



GARG NAVIN & CO.

Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To the Members of KW Homes Private Limited,

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **KW Homes Private Limited** ("the Company"), which comprise the Balance sheet as at March 31, 2022, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our



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

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the standalone financial statements for the financial year ended March 31, 2022. These matters were addressed in the context of our audit of the standalone financial statements as a whole and in forming our opinion thereon. We do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context. We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone financial statements.

Key Audit Matters

1. Ind AS 115- Revenue from Contracts with Customers (as described in Note no. 2.2(c) of Standalone Financial Statements)

Revenue from real-estate contracts is recognised over a period of time in accordance with the requirements of Ind AS 115 using the percentage of



completion method. This determination is based on the proportion that contract costs actually incurred, bear to the estimated total contract costs, and requires significant judgements, including estimate of balance costs to complete, identification of contractual obligations, the Company's rights to receive payments for performance completed till date, changes in scope and consequential revised contract price. Revenue recognition is significant to the financial statements based on the quantitative materiality. The application of percentage of completion method involves significant judgements as explained above. Accordingly, we regard these as key audit matter

How our audit addressed the key audit matter

Our audit procedures included, among others:

- We read the accounting policy for revenue recognition of the Company and assessed compliance with the requirements of Ind AS 115.
- We assessed the management evaluation of recognising revenue from real estate contracts over a period of time in accordance with the requirements under Ind AS 115.
- We tested controls over revenue recognition with specific focus on determination of percentage of completion, recording of costs incurred and estimation of costs to complete the remaining contract obligations.
- We inspected a sample of underlying customer contracts, performed retrospective assessment of costs incurred with estimated costs to identify significant variations and assess whether those variations have been considered in estimating the remaining costs-to-complete and consequential determination of stage of completion.
- We tested controls and management processes pertaining to recognition of revenue over a period of time in case of real estate projects.
- We performed test of details, on a sample basis, and inspected the underlying customer contracts/agreements evidencing the transfer of control of the asset to the customer based on which revenue is recognised over a period of time.
- We assessed the disclosures included in financial statements, as specified in Ind AS 115.



2. Assessing the carrying value of Inventory (as described in note no. 6 of the standalone financial statements)

As at March 31, 2022, the carrying value of the inventory of ongoing and completed real-estate projects is Rs. 12971.90 Lakh (Previous Year Rs. 13433.85 Lakh). The inventories are held at the lower of the cost and net realisable value ("NRV"). The determination of NRV involves estimates based on prevailing market conditions and taking into account the stage of completion of the inventory, the estimated future selling price, cost to complete projects and selling costs.

Our audit procedures included, among others:

- We evaluated the design and operation of internal controls related to testing recoverable amounts with carrying amount of inventory and advances, including evaluating management processes for estimating future costs to complete projects.
- As regards NRV, for a sample of selected projects, compared costs incurred and estimates of future cost to complete the project with costs of similar projects and compared NRV to recent sales or to the estimated selling price, including effects of COVID-19 pandemic, applied in assessing the NRV.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual report, but does not include the standalone financial statements and our auditor's report thereon. Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this



other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error. In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted



in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

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



However, future events or conditions may cause the Company to cease to continue as a going concern.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements for the financial year ended March 31, 2021 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit, we give in the "**Annexure 1**" a statement on the matters specified in paragraphs 3 and 4 of the Order.



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

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- c. The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
- d. In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
- e. On the basis of the written representations received from the Directors as on March 31, 2022 taken on record by the Board of Directors, none of the Directors is disqualified as on March 31, 2022 from being appointed as a Director in terms of Section 164 (2) of the Act;
- f. With respect to the adequacy of the internal financial controls with reference to these standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in **“Annexure 2”** to this report;
- g. With respect to the other matters to be included in the Auditor’s Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us;



- i. The Company does not have any pending litigations which may have material impact on its financial position in its standalone financial statements .
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- iii. There has not been any amount which may be required to be transferred, to the Investor Education and Protection Fund by the Company. Further, the Company has not declared nor paid any dividend during the Year.

For Garg Navin and Company
Chartered Accountants
(FRNo.500094N)

(Navin Kumar Garg) FCA
Partner
M.No. 073332



Place: Noida
Date : 03-09-2022

UDIN. : 22073332A W8H W1 1285

Annexure referred to in Paragraph 1 under the heading “Report on other Legal and Regulatory Requirements” of our report of Even date on the Financial Statements of KW Homes Private Limited on the accounts of the company for the year ended 31st March, 2022.

On the basis of such checks as we considered appropriate and according to the information and Explanations given to us during the course of our audit, we report that:

(i) In respect of its fixed assets being Property plant and Equipment:

a. The Company has maintained proper records showing full particulars, including quantitative details and situation of the Property, plant and Equipment.

The Company is however not holding any intangible Assets.

b. As explained to us, these property Plant and equipment have been physically verified by the management during the year in accordance with the phased program of verification adopted by the management which, in our opinion, provides for physical verification of all at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

c. As explained by the management and as verified by us, the title deeds of all the immovable properties either kept as Property, plant and equipments or as stocks in trade (other than properties where the company is the lessee and the lease agreements duly executed in favour of the lessee) disclosed in the financial statements are held in the name of the company.



- d. The Company has not revalued its Property, Plant and equipment during the Year.
- e. As has been explained and verified by us, there has been no proceedings initiated nor pending against the company for holding any Benami property under the benami transactions (Prohibition) Act, 1988.
- (ii) In respect of its inventory:
- a) As explained to us, the management has conducted the physical verification of the inventories of finished goods, semi-finished goods, stores, spare parts and raw materials at the end of the year only. In our opinion and according to the information and explanation given to us, the procedures of physical verification of inventories followed by the Management were unreasonable and inadequate in relation to the size of the Company and the nature of its business. In case of inventories lying with third parties, certificates of stocks holding have been received. There is however the need to introduce the Mechanism as to increase the frequency of the stock verification.
- b) As explained to us and on the basis of the verification of Current Assets of the Company, the Company has not availed any working capital Limits from the Banks/Financial Institution.
- (iii) In our opinion and according to the information and explanations given to us, the company has not made any Investments in, nor provided any guarantee or security, nor granted any loans or advances in the nature of loans secured or unsecured to companies, firms, limited liability partnerships or any other parties.



