



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 period from 1st April 2022 to 31st December 2022 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:

Disclaimer of Opinion

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 period 30th June, 2022. 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

Emphasis of Matters

The Company is having the negative Cash flow from its operating activities during the current period and also in the preceding previous years. Due to the continues negative cash flow of the company from the operating activities, there was 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

Key Audit Matters

- i. **The company availed various Term Loans from Indiabulls Housing Finance Limited (IBHFL). The supporting documents regarding the updated terms and conditions of the said Term Loans from IBHFL including the loan repayment schedule, rate of interest, penal interest, other charges etc. are not available with the company. The Term Loans from IBHFL was fully repaid by the Company during the financial year 2020-21 as per the final demand raised by the IBHFL. In absence of adequate information, we reserve our opinion to all the disclosure and the impact in the Financial Statements of the matter related to the said Term Loans from IBHFL**
- ii. **Attention invited regarding the Non-convertible Debentures issued to Shapoorji Pallonji Development Managers Private Limited by the Company regarding the redemption premium payable by the Company. 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.**
- 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. *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.*
- v. *No provision made in the Books for Debenture Redemption Premium Reserve in absence of adequate profit during the year.*
- vi. *The premium/interest on debenture accrued but not due of the debentures issued to Real Estate Credit Opportunities Funds are subject to confirmation from the Debenture Trustee / Debenture Holders.*
- vii. *No interest paid or provided by the Company regarding delay in payment made to Micro, Small and Medium Enterprises. In absence of adequate information, the same is not ascertainable.*

For Hare K. Panda & Co.
Chartered Accountants
Firm's Registration No: 143768W



H. K. Panda
Proprietor
Membership No. 105641
UDIN: 23105641BGZGQB2420
Mumbai,



Date : 13th February 2023

Lokhandwala Kataria Construction Private Limited

Balance Sheet

as at 31 December 2022

(Currency: Indian Rupees in Lakhs)

	Note	31 December 2022	31 March 2022
EQUITY AND LIABILITIES			
Shareholder's funds			
Share capital	3.1	2,521.31	2,521.31
Reserves and surplus	3.2	(70,155.32)	(47,205.45)
		(67,634.01)	(44,684.13)
Non-current liabilities			
Long-term borrowings	3.3	1,36,494.04	1,43,209.06
Long-term provision	3.4	165.29	165.67
		1,36,659.33	1,43,374.73
Current liabilities			
Short-term borrowings	3.5	207.47	207.47
Trade payables	3.6		
- Due to other than micro and small enterprises & Retention		9,419.84	8,415.05
Other current liabilities	3.7	70,838.28	37,019.35
Short-term provision	3.8	60.98	28.31
		80,526.56	45,670.18
TOTAL		1,49,551.88	1,44,360.78
ASSETS			
Non-current assets			
Fixed assets			
(i) Tangible assets	3.9	90.80	97.07
(ii) Intangible assets	3.9	6.29	7.19
		97.09	104.26
Deferred tax assets, net	3.25		
Long-term loans and advances	3.10	387.66	306.63
Investment in Shares	3.11	4,579.44	4,579.44
Current assets			
Inventories	3.12	1,13,107.14	1,16,038.83
Trade receivables	3.13	5,321.61	2,963.05
Cash and bank balances	3.14	6,554.30	644.61
Short-term loans and advances	3.15	16,340.07	16,690.04
Other current assets	3.16	3,164.58	3,033.92
		1,44,487.70	1,39,370.45
TOTAL		1,49,551.88	1,44,360.78

Notes to the financial statements

3.1 to 3.23

The notes referred to above form an integral part of the financial statement.

As per our report of even date attached.

For Hare K Panda & Co.

