</u>	<u>894,656,496</u>



# Lokhandwala Kataria Construction Private Limited

## Cash flow statement (Unaudited)

for the year ended 30 September 2021

(Currency: Indian Rupees)

Notes :

30 September 2021  
(Unaudited)

30 June 2021  
(Unaudited)

31 March 2021  
(Audited)

1. The Cash flow statement has been prepared under the indirect method as set out in Accounting Standard - 3 ('AS 3') on Cash Flow Statement prescribed in Companies (Accounting Standard) Rules, 2006.

2. Components of cash and cash equivalents

Cash in hand	2,833,654	2,295,275	877,546
With scheduled banks	-	-	-
- in current account	401,745,683	225,520,084	131,286,951
- Fixed deposits (deposits having original maturity of less than 3 mont	3,500,000	253,500,000	753,500,000
Other bank balances	8,992,000	8,992,000	8,992,000
- Fixed deposits with maturity less than 12 months	-	-	-
	<b>417,071,336</b>	<b>490,307,359</b>	<b>894,656,497</b>

Lokhandwala Kataria Construction Private Limited  
CIN: U45200MH1998PTC117468

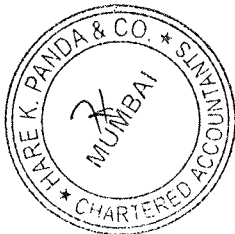
M.A. Lokhandwala  
Director  
DIN: 00219108

A.M. Lokhandwala  
Director  
DIN: 00219135

Mumbai  
Date: 15.11.2021

### NOTE:

The corresponding figures for the half year ended 30.09.2020 & quarter ended 30.06.2020, are not available as the security of the company is listed in November 2020.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued) (Unaudited)  
as at 30 September 2021

(Currency : Indian Rupees)

3.1 Share capital

	30 September 2021 (Unaudited)	30 June 2021 (Unaudited)	31 March 2021 (Audited)
<b>Authorised capital</b>			
150,000 (2015: 150,000) Equity shares (Class A) of Rs 10 each	1,500,000	1,500,000	1,500,000
100,000 (2015: 100,000) Equity shares (Class B) of Rs 10 each	1,000,000	1,000,000	1,000,000
750,000 (2015: 750,000) Equity shares (Class C) of Rs 10 each	7,500,000	7,500,000	7,500,000
25,250,000 (2015: 25,250,000) Preference shares of Rs 10 each	252,500,000	252,500,000	252,500,000
	<b>262,500,000</b>	<b>262,500,000</b>	<b>262,500,000</b>
<b>Issued, subscribed and fully paid-up</b>			
143,137 (2015: 143,137) Equity shares (Class A) of Rs 10 each, fully paid up	1,431,370	1,431,370	1,431,370
10,000 (2015: 10,000) Equity shares (Class B) of Rs 10 each, fully paid up	100,000	100,000	100,000
25,060,000 (2015: 25,060,000) 12% Optionally convertible cumulative redeemable preference shares of Rs 10 each, fully paid up.	250,600,000	250,600,000	250,600,000
	<b>252,131,370</b>	<b>252,131,370</b>	<b>252,131,370</b>

A Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting year:

	30 September 2021		31 March 2021	
<b>Equity shares</b>	<b>Number</b>	<b>Value</b>	<b>Number</b>	<b>Value</b>
Shares outstanding at the beginning and end of the year -Class A	143,137	1,431,370	143,137	1,431,370
Shares outstanding at the beginning and end of the year -Class B	10,000	100,000	10,000	100,000

	30 September 2021		31 March 2021	
<b>12% Optionally convertible cumulative redeemable preference</b>	<b>Number</b>	<b>Value</b>	<b>Number</b>	<b>Value</b>
Shares outstanding at the beginning and end of the year	25,060,000	250,600,000	25,060,000	250,600,000

B Terms / rights attached to shares

Equity shares

The Company has only three class of equity shares having a par value of Rs 10 per share. Class “A” shareholders have voting rights, Class “B” Shareholders have profit sharing rights and class “C” shares have been authorized but have not yet been issued. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of the Interim dividend.

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

Preference shares

25,060,000 optionally convertible cumulative preference shares of Rs 10 each.

The Company has one class of preference shares having a par value of Rs 10 per share. The preference shares do not carry any voting rights, even if dividend has remained unpaid for any year or dividend has not been declared by the Company for any year. Preference shares shall, subject to availability of profits during any financial year, be entitled to nominal dividend of 12% per year.