- (iv) As the company has not given any loans, nor made any investments etc. during the Year, the information required therefore under this clause is not applicable.
- (v) On the basis of the verification by us and as explained by the management, the Company has not accepted any deposits or deemed deposits during the Year. Hence the clause 73 to 76 or other relevant provisions of the companies Act or the rules made thereunder, are not applicable to the company. Also no order has been passed by the Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other Tribunal regarding the noncompliance of the provisions relating to acceptance of deposits.
- (vi) As explained to us and as verified, maintenance of cost records has not been prescribed by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013.
- (vii) In respect of statutory dues:
- a. According to the records of the company and information and explanations given to us, the Company has generally been regular in depositing undisputed statutory dues, including Goods and service Tax, Provident Fund, employees state insurance (ESI), Income Tax, Sales tax, Service Tax, duty of Customs, duty of Excise, Value Added Tax, Cess and any other statutory dues to the Appropriate Authorities.
- According to the information and explanations given to us, there were no undisputed amounts payable in respect of the above statutory dues in arrears as at 31 March, 2022 for a period of more than six months from the date they became payable.



- b. According to the information and explanations given to us, there are no material dues of duty of customs duty of Excise, Value Added Tax, Cess or any other statutory dues which may have been deposited with the appropriate authorities on account of any dispute.
- (viii) On the basis of verification of record and as explained by the management, the Company has not made any surrender nor offered to income tax before Income Tax Authority, any undisclosed income/transaction during the Year. Hence the Clause is inapplicable to the company.
- (ix) According to the Information and explanation given to us, the company had not defaulted in repayment of the loan or interest thereon to any lender. Hence the information required under this clause is inapplicable.
- (x) According to the Information and explanation given to us, the company has not made any public offer either initially or otherwise. However, the term Loans taken by the company were utilized for the purpose for which it was raised.
- (xi) a. In our opinion and according to the information and explanations given to us, no fraud by the company or no fraud on the Company by its officers or employees has been noticed or reported during the year.
- b. That the Auditors have not filed any Report in Form ADT-4 under rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c. The Auditors have not received any whistle Blower Complaints during the Year.



- (xii) As per the information provided to us, the company is not a Nidhi Company as defined under Nidhi Rules, 2014. Hence the information required under this clause is inapplicable to it.
- (xiii) As per the information and explanation given by the management of the company, transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have duly been disclosed in the Financial Statements etc., as required by the applicable accounting standards.
- (xiv) As explained by the management, the company is not having any formal internal Audit System in the form as appointment of Internal Auditors. However having regard to the nature and size of the business, the Company's Internal Audit Mechanism is appropriate and reasonable.
- (xv) As per explanations given by the management and on the basis of verification, the company has not entered into any non-monetary transactions with the Directors or with the persons connected with them. Hence sec. 192 of the Companies Act is inapplicable to it.
- (xvi) As per the information and explanation provided to us, the company is not a Non-Banking Financial Company as defined under RBI Act, 1934. Hence, it is not required to get itself registered under sec.45IA of the RBI Act.
The Company does not conduct any Non-Banking Financial or Housing Finance Activities.
- (xvii) On verification of the Financial Statements and also the books of accounts, the company has not incurred any cash losses during the Year. Hence the required information are inapplicable to it.



(xviii) On the basis of the declaration as given by management, there has not been any resignation of the statutory Auditors of the Company.

(xix) On the basis of the reading to the Financial ratios, ongoing through and on verification of the ageing and expected dates of realization of the Financial Assets and payment of Financial Liabilities, and ongoing through the other information accompanying the financial Statements, Auditors Knowledge of the Board of Directors and Management plans, we are of the opinion that no material Uncertainty exists as on date of the Audit report. Further, the company appears to be capable of meeting its liabilities existing at the date of the Balance Sheet as and when they fall due within a period of one Year from the Balance Sheet Date.

(xx) As explained by the Management and as verified by us, the Company is not covered under the Provision of Sec. 135 of the Companies Act, 2013 relating to the social Responsibilities spending of the profit. Hence the information required under this clause is inapplicable.

(xxi) As per the information and explanation given by the management, the Company is not a holding company/subsidiary/associate/joint venture company, hence the clause is inapplicable to it.

For Garg Navin and Company
Chartered Accountants
(FRNo.500094N)

(Navin Kumar Garg) FCA
Partner
M.No. 073332



Place: Noida
Date : 03-09-2022

Annexure to the Independent Auditors report of Even date on the Financials Statements of KW Homes Private Limited on the accounts of the company for the year ended 31st March, 2022.

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”).

We have audited the internal financial controls with reference to financial statements of KW Homes Private Limited (“the Company”) as of March 31, 2022 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (“ICAI”). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor’s Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to these standalone financial statements based on our audit.



We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these standalone financial statements was established and maintained and if such controls operated effectively in all material respects. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to these financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls with reference to these financial statements.

Meaning of Internal financial controls with reference to these Financial Statements

A company’s internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial controls with reference to financial statements includes those policies and procedures that-



- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and Directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal financial controls with reference to Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the Institute of Chartered Accountants of India.



For Garg Navin and Company
Chartered Accountants
(FRNo.500094N)



(Navin Kumar Garg) FCA
Partner
M.No. 073332

Place: Noida
Date: 03-09-2022

KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Balance Sheet as at March 31, 2022

(Rs. In Lakh)

	Notes	As at March 31, 2022	As at March 31, 2021
Assets			
Non-current assets			
Property, plant and equipment	3	46.19	49.01
Financial assets			
- Loans and advances	4	82.77	81.77
- Other financial assets	5	494.93	438.01
Deferred tax assets (net)		22.42	21.78
Total Non Current Assets		646.30	590.56
Current assets			
Inventories	6	12,971.90	13,433.85
Financial assets			
- Loans and advances	7	1,517.38	686.99
- Trade receivables	8	2,950.30	2,912.74
- Cash and cash equivalents	9	216.57	778.69
Other Current Financial Assets	10	3,186.92	93.27
Total Current Assets		20,843.06	17,905.55
Total Assets		21,489.37	18,496.11
Equities and Liabilities			
Equity share capital	11	231.95	231.95
Other equity	12	1,604.13	1,546.12
Total Equity		1,836.08	1,778.07
Non-current liabilities			
Financial liabilities			
Borrowings	13	7,704.94	6,785.82
Long Term Provisions	14	83.71	97.17
Other non-current liabilities	15	6,493.99	6,020.24
Total Non Current Liabilities		14,282.65	12,903.22



UDIN : 2207332AW8HW8/205

KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Balance Sheet as at March 31, 2022

(Rs. In Lakh)

	Notes	As at March 31, 2022	As at March 31, 2021
Current Liabilities			
Financial liabilities			
- Borrowings	16	1,987.26	1,120.97
- Trade payables	17	583.08	559.49
- Other financial liabilities		-	-
Provisions	18	-	20.56
Other current liabilities	19	2,800.31	2,113.79
Total Current Liabilities		5,370.65	3,814.82
Total equity and liabilities		21,489.37	18,496.11

The accompanying notes 1 to 44 form an integral part of the Standalone financial statements.