Chartered Accountants

Firm's Registration No: 143768W

H. K. Panda

Proprietor

Membership No: 105641

UDIN:23105641BGZGQB2420



For and on behalf of the Board of Directors of
Lokhandwala Kataria Construction Private Limited
CIN: U45200MH1998PTC117468

M.A. Lokhandwala

Director

DIN: 00219108

Aniket Naresh Prabhu

Company Secretary

Membership no: A33034

Mumbai

Date: 13th February 2023

A.M.Lokhandwala

Director

DIN: 00219135



Mumbai

Date: 13th February 2023

Lokhandwala Kataria Construction Private Limited

Statement of Profit and Loss for the year ended 31 December 2022

(Currency: Indian Rupees in Lakhs)

Note	For the Quarter 31 December 2022	For the Quarter 30 September 2022	For the Quarter 31 December 2021	For the period 31 December 2022	For the period 31 December 2021	For the year 31 March 2022
Income	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations	5,103.28	5,547.97	7,793.85	17,005.30	22,227.76	1,436.19
Other income	46.18	46.81	44.88	138.22	190.24	365.99
	5,149.46	5,594.78	7,838.73	17,143.52	22,418.00	1,802.18
Expenses						
Cost of materials consumed	6,174.04	6,906.98	7,928.10	21,355.10	24,075.01	14,115.87
Employee benefits expense	68.82	77.23	59.37	213.71	163.25	231.02
Finance costs / Redemption Premium / Interest on NCL	6,093.65	5,732.03	-	17,557.72	-	25,848.00
Depreciation and amortisation	3.52	3.42	10.31	10.37	28.45	24.01
Other expenses	213.31	384.90	232.68	956.49	640.59	902.30
	12,553.34	13,104.56	8,230.46	40,093.39	24,907.29	41,121.20
Profit / (loss) before tax	(7,403.88)	(7,509.78)	(401.73)	(22,949.88)	(2,489.30)	(39,319.02)
Tax expenses						
- Current tax						
- Deferred tax						
Profit / (loss) after tax	(7,403.88)	(7,509.78)	(401.73)	(22,949.88)	(2,489.30)	(39,319.02)
Basic and diluted earnings per share (Rs) (Face value of Rs 10 each)	3.23	(5,221.21)	(1,926.64)	(10,782.74)	(1,941.01)	(26,859.73)

Significant accounting policies Notes to the financial statements

The notes referred to above form an integral part of the financial statement.
As per our report of even date attached.

For Hare K Panda & Co.
Chartered Accountants
Firm's Registration No: 143769

For and on behalf of the Board of Directors of
Lokhandwala Kataria Construction Private Limited
CIN: U45200MH1998PTC117468



H. K. Panda
Proprietor
Membership No: 105641
UDIN:23105641BGZGQB2420

A.M. Lokhandwala
Director
DIN: 00219108

Aniket Naresh Prabhu
Company Secretary
Membership No: A55634

Mumbai
Date: 13th February 2023

Mumbai
Date: 13th February 2023

Lokhandwala Kataria Construction Private Limited

Cash flow statement

for the year ended 31 December 2022

(Currency: Indian Rupees in Lakhs)

	31 December 2022	31 March 2022
Cash flow from operating activities :		
Net (loss) before tax	(22,949.88)	(39,319.02)
Adjusted for :	-	-
Depreciation	10.37	24.01
Depreciation adjustment due to change in accounting policy (refer note 10)	-	-
Interest expenses	17,557.72	25,848.00
Loss/(Profit) on sale of fixed asset	-	-
Interest income on intercorporate deposit	(130.17)	(172.93)
Interest income from fixed deposit	(8.04)	(52.38)
	<u>17,429.87</u>	<u>25,646.70</u>
Operating (loss) before working capital changes	(5,520.00)	(13,672.32)
Changes in working capital		
(Increase) in inventories	2,931.69	(6,114.08)
Decrease in loans and advances	349.98	1,567.08
Increase / (decrease) in trade payables	1,004.79	2,849.26
(Increase) / decrease in trade receivables	(2,358.57)	4,197.17
Increase in other current liabilities	33,818.93	8,298.52
Increase in provisions	32.28	37.61
	<u>35,779</u>	<u>10,836</u>
Cash (used in) / generated from operations	30,259	(2,837)
Income tax (paid)	(81.02)	(75.37)
	<u>30,178</u>	<u>(2,912)</u>
Net cash (used in)/ generated from operating activities	30,178	(2,912)
Cash flow from investing activities :		
Purchase of fixed assets	(3.20)	(32.36)
Proceeds from sale of fixed assets	-	-
Purchase of Shares	-	-
Interest income	7.55	151.19
	<u>4.35</u>	<u>118.83</u>
Net cash generated from investing activities	4.35	118.83
Cash flow from financing activities :		
Proceeds from borrowings	(6,715.02)	14,560.90
Repayment of borrowings	-	-
Interest paid	(17,557.72)	(20,069.56)
Net cash generated from financing activities	(24,273)	(5,509)
	<u>5,910</u>	<u>(8,302)</u>
Net (decrease) / increase in cash and cash equivalents	5,910	(8,302)
Cash and cash equivalents at the beginning of the year	644.61	8,946.56
Cash and cash equivalents at the end of the year (see below)	6,554.30	644.61