In the event of liquidation of the Company before conversion of the preference shares, the holders of convertible preference shares will have priority over equity shares in the payment of dividend and repayment of capital.



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued) (Unaudited)

as at 30 September 2021

(Currency : Indian Rupees)

### 3.1 Share capital (Continued)

C Details of shareholder holding more than 5% shares as at 31 March 2020 is as set out below.

Name of shareholder	30 September 2021		31 March 2021	
	Number	Percentage	Number	Percentage
<b>Equity shares</b>				
<b>Class A</b>				
Mr. Moiz Lokhandwala	29,675	20.73%	29,675	20.73%
Mr. Aliasgar Lokhandwala	29,675	20.73%	29,675	20.73%
Mr. Mohammed A Lokhandwala	13,650	9.54%	13,650	9.54%
Lokhandwala Infrastructure Pvt Ltd	70,137	49.00%	70,137	49.00%
<b>Class B</b>				
Mr. Mohammed A Lokhandwala	2,000	20.00%	2,000	20.00%
Mr. Moiz Lokhandwala	4,000	40.00%	4,000	40.00%
Mr. Aliasgar Lokhandwala	4,000	40.00%	4,000	40.00%
<b>Preference shares</b>				
Lokhandwala Infrastructure Pvt Ltd	25,060,000	100.00%	25,060,000	100.00%

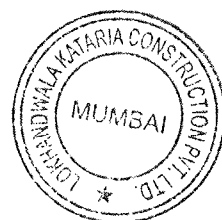
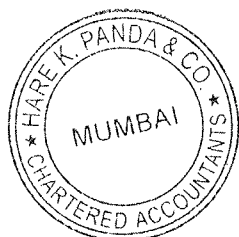
The 12% Optionally convertible cumulative redeemable preference shares carry an option to convert all or any of the preference shares at any time prior to redemption into 'Class C' equity shares in the ratio of 1:1 at the option of the shareholders.

### 3.2 Reserves and surplus

	30 September 2021	30 June 2021	31 March 2021
Securities premium reserve at the commencement and end of the year	470,571,630	470,571,630	470,571,630
General reserves at the commencement and end of the year	243,922	243,922	243,922
(Deficit) as per statement of profit and loss			
At the commencement of the year	(1,259,458,228)	(1,259,458,228)	(984,986,049)
Add: Profit / (loss) for the year	(208,757,011)	(40,578,129)	(274,472,179)
	(1,468,215,239)	(1,300,036,357)	(1,259,458,228)
<b>Total reserves and surplus</b>	<b>(997,399,687)</b>	<b>(829,220,805)</b>	<b>(788,642,676)</b>

### 3.3 Long-term borrowings

	30 September 2021	30 June 2021	31 March 2021
<b>Secured loans</b>			
<b>From Debentures</b>			
- Non convertible debentures from Shapoorji Pallonji Development Managers Pvt Ltd.	1,043,800,000	1,043,800,000	1,043,800,000
- Non convertible debentures from Real Estate Credit Opportunities Fund III - Listed	1,990,000,000	1,990,000,000	1,990,000,000
- Non convertible debentures from Real Estate Credit Opportunities Fund III - Unlisted	9,030,000,000	9,030,000,000	9,030,000,000
Premium /Interest on debentures accrued but not due (Not	1,585,362,661	1,120,541,968	677,608,226
<b>From others</b>			
- Term loan from ECL Finance Limited	61,328,001	61,328,001	66,679,768
	<b>13,710,490,662</b>	<b>13,245,669,969</b>	<b>12,808,087,994</b>



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued) as at 30 September 2021