As per our separate report of even date attached

For Garg Navin & Company
Chartered Accountants
FRN : 500094N



(Navin Kumar Garg) FCA
Partner
M.No. 073332
Place : Noida
Date:- 03-09-2022

For and on behalf of the Board of Directors of
KW Homes Private Limited

Savita Kesarwani
Director
DIN: 02237455

Pankaj Kumar Jain
Managing Director
DIN: 05217677

G.B.Padhi
Company Secretary

KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Statement of Profit and Loss for the year ended March 31, 2022

(Rs. In Lakh)

Particulars	Notes	Year ended March 31, 2022	Year ended March 31, 2021
Revenue from operations	20	7,843.12	4,399.37
Other Income	21	45.44	24.55
Total Income		7,888.56	4,423.92
Expenses			
Cost of Goods sold	22	6,636.70	3,628.16
Employee Benefit Expenses	23	574.87	215.13
Depreciation and amortization expense	24	19.93	26.54
Finance costs	25	4.57	3.00
Other expenses	26	610.67	482.29
Total expenses		7,846.74	4,355.14
Profit before tax		41.82	68.78
Income tax expense			
Current tax		23.15	29.36
Deferred Tax		(10.38)	6.97
Total tax Expense		12.77	36.33
Profit/(Loss) for the year		29.05	32.45
Other comprehensive income			
A. Other comprehensive income to be reclassified to profit or loss in		-	-
B. Other comprehensive income not to be reclassified to profit or loss in subsequent periods:			
Re-measurement gains/(losses) on defined benefit plans		38.70	(22.89)
Income tax effect		(9.74)	5.76
Other comprehensive income, net of tax		28.96	(17.13)
Total comprehensive income for the year (Comprising Profit and Other Comprehensive Income for the year), net of tax		58.01	15.31
Earnings per equity share (nominal value of share Rs. 10)			
Basic and diluted	27	2.50	0.66

The accompanying notes 1 to 44 form an integral part of the Standalone financial statements.

As per our separate report of even date

For Garg Navin & Company
Chartered Accountants
FRN : 500094N

(Navin Kumar Garg) FCA
Partner
M.No. 073332
Place : Noida
Date:- 03-09-2022



For and on behalf of the Board of Directors of
KW Homes Private Limited

Savita Kesarwani
Director
DIN: 02237455

Pankaj Kumar Jain
Managing Director
DIN: 05217677

G.B.Padhi
Company Secretary

KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Statement of Changes in equity for the year ended March 31, 2022

(Rs. In Lakh)

A. Equity Share Capital

Equity shares of INR 10 each issued, subscribed and fully paid	Number	Amount in Rs.
As at 31, March 2020	23.20	231.95
As at 31, March 2021	23.20	231.95
As at 31, March 2022	23.20	231.95

B. Other Equity**For the year ended 31 March 2022**

	Security premium	Reserve and surplus Retained earnings	Other comprehensive income	Total
Balance as at 1 April 2020	1,463.80	118.41	(36.10)	1,546.12
Profit for the year	-	57.01	-	57.01
Other comprehensive income	-	-	28.96	28.96
Total comprehensive income	-	57.01	28.96	85.97
Balance as at 31 March 2021	1,464	175	(7)	1,718

For the year ended 31 March 2021

	Security premium	Reserve and surplus Retained earnings	Other comprehensive income	Total
Balance as at 1 April 2020	1,463.80	85.97	(18.97)	1,530.80
Profit for the year	-	32.45	-	32.45
Other comprehensive income	-	-	(17.13)	(17.13)
Total comprehensive income	-	32.45	(17.13)	15.31
Balance as at 31 March 2021	1,464	118	(36)	1,546

i. Securities Premium

Securities Premium is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the Companies Act, 2013

ii. General Reserve

The General Reserve is created from time to time to transfer profits from retained earnings for appropriation purposes.

iii. Retained Earnings

Retained Earnings are the profits that the Company has earned till the balance sheet date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders

The accompanying notes 1 to 44 form an integral part of the Standalone financial statements.

As per our separate report of even date

For Garg Navin & Company

Chartered Accountants

FRN : 500094N

(Navin Kumar Garg) FCA

Partner

M.No. 073332

Place : Noida

Date:- 03-09-2022



For and on behalf of the Board of Directors of
KW Homes Private Limited

Savita Kesarwani
Director

DIN: 02237455

G.B.Padhi

Company Secretary

Pankaj Kumar Jain
Managing Director

DIN: 05217677

KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Cash Flow Statement for the year ended March 31, 2022

(Rs. In Lakh)

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
A. Operating activities		
Profit/ (Loss) before tax	41.82	68.78
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and amortisation	19.93	26.54
Interest Income	(25.11)	(22.33)
Working capital adjustments:		
(Increase)/ decrease in inventories	461.96	(1,928.14)
(Increase)/ decrease in trade receivables	(37.55)	(1,661.18)
(Increase)/ decrease in Other Current Assets	(3,093.65)	1,088.78
Decrease / (increase) in short term loans and advances	(830.39)	74.75
(Decrease)/ Increase in trade payable, other current liabilities / non current & provisions	1,555.83	1,997.85
Cash (used in)/generated from operations	(1,907.17)	(354.95)
Direct taxes paid (net of refunds)	(16.19)	53.47
Net (used in)/ cash from operating activities	(1,890.99)	(408.41)
B. Investing activities		
Purchase of fixed assets	(17.11)	(15.15)
Interest Income	25.11	22.33
Decrease / (increase) in Long term loans and advances	(58.56)	(295.49)
Net (used in)/ cash from investing activities	(50.56)	(288.32)
C. Financing activities		
Proceed from Loans	919.13	1,339.36
Increase/(Decrease in Long term provision)	(13.45)	-
Increase/(Decrease in Long term Liabilities)	473.75	-
(Increase)/Decrease in Long Term Financial Assets	(57.92)	-
Net cash from/(used) in financing activities	1,379.42	1,339.36
Increase/(decrease) in cash and cash equivalents (A+B+C)	(562.12)	642.63
Cash and cash equivalents at the beginning of the year	778.69	136.06
Cash and cash equivalents as at the end of the year	216.57	778.69

The accompanying notes 1 to 44 form an integral part of the Standalone financial statements.

For Garg Navin & Company

Chartered Accountants

FRN : 500094N

(Navin Kumar Garg) FCA

Partner

M.No. 073332

Place : Noida

Date:- 03-09-2022



For and on behalf of the Board of Directors of
KW Homes Private Limited

Savita Kesarwani

Director

DIN: 02237455

G.B.Padhi

Company Secretary

Savita Kesarwani

Director

DIN: 02237455

05217677

KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to financial statements for the year ended March 31, 2022

1 Corporate information

KW Homes Private Limited ('the Company') was incorporated on 1st November 2012. The Company has been incorporated to carry on the business of developing, buying, selling, renting, operating & marketing of land, real estate such as apartment building & dwellings, non-residential buildings, developing & sub dividing real estate into lots etc.