Lokhandwala Kataria Construction Private Limited

Cash flow statement (Continued)

for the year ended 31 December 2022

(Currency: Indian Rupees in Lakhs)

Notes :

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	5.58	23.39
With scheduled banks	-	-
- in current account	6,398.80	471.30
- Fixed deposits (deposits having original maturity of less than 3 months)	60.00	60.00
Other bank balances	89.92	89.92
- Fixed deposits with maturity less than 12 months		
	6,554.30	644.61

As per our report of even date attached.

For **Hare K Panda & Co.**
Chartered Accountants
Firm's Registration No: 143768W

H. K. Panda

Proprietor

Membership No: 105641

UDIN:23105641BGZQGB2420



Mumbai

Date: 13th February 2023

For and on behalf of the Board of Directors of
Lokhandwala Kataria Construction Private Limited
CIN: U45200MH1998PTC117468

M.A. Lokhandwala
Director

DIN: 00219108

A.M. Lokhandwala
Director

DIN: 00219135

Aniket Naresh Prabhu

Company Secretary

Membership no: A55634

Mumbai

Date: 13th February 2023



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31st December 2022

(Currency: Indian Rupees)

1 Background

Lokhandwala Kataria Construction Private Limited ('the Company') was incorporated on 15 December 1998 under the Companies Act 1956. The address of the company's registered office is 72 Gandhi Nagar, Dainik Sivner Marg, Worli, Mumbai. The company is engaged in the business of real estate development and construction. The Company is currently developing and constructing "Minerva", a project sanctioned under Slum rehabilitation scheme.

2 Summary of significant accounting policies

2.1 Basis of preparation of financial statements

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, 2006 which continue to apply under Section 133 of the Companies Act, 2013 ('the Act') read with rule 7 of the Companies (Accounts) Rules, 2014 and other relevant provisions of the Companies Act, 2013, to the extent applicable. The financial statements are presented in Indian rupees.

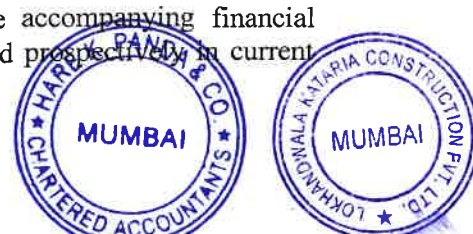
2.2 Going Concern

As at 31 March 2022, the Company's paid up capital was Rs 2,521.31 lakhs and correspondingly, the Company's accumulated losses aggregated to Rs.74,861.30 lakhs Revenue recognition is recognized for the first time in Financial Year 2017-18 compliance with the 'Guidance Note on Accounting for Real Estate Transactions (Revised 2012)' issued by the Institute of Chartered Accountants of India. Based on the support letters received from the directors and business plan adopted by the Board of Directors, the Company's management believes that the Company will continue to operate as a going concern and meet all its liabilities as they fall due for payment and consequently will be in a position to continue in operation for the foreseeable future, to realise its assets and to discharge its liabilities in the normal course of business.

Accordingly, these financial statements have been prepared on a going concern basis and do not include any adjustments relating to the recoverability and classification of recorded assets, or to amounts and classification of liabilities.

2.3 Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles ('GAAP') in India requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities as of the date of the financial statements, and the reported amounts of revenues and expenses during the reported period. The estimates and assumptions used in the accompanying financial statements are based upon management's evaluation of the relevant facts and circumstances as of the date of the financial statements. Management believes that the assumptions used in these estimates are prudent and reasonable. Actual results may differ from the estimates used in preparing the accompanying financial statements. Any revision to accounting estimates is recognized prospectively in current and future periods.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31st December 2022

(Currency: Indian Rupees)

2 Summary of significant accounting policies (*Continued*)

2.4 Current / Non-current classification

The Schedule III to the Act requires assets and liabilities to be classified as either Current or Non-current.