Details of Security on Loans and Debentures:	Terms and condition for repayment:
<p><b>A. Term Loan - ECL Finance Limited:</b> Loan from ECL Finance Limited has been secured against Duplex Flat No.2901/2902 &amp; 3001/3002 in Zahra tower Co-operative housing society limited, in Worli which are owned by one of the Director of the company.</p>	<p>Loan carries interest rate @ 18% per annum (variable) and is repayable in 120 equal instalments of Rs 3,003,688 from March, 2015 at monthly instalments.</p>
<p><b>B. Term Loan - Indiabulls Housing Finance Limited:</b> Both the Term Loans from Indiabulls Housing Finance Limited has been secured against the "All that pieces or parcels of land/properties as under together with all the present and/or future structure, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed and /or constructed/to be constructed thereon and all the present and future rights, title and/or interests of M/S Lokhandwala Kataria Constructions Pvt. Ltd. therein: C.S. No. 1(pt) &amp; 2(pt) of Lower Parel Division situated at J.R. Boricha Marg, Mahalaxmi, Mumbai, admeasuring around 28328.79 square meters owned by Municipal Corporation of Greater Mumbai." and the Corporate Guarantee of Lokhandwala Infrastructure Private Limited. and Personal Guarantee of Mr. Mohammed A Lokhandwala, Mr.Moiz M Lokhandwala and Mr.Aliasgar Lokhandwala.</p> <p>However the Term Loan from Indiabull Housing Finance Limited was closed prematurely during the Financial Year 2020-21 from the proceeds of the Non-Convertible Debentures issued to Real Estate Credit Opportunities Fund – III and all the securities in respect of Indiabulls Housing Finance Limited is being released.</p>	<p>Term Loan 1 carries present interest rate @ 18% per annum (floating ) having moratorium period of 18 months and is repayable from July 2018 in 42 installments.</p> <p>Term Loan 2 carries present interest rate @18% per annum (floating) having moratorium periof of 24 months and is repayable from July 2021 in 36 installments.</p>
<p><b>C. Non-Convertible Debentures issued to ShapoorjiPallonji Development Managers Private Limited</b> As per the supplementary deed of the Debenture Trust Deed, the Debenture issued to SHAPOORJI PALLONJI DEVELOPMENT MANAGERS PRIVATE LIMITED is secured by way of 15 (Fifteen) (Previous Year 12) identified units admeasuring in aggregate to 27,483 (Previous Year 21,192) square feet Carpet Area (collectively referred to as the "Units") forming part of the residential project known as "Minerva" (the "Project") constructed / being constructed on all that piece and parcel of land bearing C.S No.1(pt.) and 2(pt) of Lower Patel Division situated at J.R Boricha Marg, Mahalaxmi, Mumbai, admeasuring around 28,328.79 square meters or there about.As the tenure of the debenture may exceeds more than one year as per the option of the Management, the same is considered as Long term borrowings in the financial statements. In the event the debenture is paid/payable within the period of one year the same may be considered as under the head Other Current liabilities.</p>	<p>The redemption premium payable on the redemption of the Debentures is not ascertainable as the same is based on the future sale price of the units mortgaged to the Debenture Holder. However the aggregate redemption premium shall not exceeds 16% (sixteen percent) Internal Rate of Return in any event. Therefore no provision for Redemption Premium is provided in the Books of Account for the year.</p> <p>The final redemption date is before 30<sup>th</sup> September 2024 or such extended period after 30<sup>th</sup> September as may be determined by the Debenture Holders which in any event shall not exceed an additional period of 1 (one) years thereof.</p>
<p><b>D. Non-Convertible Debentures issued to Real Estate Credit Opportunities Fund – III</b> The Non-Convertible Debentures issued to Real Estate Credit Opportunities Fund – III both listed and un-listed has been secured against "All that pieces or parcels of land/properties as under together with all the present and/or future structure, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed and /or constructed/to be constructed thereon and all the present and future rights, title and/or interests of M/S Lokhandwala Kataria Constructions Pvt. Ltd. therein: C.S. No. 1(pt) &amp; 2(pt) of Lower Parel Division situated at J.R. Boricha Marg, Mahalaxmi, Mumbai, admeasuring around 28328.79 square meters owned by Municipal Corporation of Greater Mumbai and also the Corporate Guarantee of Lokhandwala Infrastructure Private Limited. and Personal Guarantee</p>	<p>Both the listed and un-listed secured Non-convertible Debentures carries internal rate of return on the nominal value of the Debentures being equal to 16.07% (sixteen point zero seven per cent) per annum from the Deemed Date of Allotment to that Redemption Date as calculated using the Excel Spreadsheet "XIRR" function and taking into account the principal amount and the amount of Coupon Payments, in each case, already paid in respect of that Debenture on or prior to that</p>



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued) as at 30 September 2021

of Mr. Mohammed A Lokhandwala, Mr. Moiz M Lokhandwala and Mr. Aliasgar Lokhandwala. The Security further more described as under:

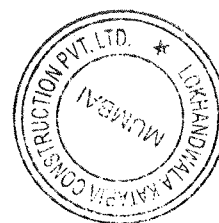
- (a) the Project Land together with all rights, interest, benefits, claims and demands whatsoever of the Company in relation to the Project Land including all development rights of the Company in relation to the Project Land under the Development Agreement or otherwise;
- (b) the Unsold Units together with all rights, title, interest, benefits, claims and demands whatsoever of the Company in the Unsold Units and all development rights of the Company pertaining to the Unsold Units;
- (c) all Sold Units in relation to which the sale agreements are cancelled, revoked or terminated together with all rights, title, interest, benefits, claims and demands whatsoever of the Company in such units including development rights of the Company pertaining to such units;
- (d) all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to, under and in respect of the Project Accounts;
- (e) all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to, under and in respect of the Receivables together with all present and future, operating cash flows, receivables, moneys, securities, instruments, investments and other properties deposited in, credited to or required to be credited or required to be deposited or lying to the credit of the Project Accounts or liable to be credited to the Project Accounts (subject to the provisions of RERA);
- (f) all present and future moveable and current assets of the Company in relation to the Project and all other buildings, erections, constructions, furniture, fixtures and fittings of every description in relation to the Project on the Project Land and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to, under and in respect of such assets;
- (g) all Insurance Policies and Insurance Proceeds in relation to the Project; and
- (h) all permitted investments in accordance with and pursuant to the terms of the escrow agreement including all investment income and investment proceeds.
- (i) Pledging of entire Equity i.e Class A and Class B shares of Lokhandwala Kataria Construction Pvt. Ltd. held by Lokhandwala Infrastructure Private Limited., Mr. Mohammed A Lokhandwala, Mr. Moiz M Lokhandwala and Mr. Aliasgar Lokhandwala.
- (j) Post-dated Cheques issued by the Company in respect of Coupon, Redemption Premiums and Principal Redemption amount of the Debentures.

redemption date.

The redemption dates of the Debentures are as under:

- i. 25% (Twenty Five Percent) – 26<sup>th</sup> October 2023
- ii. 25% (Twenty Five Percent) – 26<sup>th</sup> October 2024
- iii. 25% (Twenty Five Percent) – 26<sup>th</sup> October 2025
- iv. 25% (Twenty Five Percent) – 26<sup>th</sup> October 2026

NOTE: Mr. Moiz Lokhandwala one of the Directors of the company who has given his personal guarantee against various loans / debentures of the company has expired on 27<sup>th</sup> September, 2021.



# Lokhandwala Kataria Construction Private Limited

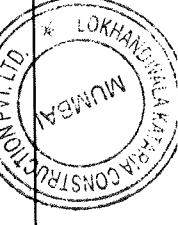
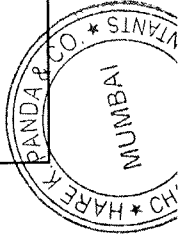
## Notes to the financial statements (Continued)(unaudited)

as at 30 September 2021

(Currency : Indian Rupees)

### 3.9 Fixed assets

Description of assets	Gross block			Accumulated depreciation / amortisation			Net block	
	As at 1 April 2021	Additions	Deductions / adjustments	As at 30 Sept 2021	1 April 2021	Charge for the year (refer note (b) below)	As at 30 Sept 2021	As at 30 Sept 2021
<b>Intangible assets</b>								
Computer software	1,089,749	708,076	-	1,797,825	993,121	19,035	1,012,156	785,669
	1,089,749	-	-	1,089,749	973,821	19,300	993,121	96,628
<b>Total intangible assets (A)</b>	<b>1,089,749</b>	<b>708,076</b>	<b>-</b>	<b>1,797,825</b>	<b>993,121</b>	<b>19,035</b>	<b>1,012,156</b>	<b>785,669</b>
	1,089,749	-	-	1,089,749	973,821	19,300	993,121	96,628
<b>Tangible assets</b>								
Computers	4,058,938	1,248,704	-	5,307,642	2,309,590	297,149	2,606,739	2,700,903
	3,351,822	707,116	-	4,058,938	1,941,701	367,889	2,309,590	1,749,348
Furniture and fixtures	3,167,002	-	-	3,167,002	795,035	115,825	910,860	2,256,142
	3,167,002	-	-	3,167,002	537,646	257,389	795,035	2,371,967
Office equipment	2,651,171	834,834	-	3,486,005	1,154,891	127,158	1,282,049	2,203,956
	2,424,772	226,399	-	2,651,171	951,602	203,289	1,154,891	1,496,280
Vehicles	30,098,851	-	-	30,098,851	26,222,266	1,254,389	27,476,655	2,622,196
	30,098,851	-	-	30,098,851	23,555,748	2,666,518	26,222,266	3,876,585
<b>Total tangible assets (B)</b>	<b>39,975,962</b>	<b>2,083,538</b>	<b>-</b>	<b>42,059,500</b>	<b>30,481,782</b>	<b>1,794,521</b>	<b>32,276,303</b>	<b>9,783,197</b>
	39,042,447	933,515	-	39,975,962	26,986,697	3,495,085	30,481,782	9,494,180
<b>Total (A) + (B)</b>	<b>41,065,711</b>	<b>2,791,614</b>	<b>-</b>	<b>43,857,325</b>	<b>31,474,903</b>	<b>1,813,556</b>	<b>33,288,459</b>	<b>10,568,866</b>
	40,132,196	933,515	-	41,065,711	27,960,518	3,514,385	31,474,903	9,590,808