2 Significant accounting policies

2.1 Basis of preparation

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

For all periods up to and including the year ended 31 March 2017, the Company has prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP).

These standalone financial statements have been prepared on a historical cost basis.

The financial statements are presented in Indian Rupees (Rs.) except otherwise stated.

2.2 Summary of significant accounting policies

a. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is expected to be realised within twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when it is due to be settled within twelve months after the reporting period.

The Company classifies all other liabilities as non current.

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

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

The Company has identified twelve months as its operating cycle.

b. Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole :

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities.

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to financial statements for the year ended March 31, 2022

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- ▶ Disclosures for valuation methods, significant estimates and assumptions (note 20)
- ▶ Quantitative disclosures of fair value measurement hierarchy (note 26)

c. Revenue recognition

The revenue have been recognized on percentage of completion method provided all of the following conditions are met at the reporting date.

- i) atleast 25% of estimated construction and development costs (excluding land cost) has been incurred;
- ii) atleast 25% of the saleable project area is secured by the Agreements to sell/ application forms (containing salient terms of the agreement to sell); and
- iii) atleast 10% of the total revenue as per agreement to sell are realised in respect of these agreements.

Interest income

For all debt instruments measured either at amortised cost or at fair value through other comprehensive income, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortised cost of a financial liability. When calculating the effective interest rate, the Company estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss.

d. Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

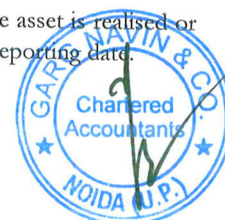
Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to financial statements for the year ended March 31, 2022

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Goods and Service Tax paid on acquisition of assets or on incurring expenses

Expenses and assets are recognised net of the amount of Goods and Service Tax paid, except:

- When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable
- When receivables and payables are stated with the amount of tax included

The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

e. Property, plant and equipment

Under the previous GAAP (Indian GAAP), Property, plant and equipment including capital work in progress were stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. On the date of transition to Ind AS, all items of Property, plant & equipment have been considered at previous GAAP cost as deemed cost as at 1 April 2016.

Property, plant and equipment including capital work in progress is stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises of purchase price, taxes, duties, freight and other incidental expenses directly attributable and related to acquisition and installation of the concerned assets and are further adjusted by the amount of VAT/GST credit availed wherever applicable. Any trade discounts and rebates are deducted in arriving at the purchase price.

All other expenses on existing fixed assets, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Depreciation on property, plant and equipment is calculated on a written down value basis using the rates arrived at, based on the useful lives estimated by the management. The identified components are depreciated separately over their useful lives; the remaining components are depreciated over the life of the principal asset. The company has used the following rates to provide depreciation on its property, plant and equipment.

Property, plant and equipment	Useful lives estimated by the management (years)	Indicative life as given in schedule II of Companies Act 2013 (years)
Motor Vehicle	8	8
Furniture and fixtures	10	10
Plant & Machinery	12	15
Computer & Software	3	3
Office equipment and electrical appliances	5	5

Depreciation on assets costing less than Rs. 5,000 are charged @ 100% in the year of purchase.

f. Intangible assets

(i) Recognition and initial measurement

Intangible assets are stated at cost less accumulated amortisation and impairment losses, if any. Cost comprises the acquisition price, development cost and any attributable/allocable incidental cost of bringing the asset to its working condition for its intended use



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to financial statements for the year ended March 31, 2022

(ii) Subsequent measurement (amortisation)

All intangible assets with definite useful life are amortized on a straight line basis over the estimated useful lives.

Computer Software 5 years

The carrying amount of intangible asset is reviewed periodically for impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use.

Gain or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

g. Impairment of non financial assets

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

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

Impairment losses, if any, are recognised in the statement of profit and loss.

i. Financial instruments

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

i) Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

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

- i) Debt instruments at amortised cost
- ii) Debt instruments at fair value through other comprehensive income (FVTOCI)
- iii) Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- iv) Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

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

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

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

Debt instrument at FVTOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to financial statements for the year ended March 31, 2022

i) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and

ii) The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the P&L. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to P&L. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

Debt instrument at FVTPL

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). The Company has not designated any debt instrument as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

Equity investments

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's balance sheet) when ;

- i) The rights to receive cash flows from the asset have expired, or
- ii) The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred an asset, the Company evaluates whether it has transferred substantially all the risk and rewards of the ownership of the financial asset, in such cases, the financial asset is derecognised. When the Company has not transferred substantially all the risk and rewards of the ownership of the financial asset, the financial asset is not derecognised.

When the Company has neither transferred nor retained substantially all of the risks and rewards of the financial asset, the financial asset is derecognised if the Company has not retained control of the financial assets. Where the Company retains control of the financial assets, the assets continue to be recognised to the extent of continuing involvement in the financial assets.

Impairment of financial assets



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to financial statements for the year ended March 31, 2022

In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- a) Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, trade receivables and bank balance
- b) Financial assets that are debt instruments and are measured as at FVTOCI
- c) Lease receivables under Ind AS 17
- d) Trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 18
- e) Loan commitments which are not measured as at FVTPL
- f) Financial guarantee contracts which are not measured as at FVTPL

The Company follows 'simplified approach' for recognition of impairment loss allowance on:

- Trade receivables or contract revenue receivables; and
- All lease receivables resulting from transactions within the scope of Ind AS 17

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed. On that basis, the Company estimates the following provision matrix at the reporting date:

	Current	1-180 days past due	180-365 days past due	More than 365 days past due
Default rate	0	0	0.5	1

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

The Company does not have any purchased or originated credit-impaired (POCI) financial assets, i.e., financial assets which are credit impaired on purchase/ origination.



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to financial statements for the year ended March 31, 2022

ii) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

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

Subsequent measurement

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

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

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

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

This category generally applies to borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to financial statements for the year ended March 31, 2022

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

j. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

k. Segment reporting

Identification of segments

The Company's operating businesses are organized and managed separately according to the nature of products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. The analysis of geographical segments is based on the areas in which major operating divisions of the company operate.

Inter Segment transfers

The Company generally accounts for intersegment sales and transfers at cost plus appropriate margins.

l. Provisions and Contingent liabilities

(i) A provision is recognised when:

- (a) The Company has a present obligation (legal or constructive) as a result of a past event;
- (b) It is probable that an outflow of resources embodying economic benefits will be required to settle the obligation; and
- (c) A reliable estimate can be made of the amount of the obligation.

(ii) If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

(iii) A disclosure for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably may not, require an outflow of resources. A contingent liability also arises in extreme cases where there is a probable liability that cannot be recognised because it cannot be measured reliably.