An asset is classified as current when it satisfies any of the following criteria:

- (a) it is expected to be realised in, or is intended for sale or consumption in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is expected to be realised within twelve months after the balance sheet date; or
- (d) it is cash or a cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the balance sheet date.

All other assets are classified as non-current.

A liability is classified as current when it satisfies any of the following criteria:

- (a) it is expected to be settled in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is due to be settled within eighty two months after the balance sheet date; or
- (d) the Company does not have an unconditional right to defer settlement of the liability for at least eighty two months after the balance sheet date.

All other liabilities are classified as non-current.

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out above which are in accordance with the Schedule III to the Act.

Operating Cycle:

Operating cycle is the time between the acquisition of assets for processing and their realisation in cash or cash equivalents.

Based on the nature of services and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has presently ascertained its operating cycle as 148 months. The expected time for completion at the inception of the project was 82 months which was revised to 106 months and then revised to 148 months and then again revised to 160 months and the current expected completion of the project is December 2023.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements *(Continued)* for the year ended 31st December 2022

(Currency: Indian Rupees)

2 Significant accounting policies *(Continued)*

2.5 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Income from real estate sales is recognized on the transfer of all significant risks and rewards of ownership to the buyers and it is not unreasonable to expect ultimate collection and no significant uncertainty exists regarding the amount of consideration. However if, at the time of transfer substantial acts are yet to be performed under the contract, revenue is recognized on proportionate basis as the acts are performed, i.e. on the percentage of completion basis.

Determination of revenues under the percentage of completion method necessarily involves making estimates by the Company, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project/activity and the foreseeable losses to completion. The estimates of cost are periodically reviewed by the Management and the effect of changes in estimates is recognised in the period such changes are recognised. When the total project cost is estimated to exceed total revenues from the project, the loss is recognised immediately.

Interest income is recognised on time proportion basis.

2.6 Employee benefits

(a) Short term employee benefits

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits. These benefits include compensated absences such as paid annual leave and sickness leave. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees is recognized during the period.

(b) Long term employee benefits

(i) Defined contribution plans:

The Company's approved provident scheme is a defined contribution plan. The Company's contribution paid / payable under the schemes is recognised as expense in the statement of profit and loss during the year in which the employee renders the related service. The Company makes specified monthly contributions towards employee provident fund. The interest rate payable is being notified by the Government. There are no other obligations other than the contribution payable to the respective fund.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31st December 2022

(Currency: Indian Rupees)

2 Significant accounting policies (*Continued*)

2.6 Employee benefits (*Continued*)

(b) Long term employee benefits (*Continued*)

(ii) Defined benefit plans:

The Company's gratuity benefit scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit scheme is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine its present value, and the fair value of any plan assets is deducted.

The present value of the obligation under such defined benefit plan is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation are based on the market yields on Government securities as at the balance sheet date.

When the calculation results in a benefit to the Company, the recognised asset is limited to the net total of any unrecognised actuarial losses and past service costs and the present value of any future refunds from the plan or reductions in future contributions to the plan.

Actuarial gains and losses are recognized immediately in the statement of profit and loss.

(c) Other long term employee benefits

The Company's net obligation in respect of long-term employment benefits, other than gratuity, is the amount of future benefit towards leave that employees have earned in return for their service in the current and prior periods. The obligation is calculated using the projected unit credit method and is discounted to its present value and the fair value of any related assets is deducted. The discount rates used for determining the present value of the obligation under other long term employee benefits, are based on the market yields on Government securities as at the balance sheet date.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31st December 2022

(Currency: Indian Rupees)

2 Significant accounting policies (Continued)

2.7 Fixed assets and depreciation

Tangible fixed assets:

Fixed assets are stated at cost less accumulated depreciation and impairment loss, if any. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use.