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued) (Unaudited)

as at 30 September 2021

(Currency : Indian Rupees)

### 3.4 Long-term provisions

#### Provision for employee benefits:

- Gratuity (refer note 3.25)
- Compensated absences (refer note 3.25)

30 September 2021	30 June 2021	31 March 2021
8,717,188	8,717,188	8,717,188
4,840,002	4,840,002	4,840,002
<b>13,557,190</b>	<b>13,557,190</b>	<b>13,557,190</b>

### 3.5 Short-term borrowings

#### Unsecured loans

- From director
- (Company has taken an interest free unsecured loan from M A Lokhandwala, which is repayable on demand)
- From others

30 September 2021	30 June 2021	31 March 2021
(2,648,374)	(2,648,374)	3,427,710
-	10,000,000	10,000,000
<b>(2,648,374)</b>	<b>7,351,626</b>	<b>13,427,710</b>

### 3.6 Trade payables

Trade payables towards goods purchased and services received

- Due to Micro, Small and Medium Enterprises (refer note 3.32)
- Due to others

Retention money payable

30 September 2021	30 June 2021	31 March 2021
	-	30,957,748
423,507,767	400,656,923	436,794,785
100,240,853	91,198,457	88,826,516
<b>523,748,620</b>	<b>491,855,380</b>	<b>556,579,049</b>

### 3.7 Other current liabilities

- Current maturity of long-term debt
- Interest accrued and due on borrowings
- Accruals for expenses
- Advance from customers
- Payable to customers towards cancellation of flats
- Other payables
  - Employee's payable
  - Statutory dues payable
    - Tax deduction at source payable
    - Value added tax payable
    - Professional tax payable
    - Provident fund payable
    - GST / Service Tax payable

30 September 2021	30 June 2021	31 March 2021
69,398,811	69,398,811	64,047,044
76,681,268	72,339,285	67,801,706
629,013,631	601,336,551	575,736,004
1,886,858,752	2,065,852,321	2,045,955,331
173,178,946	173,178,946	173,178,946
9,953,164	9,017,353	8,051,755
8,295,694	18,799,822	4,439,043
49,960,693	49,960,693	49,960,693
197,392	208,967	196,717
1,573,374	1,292,896	1,046,147
32,031,197	12,896,305	13,517,843
<b>2,937,142,922</b>	<b>3,074,281,949</b>	<b>3,003,931,228</b>

### 3.8 Short-term provision

#### Employees benefits

- Gratuity (refer note 3.27)
- Compensated absences (refer note 3.27)

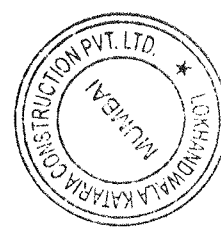
30 September 2021	30 June 2021	31 March 2021
1,487,771	1,487,771	1,487,771
592,626	592,626	592,626
<b>2,080,397</b>	<b>2,080,397</b>	<b>2,080,397</b>

### 3.10 Long-term loans and advances

(Unsecured, considered good)

Advance tax and tax deducted at source

30 September 2021	30 June 2021	31 March 2021
20,040,004	17,835,959	23,126,788
<b>20,040,004</b>	<b>17,835,959</b>	<b>23,126,788</b>



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued) (Unaudited)

as at 30 September 2021

(Currency : Indian Rupees)

### 3.11 Investment in Shares

Ratan Infrastructure Private Limited - 1,31,99,937(Fully paid)Equity shares of Rs.10/- each.