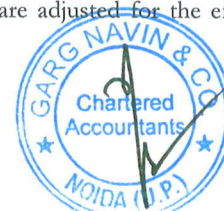
(iv) Where there is a possible obligation or a present obligation such that the likelihood of outflow of resources is remote, no provision or disclosure is made.

Provisions and contingents liabilities are reviewed at each balance sheet date.

m. Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss attributable to equity holder of the company by the weighted average number of equity shares outstanding during the year.

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



KW Homes Private Limited
(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

3. Property, Plant and Equipment

(Rs. In Lakh)

Particulars	Gross Block		Accumulated Depreciation				Net Block	
	Balance as at 01 April 2021	Addition/ (Disposals)/ Transfer	Balance as at 31 March 2022	Balance as at 01 April 2021	Depreciation charge for the year	On disposals	Balance as at 31 March 2022	Balance as at 31 March 2021
Office Equipments	16.24	0.47	16.70	12.26	1.86	-	14.12	2.59
Furniture & Fixtures	11.88	6.19	18.07	5.57	1.77	-	7.34	10.73
Motor Vehicle	78.19	8.20	86.39	46.35	11.60	-	57.95	28.44
Plant & Machinery	2.38	-	2.38	1.45	0.21	-	1.66	0.72
Computer & Software	36.38	2.25	38.63	30.43	4.50	-	34.93	3.71
	145.07	17.11	162.18	96.06	19.93		115.98	46.19
								49.01



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

(Rs. In Lakh)

4 Loans & Advances (Non Current)

Particulars	As at March 31, 2022	As at March 31, 2021
Unsecured, considered good		
- Related Parties *	-	-
- Others	82.77	81.77
Total	82.77	81.77

* Refer Note No. 30

***Disclosure in case of Long term Loans and advances to Related Parties:**

Type of Borrower	Amount of Loan or advance outstanding		% to the total Loans or advances
	Payable on demand	Without specifying terms	
Promoters	-	-	-
Directors	-	-	-
Key Managerial Persons	-	-	-
Related parties	-	-	-
Total	-	-	-
Previous year	-	-	-

5 Other Financial Assets

Particulars	As at March 31, 2022	As at March 31, 2021
Fixed deposits (with original maturity of more than 12 months)	428.27	371.46
Security deposits	66.66	66.55
Total	494.93	438.01

Fixed deposits stated above includes the FDR amounting to Rs. 3,63,00,000/- (previous year Rs. 3,28,00,000/-) being under the lien with DMI Finance Pvt. Ltd. against the Term Loan Facility extended by them to the Company.

6 Inventories

Particulars	As at March 31, 2022	As at March 31, 2021
Work in Progress	12,971.90	13,433.85
Total	12,971.90	13,433.85

The Work in Progress includes the Cost of Land purchased, Stamp duty paid on registration & Construction and Site Expenses.



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

7 Short term loans and advances

Particulars	As at March 31, 2022	As at March 31, 2021
Unsecured Considered Goods		
- Related Parties *	1,082.81	352.03
- Advances to Suppliers	424.87	328.59
- Other Advances	9.70	6.37
Total	1,517.38	686.99

***Disclosure in case of Short Term Loans and advances to Related Parties:**

Type of Borrower	Amount of Loan or advance Payable on demand	Without specifying terms	% to the total Loans or advances
Promoters	-	-	-
Directors	-	-	-
Key Managerial Persons	-	-	-
Related parties*	-	1,082.81	100%
Total	-	1,082.81	100%
Previous year		352.03	100%

** The Loans to related Parties are in relation to the Loan repayable on demand too.***8 Trade Receivable**

Particulars	As at March 31, 2022	As at March 31, 2021
Outstanding for a period exceeding six months		
Unsecured, considered good	1,656.11	951.25
Others receivables		-
Unsecured, Considered good	1,294.19	1,961.50
Total	2,950.30	2,912.74

Trade Receivables Aging Schedule:

Nature of receivables	Outstanding for following Periods from due dates of Payments					Total
	Less than 6 months	6 months - one year	1-2 Years	2-3 Years	More Than 3 Years	
Undisputed Trade Receivables- Considered Good	1,360.89	660.93	808.24	180.44	6.50	3,017.00
Undisputed Trade Receivables- Considered doubtful	-	-	-	-	-	-
Disputed Trade Receivables- Considered Good	-	-	-	-	-	-
Disputed Trade Receivables- Considered doubtful	-	-	-	-	-	-
Total	1,360.89	660.93	808.24	180.44	6.50	3,017.00
Previous Year	1,961.50	764.31	180.44	6.50		2,912.74



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

9 Cash & cash equivalents

Particulars	As at March 31, 2022	As at March 31, 2021
Cash In Hand	2.55	3.86
Balances with banks	214.02	774.83
Total	216.57	778.69

10 Other current Assets

Particulars	As at March 31, 2022	As at March 31, 2021
Contract Assets - Revenue recognition in excess of billings to Customers	3,084.45	23.26
Prepaid Expense	12.14	13.34
Due from revenue Authorities	28.67	-
Balance with Statutory Authorities	61.66	56.68
Total	3,186.92	93.27

11 Share Capital

Particulars	As at March 31, 2022	As at March 31, 2021
Authorised share capital		
50,00,000 Equity shares (Previous year 50,00,000) of Rs. 10/- each	500.00	500.00
Issued, subscribed & fully paid share capital		-
23,19,500 Equity Shares (Previous year 23,19,500) of Rs. 10/- each	231.95	231.95
Total issued, subscribed and fully paid up share capital	231.95	231.95

a. Reconciliation of equity shares outstanding at the beginning and at the end of reporting year

Particulars	March 31, 2022		March 31, 2021	
	Number of shares	Amount (Rs.)	Number of shares	Amount (Rs.)
Equity Shares				
At the beginning of the year	23.20	231.95	23.20	231.95
Issue during the year	-	-	-	-
Outstanding at the end of the year	23.20	231.95	23.20	231.95

b. Terms/rights attached to equity shares

The company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity share is entitled to vote in proportion to his share of the paid up capital of the company.

In the event of liquidation of the Company, the holder of the 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.



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

c Details of shareholders (as per the register of shareholders) holding more than 5% shares in the company

Particulars	March 31, 2022		March 31, 2021	
	Number of shares	% holding	Number of shares	% holding
Sona Electrical Services (P) Ltd				
Equity shares of Rs. 10 each fully paid up				
K World Estate Pvt. Ltd.	11.60	50%	11.60	50%
Dingle Buildcons Pvt Ltd	11.60	50%	11.60	50%

d. Details of promoters

Particulars	March 31, 2022		March 31, 2021		% Change
	Number of shares	% holding	Number of shares	% holding	
Equity shares of Rs. 10 each fully paid up					
K World Estate Pvt. Ltd.	11.60	50%	11.60	50%	-
Dingle Buildcons Pvt Ltd	11.60	50%	11.60	50%	-

- e. During the five years immediately preceding financial years 31 March 2022, neither any bonus shares or shares issued for consideration other than cash have been issued nor any shares have been bought back.