Depreciation on fixed assets has been provided using the straight line method in the manner and at the rates prescribed by Schedule II of the Act. Depreciation on addition/deletion of fixed asset made during the year is provided on pro-rata basis from / up to the date of each addition / deletion. The useful lives used are those specified in Schedule II of the Act as under

Assets	Life in no of years
Office equipment's	5 Years
Computers (including servers)	3 Years to 6 Years
Vehicles	8 Years
Furniture and fixtures	10 Years

During the previous year, the Company had revised the method of depreciation from the Written down value (WDV) method to Straight line method (SLM) with effect from 1 April 2014. The retrospective impact on depreciation due to the change in method aggregating Rs 51.40 lakhs (reversal) was been credited to the Statement of profit and loss in that year.

Pursuant to the Companies Act, 2013 being effective from 1 April 2014, the Company had aligned the useful life of fixed assets as per the useful life specified in Part 'C' of Schedule II of the Act.

Intangible fixed assets:

Intangible fixed assets represent software license purchased by the company and are amortized over an expected benefit period of five years using straight line method.

2.8 Inventories and project work in progress

Direct expenses like site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance and construction overheads are taken as the cost of construction work-in-progress.

Inventories are valued as lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (*Continued*)

for the year ended 31st December 2022

(Currency: Indian Rupees)

2. Significant accounting policies (*Continued*)

2.9 Foreign currency transactions

Foreign exchange transactions are recorded at the spot rates on the date of the respective transactions. Exchange differences arising on foreign exchange transactions settled during the year are recognised in the statement of profit and loss.

Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are translated at the closing exchange rates on that date; the resultant exchange differences are recognised in the statement of profit and loss.

2.10 Taxation

Income tax expense comprises current income tax (i.e. amount of tax for the period determined in accordance with the income tax law), fringe benefits tax and deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period). The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognised using the tax rates that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognised only to the extent there is reasonable certainty that the assets can be realised in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognised only if there is a virtual certainty of realisation of such assets. Deferred tax assets are reviewed at each balance sheet date and written down or written up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realised. No deferred tax assets are created for the current financial year and immediate previous financial year.

2.11 Earnings per share (EPS)

The Basic EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding during the reporting period. Diluted EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equity and dilutive equity equivalent shares outstanding during the year, except where the results would be anti-dilutive.

2.12 Impairment of assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is the greater of the net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value based on an appropriate discount factor. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciable historical cost.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31st December 2022

(Currency: Indian Rupees)

2. Significant accounting policies (Continued)

2.13 Borrowing costs

Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are treated as direct cost and are considered as part of cost of such assets. A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale. Capitalisation of borrowing costs is suspended in the period during which the active development is delayed beyond reasonable time due to other than temporary interruption. All other borrowing costs are charged to the statement of profit and loss as incurred

2.14 Redemption Premium/Interest on Non-Convertible Debentures (NCD)

Interest/Redemption Premium on the NCD is calculated 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 redemption date. The said amount is debited to the Profit and Loss Accounts. Further while considering the expected cost for completion of the Project "Minerva", the Interest/Redemption Premium on the NCD is not considered.

2.15 Operating lease

Lease rentals in respect of assets acquired on operating leases are recognised in the statement of profit and loss on straight line basis over the lease term.

2.16 Provisions and contingent liabilities

The Company creates a provision where there is present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible or a present obligation that may, but probably will not require an outflow of resources. When there is a possible obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 December 2022

(Currency: Indian Rupees in Lakhs)

3.1 Share capital

	31 December 2022	31 March 2022
Authorised capital		
150,000 (2015: 150,000) Equity shares (Class A) of Rs 10 each	15.00	15.00
100,000 (2015: 100,000) Equity shares (Class B) of Rs 10 each	10.00	10.00
750,000 (2015: 750,000) Equity shares (Class C) of Rs 10 each	75.00	75.00
25,250,000 (2015: 25,250,000) Preference shares of Rs 10 each	2,525.00	2,525.00
	2,625.00	2,625.00
Issued, subscribed and fully paid-up		
143,137 (2015: 143,137) Equity shares (Class A) of Rs 10 each, fully paid up	14.31	14.31
10,000 (2015: 10,000) Equity shares (Class B) of Rs 10 each, fully paid up	1.00	1.00
25,060,000 (2015: 25,060,000) 12% Optionally convertible cumulative redeemable preference shares of Rs 10 each, fully paid up	2,506.00	2,506.00
	2,521.31	2,521.31