Ratan Real Estate Services Private Limited - 1,93,94,478(Fully paid) Equity shares of Rs.10/- each.  
Solo Commodities Private Limited - 1.31.99.937(Fully paid)Equity shares of Rs.10/- each.

30 September 2021	30 June 2021	31 March 2021
131,999,370	131,999,370	131,999,370
193,944,780	193,944,780	193,944,780
131,999,370	131,999,370	131,999,370
457,943,520	457,943,520	457,943,520

### 3.12 Inventories

Project work in progress

Construction work in progress (Refer note 3.19)

30 September 2021	30 June 2021	31 March 2021
11,922,809,517	11,985,110,139	11,638,120,318
11,922,809,517	11,985,110,139	11,638,120,318

### 3.13 Trade receivables

(Unsecured, considered good)

Outstanding for a period exceeding 6 months from the date they are due for payment  
Other debts

30 September 2021	30 June 2021	31 March 2021
1,462,173,419	1,161,091,298	599,099,048
	-	116,922,956
1,462,173,419	1,161,091,298	716,022,004

### 3.14 Cash and bank balances

Cash and cash equivalents

Cash on hand

30 September 2021	30 June 2021	31 March 2021
2,833,654	2,295,275	877,546

Bank balances with scheduled banks

- In current accounts

- Fixed deposits (less than 3 months from the original maturity from deposit date)

30 September 2021	30 June 2021	31 March 2021
401,745,683	225,520,084	131,286,951
3,500,000	253,500,000	753,500,000
408,079,336	481,315,359	885,664,497

Other bank balances

\* In deposit accounts with maturity more than 3 months but less than 12 months

30 September 2021	30 June 2021	31 March 2021
8,992,000	8,992,000	8,992,000
417,071,336	490,307,359	894,656,497

Details of Bank deposits:

Bank deposits with original maturity of 3 months or less included under 'Cash and cash equivalents' (Given

Bank deposits due to mature within 12 months of the reporting date included under 'Other bank balances'

Bank deposits due to mature after 12 months of the reporting date included under 'Other non-current assets.'

30 September 2021	30 June 2021	31 March 2021
3,500,000	253,500,000	753,500,000
8,992,000	8,992,000	8,992,000
12,492,000	262,492,000	762,492,000

### 3.15 Short-term loans and advances

(Unsecured, considered good)

To parties other than related parties

Advances to contractors and suppliers

Loans and advance to others

Loans and advance to employees

Deposit given

GST credit receivable (Net)

Prepaid expenses

30 September 2021	30 June 2021	31 March 2021
414,282,771	454,709,393	445,568,806
50,877,969	50,877,969	50,877,969
574,500	613,000	659,464
3,611,500	3,611,500	4,611,500
60,771,968	54,585,370	51,175,931
1,089,365	731,865	1,199,074

To related parties

Expenses recoverable \*

Inter-corporate deposits repayable on demand \*\*

30 September 2021	30 June 2021	31 March 2021
3,946,730	3,946,730	3,946,730
1,267,672,752	1,267,672,752	1,267,672,752
1,802,827,556	1,836,748,580	1,825,712,227

\* Expenses recoverable from Group Companies in which all the directors of Company are director.

\*\* Inter-corporate deposit given to Lokhandwala Infrastructure Private Limited in which all the directors of Company are director. The maximum amount outstanding during the year is Rs.1,267,672,752

### 3.16 Other current assets

From related parties

Interest accrued but not due on inter-corporate deposits

30 September 2021	30 June 2021	31 March 2021
348,423,672	289,382,836	285,384,377

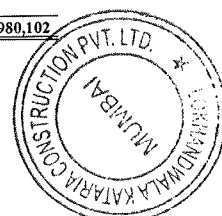
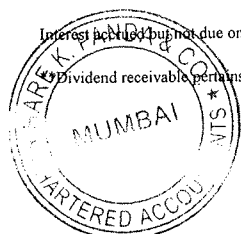
From other than related parties

Interest receivable on fixed deposit

30 September 2021	30 June 2021	31 March 2021
7,245,209	9,437,750	10,595,725
355,668,881	298,820,585	295,980,102

Interest accrued but not due on inter-corporate deposit given to Lokhandwala Infrastructure Private Limited in

Dividend receivable pertains to amount receivables from directors and their relatives.