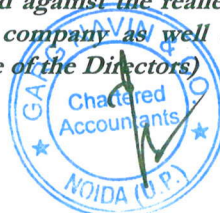
12 Other Equity

Particulars	As at March 31, 2022	As at March 31, 2021
a. Securities Premium Account		
Opening Balance	1,463.80	1,463.80
Additions during the year	-	-
Closing Balance	<u>1,463.80</u>	<u>1,463.80</u>
b. Retained Earnings		
Opening Balance	82.32	67.00
Add: Profit / (Loss) for the year	58.01	15.31
Accumulated Surplus	<u>140.33</u>	<u>82.32</u>
Total(a+b)	<u>1,604.13</u>	<u>1,546.12</u>

13 Borrowings (Long Term)

Particulars	As at March 31, 2022	As at March 31, 2021
Secured Loan		
DMI Finance Pvt. Ltd.*	5,911.33	6,535.91
Unsecured loan		
- Corporate Loans	1,793.62	249.90
Total	<u>7,704.94</u>	<u>6,785.82</u>

* The Loan from the Non Banking Finance company, is secured against the realisations from the project "Delhi-6" and also secured by mortgage of Equity Shares held in the company as well as in other Associated/Subsidiary Companies. The loan is further secured by the personal Guarantee of the Directors



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

14 Long Term Provision

Particulars	As at March 31, 2022	As at March 31, 2021
Provision for Employee Benefit		
- Gratuity	83.71	97.17
Total	83.71	97.17

15 Other non-current liabilities

Particulars	As at March 31, 2022	As at March 31, 2021
Security deposit - Leasing	165.76	29.32
Security deposit - IFMS	135.68	109.13
Security deposit - Others	5,356.01	5,881.79
Advances against agreement to sale	836.53	
Total	6,493.99	6,020.24

16 Borrowings (Short term)

Particulars	As at March 31, 2022	As at March 31, 2021
Secured Loan		
DMI Finance Pvt. Ltd.(repayable in a year)	1,605.05	989.11
HDFC Bank	-	10.50
		-
Unsecured loan		
- Corporate Loans	382.21	121.37
Total	1,987.26	1,120.97

17 Trade payables

Particulars	As at March 31, 2022	As at March 31, 2021
Trade Payables (MSMEs)*	43.81	0.55
Trade Payables (Others)	539.26	558.94
Total	583.08	559.49

* Trade payables to MSMEs are non-interest bearing and are settled in accordance with the contract terms with the vendors.

Ageing for trade payables outstanding as at March 31, 2022 is as follows:

Particulars:	Dues where No due date specified)	Outstanding for following Periods from due dates of Payments				Total
		Less than 1 year	1-2 Years	2-3 Years	More Than 3 Years	
Trade Payables						
MSME*	-	43.81	-	-	-	43.81
Others	-	512.77	9.10	14.48	2.91	539.26
Disputed Dues - MSME	-	-	-	-	-	-
Disputed Dues - Others	-	-	-	-	-	-
Total		556.59	9.10	14.48	2.91	583.08



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

No provision for interest if any for identified MSMEs, has been made. Further, The Company has not received any claim for interest from any supplier as at the balance sheet date. These facts have been relied upon by the auditors

18 Short-term provisions

Particulars	As at March 31, 2022	As at March 31, 2021
Provision for income tax (net of advance tax)	-	20.56
Total	-	20.56

19 Other Current Liabilities

Particulars	As at March 31, 2022	As at March 31, 2021
Advance from customer	2,446.30	1,966.03
Other payables		-
- Interest Provision but not due	24.32	5.81
- Retention Amount	92.99	48.89
- Salary Payable	83.12	65.11
- Other Payable	19.48	0.01
Statutory dues payable		-
- TDS Payable	131.47	25.81
- EPF Payable	2.16	1.85
- ESI Payable	0.46	0.28
Total	2,800.31	2,113.79

20 Revenue from Operations

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Revenue From Operations		
Revenue Receipts	7,787.68	4,195.79
Revenue from operations (gross)	7,787.68	4,195.79
Other operating revenue	55.44	203.58
Revenue from operations (net)	7,843.12	4,399.37

21 Other income

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Interest accrued on term deposits	25.11	22.33
Forfeiture amount	11.53	-
Interest Received From Customers	6.80	1.26
Rent Income	0.96	0.96
Mis.income	1.04	-
Total	45.44	24.55



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

22 Cost of Construction

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Opening Stock	13,433.85	11,505.71
Purchases	752.31	1,379.30
Finance Costs	1,888.56	1,790.86
Lease Gurantee	611.25	-
Job Charges	1,418.77	1,049.29
Rate & Taxes (Project)	1,047.46	628.64
Rent	83.42	48.26
Repair & Maintenance Expense	13.86	7.97
Consultancy and Legal Charges	38.39	66.87
Diesel Expenses	30.52	17.98
Electricity Eepenses-Site	80.47	75.55
Lift	77.21	394.49
Insurance	6.46	11.14
Site expenses	118.62	85.34
Miscellaneous	7.46	0.62
Closing Stock	(12,971.90)	(13,433.85)
	6,636.70	3,628.16

23 Employee Benefit Expenses

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Salary, wages and bonus	533.52	181.68
Contribution to provident fund and other funds	16.10	12.22
Gratuity Expenses*	25.25	21.23
Total	574.87	215.13

24 Depreciation expense

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Depreciation of tangible assets	19.93	26.54
Total	19.93	26.54

25 Finance Cost

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Interest & Bank Charges	1.19	3.00
Interest on Income Tax	3.38	-
Total	4.57	3.00



KW Homes Private Limited

(CIN: U45400DL2012PTC244339)

Notes to the financial statements for the year ended 31 March 2022

26 Other Expenses

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Advertising Expenses	239.56	202.08
Rates & Taxes	22.19	22.54
Legal & Professional Exp.	21.17	29.90
Printing & Stationary	11.25	9.33
Repair & Maintenance Exp.	12.94	7.22
Comman Area Maintenance	23.52	-
Communication Expenses	14.39	9.81
Donation	6.00	4.94
Tour & travelling Expense	11.68	2.45
Business & Sales Promotion	35.43	27.72
Commission & Brokerage expense	104.55	85.81
Office Expenses	92.06	71.49
Filing fees	0.15	0.12
Misc. Exp	5.60	1.13
Server Hosting (ERP)	8.89	6.45
-as Statutory audit	1.30	1.30
Total	610.67	482.29
Ind AS Impact		
Total		
Payment to auditor		
Audit fee	1.00	1.00
Tax Audit Fees	0.30	0.30
Total	1.30	1.30