	31 December 2022		31 March 2022	
Equity shares	Number	Value	Number	Value
Shares outstanding at the beginning and end of the year -Class A	1,43,137	14,31,370	1,43,137	14,31,370
Shares outstanding at the beginning and end of the year -Class B	10,000	1,00,000	10,000	1,00,000

	31 December 2022		31 March 2022	
12% Optionally convertible cumulative redeemable preference shares	Number	Value	Number	Value
Shares outstanding at the beginning and end of the year	2,50,60,000	25,06,00,000	2,50,60,000	25,06,00,000

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.

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)

as at 31 December 2022

(Currency: Indian Rupees in Lakhs)

3.1 Share capital (Continued)

C Details of shareholder holding more than 5% shares as at 31 December 2022 is as set out below.

Name of shareholder	31 December 2022		31 March 2022	
Class A				
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%
Class 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%
Preference shares				
Lokhandwala Infrastructure Pvt Ltd	2,50,60,000	100.00%	2,50,60,000	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.

Disclosure of Shareholding of Promoters

Shares Held by promoters at the end of the year			% Change during the year
Promoter Name	No. of Shares	% of Total shares	
Class A			
Mr.Moiz Lokhandwala	29,675	20.73%	NIL
Mr.Aliasgar Lokhandwala	29,675	20.73%	NIL
Mr. Mohammed A Lokhandwala	13,650	9.54%	NIL
Lokhandwala Infrastructure Pvt Ltd	70,137	49.00%	NIL
TOTAL	1,43,137	100.00%	NIL
Class B			
Mr. Mohammed A Lokhandwala	2,000	20.00%	NIL
Mr.Moiz Lokhandwala	4,000	40.00%	NIL
Mr.Aliasgar Lokhandwala	4,000	40.00%	NIL
TOTAL	10,000	100.00%	NIL

Note: One of the promotor Late Moiz Lokhandwala expired on 27.09.2021. As no transfer forms received from legal hire, the shares are still in the name of Late Moiz Lokhandwala

3.2 Reserves and surplus

	31 December 2022	31 March 2022
Securities premium reserve at the commencement and end of the year	4,705.72	4,705.72
General reserves at the commencement and end of the year	2.44	2.44
(Deficit) as per statement of profit and loss		
At the commencement of the year	(51,913.60)	(12,594.58)
Add: Profit / (loss) for the year / Period	(22,949.88)	(39,319.02)
	(74,863.48)	(51,913.60)
Total reserves and surplus	(70,155.32)	(47,205.45)

3.3 Long-term borrowings

	31 December 2022	31 March 2022
Secured loans		
From Debentures		
- Non convertible debentures from Shapoorji Pallonji Development Managers Pvt Ltd.	8,147.42	10,438.00
- Non convertible debentures from Asia Pragati Real Estate Investment Fund (Earlier held by Real Estate Credit Opportunities Fund III - Listed)	36,400.00	19,900.00
- Non convertible debentures from Asia Pragati Real Estate Investment Fund (Earlier held by Real Estate Credit Opportunities Fund III - Unlisted)	90,300.00	90,300.00
Redemption Premium and/or Interest on NCD (Not payable within 12 months)	1,646.62	22,571.06
	1,36,494.04	1,43,209.06



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued) as at 31st Dec 2022

<u>Details of Security on Loans and Debentures:</u>	<u>Terms and condition for repayment:</u>
<p>A. <u>Non-Convertible Debentures issued to Shapoorji Pallonji Development Managers Private Limited</u></p> <p>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>During the quarter ending 31st December 2022, three mortgaged units having the total carpet area of 6408 Sq. feet are sold and released from the security to debenture holders.</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 30th September 2024 or such extended period after 30th 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. <u>Non-Convertible Debentures issued to Real Estate Credit Opportunities Fund – III</u></p> <p>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) & 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 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. The Security further more described as under:</p> <p>(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</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 redemption date.</p> <p>The redemption dates of the Debentures are as under:</p> <p>i. 25% (Twenty Five Percent) – 26th October 2023</p> <p>ii. 25% (Twenty Five Percent) – 26th October 2024</p>