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)(Unaudited) for the year ended 30 September 2021

(Currency : Indian Rupees)

### 3.17 Revenue from operations

	30 September 2021 (Unaudited)	30 June 2021 (Unaudited)	31 March 2021 (Audited)
Sale of flats	1,444,390,378	482,721,191	2,527,315,527
	<u>1,444,390,378</u>	<u>482,721,191</u>	<u>2,527,315,527</u>

### 3.18 Other income

	30 September 2021	30 June 2021	31 March 2021
Interest income from			
- Inter-corporate deposits	8,646,520	4,275,751	15,078,334
- Fixed deposits with banks	4,930,567	2,800,119	6,188,605
- Statutory Refunds		-	2,333,908
Miscellaneous income	958,903	958,903	83,151
	<u>14,535,990</u>	<u>8,034,773</u>	<u>23,683,998</u>

### 3.19 Cost of materials consumed

	30 September 2021	30 June 2021	31 March 2021
<b>Expenditure incurred during the year:</b>			
Opening project work in progress	11,638,120,318	11,638,120,318	11,721,449,057
<b>Additions during the year</b>			
Constructions and contractual payments	547,388,286	190,120,702	771,811,551
Rate and taxes	21,512,961	10,937,681	45,976,170
Professional fees and technical expenses	239,570,212	146,618,506	93,366,978
Tenants' compensations	79,950,995	33,683,645	213,148,910
Finance cost (refer note 3.21)	916,633,997	447,471,321	1,475,183,923
Other overheads	94,323,659	31,452,560	85,739,350
	<u>13,537,500,428</u>	<u>12,498,404,732</u>	<u>14,406,675,939</u>
Total project expenditure	(11,922,809,517)	(11,985,110,139)	(11,638,120,318)
	<u>1,614,690,911</u>	<u>513,294,593</u>	<u>2,768,555,621</u>
Cost of Material Consumed			

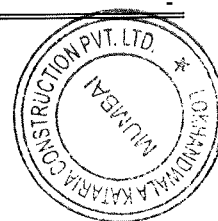
### 3.20 Employee benefits expense

	30 September 2021	30 June 2021	31 March 2021
Salaries, wages and bonuses	7,997,161	3,628,577	9,819,765
Contribution to provident and other funds (refer note 3.25)	2,390,897	1,060,000	2,576,628
	<u>10,388,058</u>	<u>4,688,577</u>	<u>12,396,393</u>

### 3.21 Finance costs

	30 September 2021	30 June 2021	31 March 2021
Interest			
-On term loans	8,879,562	4,537,579	797,575,697
Premium on debentures	907,754,435	442,933,742	677,608,226
	<u>916,633,997</u>	<u>447,471,321</u>	<u>1,475,183,923</u>
	<u>(916,633,997)</u>	<u>(447,471,321)</u>	<u>(1,475,183,923)</u>

Less: finance cost transferred to construction work in progress



# Lokhandwala Kataria Construction Private Limited

## Notes to the financial statements (Continued)(Unaudited) for the year ended 30 September 2021

(Currency : Indian Rupees)

### 3.23 Other expenses

	30 September 2021 (Unaudited)	30 June 2021 (Unaudited)	31 March 2021 (Audited)
Insurance	73,427	33,221	72,657
Travelling and conveyance	780,501	259,847	3,056,251
Rates and taxes	3,726,482	1,201,594	3,643,007
Legal, professional and other fees	4,385,830	2,079,500	19,007,399
Payment to auditors (refer note (a) below)	-	-	1,500,000
Advertisement and selling cost	15,334,855	70,639	1,752,098
Bank charges and commission	40,003	19,163	87,077
Printing and stationery	246,960	50,682	597,236
Recruitment expenses	264,000	264,000	-
Donation	-	-	111,000
Prior Period Expenses	1,000,000	1,000,000	2,006,072
Miscellaneous expenses	14,938,797	7,609,817	9,172,509
	<u>40,790,855</u>	<u>12,588,462</u>	<u>41,005,305</u>

#### (a) Payment to auditors

As auditor

Statutory Audit Fees

-	-	1,500,000
-	-	1,500,000