27 Earnings per share (EPS)

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

Particulars	Year ended March 31, 2022	Year ended March 31, 2021
Total operations for the year		
Nominal Value of Shares	231.95	231.95
Profit attributable to equity share holders (A)	58.01	15.31
Weighted average number of equity shares outstanding during the year (B)	23.20	23.20
Basic /diluted earnings per share (A/B)	2.50	0.66



KW Homes Private Limited

Notes to standalone financial statements for the year ended March 31, 2022

(Amounts in Rupees, unless otherwise stated)

28 Significant accounting judgements, estimates and assumptions

The preparation of the company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognised in the financial statements:

Contingencies

Contingent liabilities may arise from the ordinary course of business in relation to claim against the Company, including legal and other claims. By their nature, contingencies will be resolved only when one or more uncertain future event occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgement and the use of estimates regarding the outcome of the future events.

Estimates and assumptions

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

i) Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes.

ii) Fair value measurement of financial instruments

When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

29 Commitments and contingencies

a. Contingent liabilities

Claims against the Company not acknowledged as debt

Income Tax



31-Mar-22

31-Mar-21

KW Homes Private Limited

Notes to standalone financial statements for the year ended March 31, 2022

(Amounts in Rupees, unless otherwise stated)

30 Related party disclosures**Name of related party and related party relationships****i) Key Management Personnel**

- 1) Smt. Savita Kesarwani - Executive Director
- 2) Shri Pankaj Kumar Jain - Managing Director
- 3) Shri G.B. Padhi - Company Secretary

ii) Other Related parties

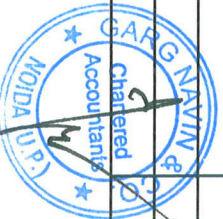
- a) Associates / associates of subsidiary
- b) Relatives of Key management

c) Entities where Key Management Personnel and their relatives exercise significant influence:

- 1) Dingle Buildcons Pvt. Ltd.
- 2) KW Infrabuild Pvt. Ltd.
- 3) KW Buildcons Pvt. Ltd.
- 4) K World Developers Pvt. Ltd.
- 5) Madhyam Construction Co. Pvt Ltd
- 6) Madhyam Housing Pvt. Ltd.
- 7) Becon Construction Pvt. Ltd.
- 8) Accurate Infra Dev. Pvt. Ltd.
- 9) KW Agro Pvt. Ltd.
- 10) KW Power Pvt. Ltd.
- 11) KW Security & Services Pvt. Ltd.

Transactions with related parties

Related Party Transactions						Year Ended 31-03-2022	(Rs. In Lakh) Year Ended 31-03-2021
Rent Received							
Accurate Infradevelopers Pvt. Ltd.						0.36	-
K World Estates Private Limited						0.60	-
Sale of scrap							
Madhyam Housing Pvt. Ltd.						0.63	-
a) Rent Paid							
Madhyam Housing Pvt. Ltd.						0.60	0.60



KW Homes Private Limited

Notes to standalone financial statements for the year ended March 31, 2022

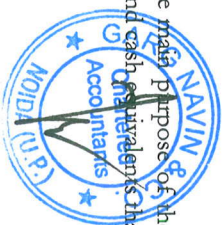
(Amounts in Rupees, unless otherwise stated)

b) Consultancy Charges									
KW Dream Homes Consortium Pvt Ltd						-			-
Accurate Infra developers Pvt. Ltd.						-			2.25
Madhyam Construction Company Pvt. Ltd.						-			1.00
						-			1.25
g) Remuneration						-			-
Mr. Pankaj Kumar Jain						37.05			27.34
Smt. Savita Kesarwani						38.95			31.01
Mr. G.B. Padhi						12.10			8.67
Advance Given (Payments on behalf of the Co.)						-			-
KW Dream Homes Consortium Pvt Ltd						(17.00)			126.42
Madhyam Housing Pvt. Ltd.						657.71			696.30
Observerdawn Media & Ent. Pvt. Ltd.						0.04			0.07
K World Estate Pvt Ltd.						(3.00)			20.12
KW Security & Services Pvt. Ltd.						-			3.07
Smt. Savita Kesarwani						-			0.26
Accurate Infra developers Pvt. Ltd.						15.09			-
Outstanding Balances with the related parties									
						As at 31-03-2022			As at 31-03-2021
KW Dream Homes Consortium Pvt Ltd						Dr	106.93		123.93
Madhyam Housing Pvt. Ltd.						Dr	890.36		226.75
Observerdawn Media & Ent. Pvt. Ltd.						Dr	0.11		0.07
K World Estate Pvt Ltd.						Cr	2.10		0.10
Accurate Infra developers Pvt. Ltd.						Dr	0.00		-
KW Security & Services Pvt. Ltd.						Dr	3.33		0.92

Note: Related party transactions includes Ind AS impact.

31 Financial risk management objectives and policies

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



KW Homes Private Limited

Notes to standalone financial statements for the year ended March 31, 2022
(Amounts in Rupees, unless otherwise stated)

2. Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as equity price risk and commodity risk. Financial instruments affected by market risk include borrowings, deposits and FVTPL investments.

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

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31 March 2022 and 31 March 2021.

i) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

Interest rate sensitivity

The Company is not exposed to the risk of changes in market interest rates, since the rate of interest for the loans availed by the Company is fixed rate interest.

ii) Price risk

Commodity price risk:

As the Company is not engaged in business of commodities which are traded in recognized commodity exchanges, commodity risk is not applicable.

Equity price risk:

Since the Company has not made any investment in any listed/ unlisted securities during the year or at the year end, equity price risk is not applicable.

b. Liquidity risk

The Company's objective is to maintain a balance of continuity of funding and flexibility through the use of short term and long term loans and borrowings. The Company's management reviews the liquidity position on an ongoing basis.