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued) as at 31st Dec 2022

<p>Development Agreement or otherwise;</p> <p>(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;</p> <p>(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;</p> <p>(d) all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to, under and in respect of the Project Accounts;</p> <p>(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);</p> <p>(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;</p> <p>(g) all Insurance Policies and Insurance Proceeds in relation to the Project; and</p> <p>(h) all permitted investments in accordance with and pursuant to the terms of the escrow agreement including all investment income and investment proceeds.</p> <p>(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.</p> <p>(j) Post-dated Cheques issued by the Company in respect of Coupon, Redemption Premiums and Principal Redemption amount of the Debentures.</p>	<p>iii. 25% (Twenty Five Percent) – 26th October 2025</p> <p>iv. 25% (Twenty Five Percent) – 26th October 2026</p>
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Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 December 2022

(Currency: Indian Rupees in Lakhs)

3.4 Long-term provisions

Provision for employee benefits:

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

31 December 2022	31 March 2022
106.04	107.75
59.25	57.92
165.29	165.67

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

31 December 2022	31 March 2022
107.47	107.47
100.00	100.00
207.47	207.47

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

31 December 2022	31 March 2022
62.30	78.30
7,524.17	6,990.58
-	-
1,833.37	1,346.17
9,419.84	8,415.05

3.7 Other current liabilities

Redemption Premium and/or Interest on NCD (Payable within 12 months) Asia Pragati real estate investmnet fund

Redemption of ncd payable to shapoorji pallonji development managers pvt ltd

Book overdraft - Bank of Baroda Worli Branch

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

31 December 2022	31 March 2022
40,320.57	3,276.94
1,726.28	-
-	-
6,313.46	5,637.44
20,474.42	25,842.95
1,284.03	1,544.54
-	-
164.28	95.21
-	-
177.81	90.44
278.65	459.42
1.89	1.70
18.59	7.63
78.30	63.07
70,838.28	37,019.35

3.8 Short-term provision

Employees benefits

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

31 December 2022	31 March 2022
43.92	20.57
17.05	7.75
60.98	28.31

3.10 Long-term loans and advances

(Unsecured, considered good)

Advance tax and tax deducted at source

31 December 2022	31 March 2022
387.66	306.63
387.66	306.63

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.

31 December 2022	31 March 2022
1,319.99	1,319.99
1,939.45	1,939.45
1,319.99	1,319.99
4,579.44	4,579.44



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued) as at 31 December 2022

(Currency: Indian Rupees in Lakhs)

3.9 Fixed assets

Description of assets	Gross block			Accumulated depreciation / amortisation			Net block
	As at 1 April 2022	Additions	Deductions / adjustments 31 December 2022	As at 1 April 2022	Adjustments (refer note (a) year below)	Charge for the Deductions / adjustments 31 December 2022	As at 31 December 2022
Intangible assets							
Computer software	17.98	-	-	17.98	0.90	-	11.69
	17.98	-	-	17.98	0.86	-	10.79
Total intangible assets (A)	17.98	-	-	17.98	0.90	-	11.69
	17.98	-	-	17.98	0.86	-	10.79
Tangible assets							
Computers	57.52	3.20	-	60.72	5.35	-	35.93
	40.59	16.93	-	57.52	7.49	-	30.58
Furniture and fixtures	31.67	-	-	31.67	1.56	-	11.83
	31.67	-	-	31.67	2.32	-	10.27
Office equipment	34.86	-	-	34.86	2.18	-	16.76
	26.51	8.35	-	34.86	3.03	-	14.58
Vehicles	293.15	-	-	293.15	0.38	-	265.08
	300.99	-	7.84	293.15	10.32	7.84	264.70
Total tangible assets (B)	417.19	3.20	-	420.40	9.47	-	329.60
	399.76	25.28	7.84	417.19	23.15	7.84	320.13
Total (A) + (B)	435.17	3.20	-	438.38	10.37	-	341.29
	417.74	25.28	7.84	435.17	24.01	7.84	330.92
							104.26

Notes

- a. The transactions for the previous year are indicated in italics.