The below table summarized the maturity profiles of the Companies financial liabilities based on the contractual undiscounted payments:

Maturity profile of financial liabilities				(Rs. In Lakh)			
As at 31 March 2022							
Particulars	Borrowing	Borrowing	Trade payables-	Other Financial	Other financial	Total	
Carrying Amount	1,987.26	7,704.94	583.08	-	6,493.99	16,769.28	
Contractual cash flows	1,987.26	7,704.94	583.08	-	6,493.99	16,769.28	
Maturity profile							
On Demand	-	-	-	-	-	-	
6 months or less	1,987.26	-	583.08	-	-	2,570.34	
6-12 months	-	-	-	-	-	-	
1-2 years	-	7,704.94	-	-	-	7,704.94	
2-5 years	-	-	-	-	6,493.99	6,493.99	



KW Homes Private Limited

Notes to standalone financial statements for the year ended March 31, 2022

(Amounts in Rupees, unless otherwise stated)

As at 31 March 2021								
Particulars	Borrowing Current	Borrowing non-current	Trade payables- Current	Other Financial Liabilities - Current	Other financial liabilities - Non Current	Total		
Carrying Amount	1,120.97	6,785.82	559.49	-	6,020.24	14,486.52		
Contractual cash flows	1,120.97	6,785.82	559.49	-	6,020.24	14,486.52		
Maturity profile								
On Demand	-	-	-	-	-			
6 months or less	1,120.97	-	559.49	-	-	1,680.47		
6-12 months	-	-	-	-	-	-		
1-2 years	-	6,785.82	-	-	-	6,785.82		
2-5 years	-	-	-	-	6,020.24	6,020.24		

32 Capital management

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

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, borrowings, trade and other payables, less cash and cash equivalents.

Particulars	As at 31-03-2022	(Rs. In Lakh)	As at 31-03-2021
Long term borrowings	7,704.94	6,785.82	
Short term borrowings	1,987.26	1,120.97	
Other non-current liabilities	6,493.99	6,020.24	
Trade Payables	583.08	559.49	
Provisions	83.71	117.73	
Other financial liability	-	-	
Other Payables	2,800.31	2,113.79	
Less : Cash and cash equivalent	(216.57)	(778.69)	
Net debts	19,436.73	15,939.35	



KW Homes Private Limited

Notes to standalone financial statements for the year ended March 31, 2022

(Amounts in Rupees, unless otherwise stated)

Capital Components		
Equity	231.95	231.95
General reserve		
Reserve and Surplus	1,604.13	1,546.12
Total Capital	1,836.08	1,778.07
Capital and Net debts	21,272.80	17,717.42
Gearing Ratio	10.59	8.96

No changes were made in the objectives, policies or processes for managing capital during the years ended 31 March 2021 and 31 March 2022

33 The Company's operations were impacted by the Covid 19 pandemic. In preparation of these financials, the Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets, impact on revenues and estimates of residual costs to complete ongoing projects. The Company has observed the increase in cost of projects and accounted the same in the subsequent year 2021-22. Based on current indicators of future economic conditions, the Company has sufficient liquidity and expects to fully recover the carrying amount of its assets. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financials. The Company will revise the estimates in the year 2021-22 based on the increase in cost during that year only.

34 The Company has exercised the option of Taxation under Section 115BAA of the Income Tax Act, 1961, for the Assessment Year 2020-21 and onwards.

35 Segment information

Based on the guiding principles given in Indian Accounting Standard on 'Operating Segments' (Ind AS-108), the Company's primary business segment is developing, buying, selling, renting, operating & marketing of land, real estate such as apartment building & dwellings, non-residential buildings, developing & sub dividing real estate into lots etc. The Company operates only in India i.e. only one business and geographical segment and thus, no further disclosures are required to be made as per Accounting Standard (Ind AS-108).



KW Homes Private Limited

Notes to standalone financial statements for the year ended March 31, 2022

(Amounts in Rupees, unless otherwise stated)

36 Expenditure in foreign currency for the year ended March 31, 2022 is NIL (March 31, 2021 is NIL).

37 Earnings in Foreign exchange for the year ended March 31, 2022 is NIL (March 31, 2021 is NIL).

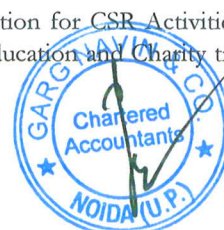
38 CIF value of Imports for the year ended March 31, 2022 is NIL (March 31, 2021 is NIL).

39 Foreign currency exposures and outstanding derivative contracts for the year ended March 31, 2022 is Nil (March 31, 2021 is NIL)

40 Disclosure of Financial and operational ratios of the Company:

Particulars	Year ended 31-03-2022	Year ended 31-03-2021	% Change
Current Ratio <i>Current Assets / Current Liabilities</i> (Excluding assets/ liabilities held for distribution to owners)	3.88	4.69	(0.17)
Debt Equity ratio <i>(Long Term Borrowings + Short Term Borrowings) / Net Worth</i>	5.28	4.45	0.19
Debt service Coverage ratio <i>EBITDA (before exceptional items) / [Interest + Installments]</i>	0.51	0.88	(0.43)
Return on Equity Ratio <i>Net Profit / Paid-up Share Capital</i>	0.18	0.30	(0.39)
Inventory turnover ratio <i>COGS / Average Inventory for the period</i>	0.50	0.29	0.73
Trade Receivable Turnover Ratio <i>Revenue from Operations / Average Trade Receivables</i>	2.68	2.11	0.27
Trade Payable Turnover ratio <i>COGS & Other expense / Average Trade payables</i>	12.69	7.78	0.63
Net Capital Turnover Ratio <i>Revenue from Operations / Working Capital</i>	0.51	0.31	0.62
Net Profit ratio <i>Net Profit / Total Income</i>	0.01	0.02	(0.66)
Return on capital Employed <i>Earnings before interest, exceptional items and taxes / Average Capital Employed</i>	0.90	0.72	0.25
Return on Investments <i>Income generated from invested funds/ Time weighted avg of investments</i>	NA	NA	

41 The company had utilized the amount of Rs. 600000/- kept as liability against utilization for CSR Activities as required under the companies Act. The Payment was made as contribution made to Shree Jagat Bharti Education and Charity trust eligible as charitable Trust.



KW Homes Private Limited

Notes to standalone financial statements for the year ended March 31, 2022

(Amounts in Rupees, unless otherwise stated)

42 Covid-19 Reporting

Estimation of uncertainties relating to the global health pandemic from COVID-19:

Given the uncertainties associated with nature, condition and duration of COVID-19, the impact assessment on the Company's financial statements will be continuously made and provided for as required. Given the Covid-19 pandemic situation, the Company has performed detailed analysis and has assessed the impact of pandemic on business and financial Statements based on information available from internal and external sources. The Company has determined that there is no significant impact for the current period. Considering the continuing uncertainty, the Company will continue to closely monitor any material changes to future economic conditions due to this pandemic situation.

43 Figure for the Year have been rounded off to the nearest Lakh.

44 Previous year figures have been regrouped, reclassified and rearranged wherever considered necessary to make them comparable with current year figure.

As per our separate report of even date

For Garg Navin & Company

Chartered Accountants

FRN : 500094N

(Navin Kumar Garg) FCA

Partner

M.No. 073332

Place : Noida

Date:- 03-09-2022



For and on behalf of the Board of Directors of
KW Homes Private Limited


Savita Kesarwani
Director
DIN: 02237455


Pankaj Kumar Jain
Managing Director
DIN: 05217677


G.B. Padhi
Company Secretary