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

as at 31 December 2022

(Currency: Indian Rupees in Lakhs)

3.12 Inventories

Work in progress
Construction work in progress (Refer note 3.19)

31 December 2022 31 March 2022

1,13,107.14 1,16,038.83

1,13,107.14 1,16,038.83

3.13 Trade receivables

(Unsecured, considered good)

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

31 December 2022 31 March 2022

5,321.61 2,963.05

5,321.61 2,963.05

3.14 Cash and bank balances

Cash and cash equivalents
Cash on hand

31 December 2022 31 March 2022

5.58 23.39

Bank balances with scheduled banks
- In current accounts
- Fixed deposits (less than 3 months from the original maturity from deposit date)

6,398.80 471.30

60.00 60.00

6,464.38 554.69

Other bank balances

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

89.92 89.92

6,554.30 644.61

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.'

60.00 60.00

89.92 89.92

149.92 149.92

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

31 December 2022 31 March 2022

2,550.14 2,943.40

493.80 493.80

0.84 2.23

37.77 36.12

537.06 492.11

4.27 6.20

To related parties

Expenses recoverable *

Inter-corporate deposits repayable on demand **

39.47 39.47

12,676.73 12,676.73

16,340.07 16,690.04

* 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

From other than related parties

Interest receivable on fixed deposit

31 December 2022 31 March 2022

3,081.59 2,958.95

- -

- -

82.99 74.97

3,164.58 3,033.92

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



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued)

for the year ended 31 December 2022

(Currency: Indian Rupees in Lakhs)

3.17 Revenue from operations

	31 December 2022	31 March 2022
Sale of flats	17,005.30	1,436.19
	17,005.30	1,436.19

3.18 Other income

	31 December 2022	31 March 2022
Interest income from		
- Inter-corporate deposits	130.17	172.93
- Fixed deposits with banks	8.04	52.38
- Statutory Refunds	-	-
Miscellaneous income	-	140.68
	138.22	365.99

3.19 Cost of materials consumed

Expenditure incurred during the year:

Opening project work in progress	1,16,038.83	1,16,381.20
Additions during the year	-	-
Constructions and contractual payments	13,991.95	14,231.96
Rate and taxes	509.39	456.49
Professional fees and technical expenses	1,348.08	2,879.52
Tenants' compensations	1,169.28	876.79
Finance cost (refer note 3.21)	-	(6,456.45)
Other overheads	1,404.72	1,785.20
Total project expenditure	1,34,462.24	1,30,154.70
Less: transferred to construction work in progress (refer note 3.11)	(1,13,107.14)	(1,16,038.83)
Cost of Material Consumed	21,355.10	14,115.87

3.20 Employee benefits expense

	31 December 2022	31 March 2022
Salaries, wages and bonuses	171.90	172.69
Contribution to provident and other funds (refer note 3.25)	41.81	58.33
	213.71	231.02



Lokhandwala Kataria Construction Private Limited

Notes to the financial statements (Continued) for the year ended 31 December 2022

(Currency: Indian Rupees in Lakhs)

3.21 Finance costs / Redemption Premium/Interest on NCD

	31 December 2022	31 March 2022
Interest		
-On term loans	-	319.63
Redemption Premium /Interest on NCD	17,557.72	25,848.00
Interest on NCD of F.Y. - 2020 - 2021 reversed	-	(6,776.08)
	17,557.72	19,391.55
Less: finance cost transferred to construction work in progress	-	6,456.45
	17,557.72	25,848.00

3.23 Other expenses

	31 December 2022	31 March 2022
Insurance	0.48	0.76
Travelling and conveyance	9.92	32.29
Rates and taxes	97.77	87.71
Legal, professional and other fees	89.94	133.42
Payment to auditors (refer note (a) below)	-	15.00
Advertisement and selling cost	458.68	280.82
Bank charges and commission	0.07	1.77
Printing and stationery	4.56	6.63
Recruitment expenses	-	5.90
Donation	-	-
Prior Period Expenses	15.40	19.81
Miscellaneous expenses	279.67	318.19
	956.49	902.30

Note: Audit fees provided at the end of the year.

(a) Payment to auditors

As auditor		
Statutory Audit Fees	-	15.00
	-	15.00

