

**Cear Lifespaces Private Limited**

Financial Statements

together with the

Independent Auditors' Report

for the year ended 31 March 2021

# Cear Lifespaces Private Limited

## **Financial statements together with the Independent Auditors' Report**

*for the year ended 31 March 2021*

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Independent Auditors' Report

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# B S R & Co. LLP

Chartered Accountants

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## Independent Auditors' Report

### To the Members of Cear Lifespaces Private Limited

#### Report on the Audit of the financial statements

#### Opinion

We have audited the financial statements of Cear Lifespaces Private Limited ("the Company"), which comprise the balance sheet as at 31 March 2021, and the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('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 31 March 2021, its loss and other comprehensive income, changes in equity and its cash flows for the year ended on that date.

#### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the "*Auditor's Responsibilities for the Audit of the Financial Statements*" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules 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 opinion on the financial statements.



## **Independent Auditors' Report (Continued)**

### **Cear Lifespaces Private Limited**

#### **Other Information**

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's directors report, but does not include the financial statements and our auditors' report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial 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.

#### **Management's and Board of Directors' Responsibility for the Financial Statements**

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

In preparing the financial statements, the Management and Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

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



## **Independent Auditors' Report (Continued)**

### **Cear Lifespaces Private Limited**

#### **Auditor's Responsibilities for the Audit of the Financial Statements (Continued)**

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal 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 in the financial statements made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.



**Independent Auditors' Report (Continued)**

**Cear Lifespaces Private Limited**

**Report on Other Legal and Regulatory Requirements**

As required by the Companies (Auditor's Report) Order, 2016 ('the Order'), issued by the Central Government of India in terms of Section 143 (11) of the Act, we give in the "Annexure A", a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

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

- (a) we have sought and obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;
- (b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
- (c) the balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this report are in agreement with the books of account;
- (d) in our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act;
- (e) on the basis of the written representations received from the directors as on 31 March 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2021 from being appointed as a director in terms of Section 164 (2) of the Act; and
- (f) with respect to the adequacy of the internal financial controls with reference to the financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".



**Independent Auditors' Report (Continued)**

**Cear Lifespaces Private Limited**

**Report on Other Legal and Regulatory Requirements (Continued)**

(B) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, 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 would impact its financial position;
- ii. the Company did not have any long-term contracts, including derivative contracts, for which there were any material foreseeable losses;
- iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2021; and
- iv. the disclosures in the financial statements regarding holdings as well as dealings in Specified Bank Notes during the period from 8 November 2016 to 30 December 2016 have not been made in these financial statements since they do not pertain to the financial year ended 31 March 2021.

(C) With respect to the matter to be included in the Auditors' Report under Section 197 (16) of the Act, we report that:

According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/ provided for managerial remuneration and the Ministry of Corporate Affairs has not prescribed other details under Section 197 (16) which are required to be commented upon by us.

For **BSR & Co. LLP**  
*Chartered Accountants*

Firm's Registration No: 101248W/W-100022



**Mansi Pardiwalla**  
*Partner*

Mumbai  
3 May 2021

Membership No: 108511  
UDIN: 21108511AAAACS9259

## Ceeear Lifespaces Private Limited

### Annexure A to the Independent Auditors' Report – 31 March 2021

With reference to the Annexure A referred to in the Independent Auditors' Report to the members of the Company on the financial statements for the year ended 31 March 2021, we report the following:

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets including property, plant and equipment.
- (b) The Company has a regular programme of physical verification of its fixed assets including property, plant and equipment by which all the fixed assets including property, plant and equipment are verified annually. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. In our opinion and according to information and explanations given to us, no discrepancies were noticed on such verification during the year.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company and read with Note 2 of the financial statements, the Company does not have any immovable properties. Accordingly, paragraph 3 (i) (c) of the Order is not applicable to the Company.
- (ii) The Company inventory includes construction work in progress accordingly the requirements under paragraph 3(ii) of the the Order is not applicable for construction work in progress.
- (iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured, to companies, firms, limited liability partnerships or other parties covered in the register maintained under Section 189 of the Companies Act, 2013 ('the Act'). Accordingly, paragraphs 3 (iii) (a), (b) and (c) of the Order are not applicable to the Company.
- (iv) In our opinion and according to the information and explanation given to us and based on the audit procedures conducted by us, the Company has not granted any loans, made investments, or provided any guarantees or security to the parties covered under Sections 185 and 186 of the Act. Accordingly, compliance under Sections 185 and 186 of the Act in respect of granting loan, making investments, or providing any guarantees or securities are not applicable to the Company.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted deposits as per the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the rules framed thereunder. Accordingly, paragraph 3 (v) of the Order is not applicable to the Company.
- (vi) The Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for any of the activities carried out by the Company. Accordingly, paragraph 3 (vi) of the Order is not applicable to the Company.





## Ceeear Lifespaces Private Limited

### Annexure A to the Independent Auditors' Report – 31 March 2021 (Continued)

- (vii) (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including Goods and Services tax, Cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. Amounts deducted / accrued in the books of accounts in respect of undisputed statutory dues of Income-tax have generally been regularly deposited during the year by the Company with the appropriate authorities, though there have been slight delays in a few cases. As explained to us, the Company did not have any dues on account of Property tax, Provident fund, Employees' State Insurance, Labour cess and Professional tax.

According to the information and explanations given to us, no undisputed amounts payable in respect of Income-tax, Goods and Services tax, Cess and other material statutory dues were in arrears as at 31 March 2021 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 dues of Income-tax and Goods and Services tax as at 31 March 2021, which have not been deposited with the appropriate authorities on account of any dispute.
- (viii) The Company does not have any loans or borrowings from government or outstanding dues to any financial institutions or banks or dues to debenture holders during the year. Accordingly, paragraph 3 (viii) of the Order is not applicable to the Company.
- (ix) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) and has not obtained any term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable to the Company.
- (x) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company by its officers or employees, noticed or reported during the year, nor have we been informed of any such case by the management.
- (xi) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not paid/provided for managerial remuneration during the year. Accordingly, paragraph 3 (xi) of the Order is not applicable to the Company.
- (xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, paragraph 3 (xii) of the Order is not applicable to the Company.



## Ceeear Lifespaces Private Limited

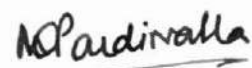
### **Annexure A to the Independent Auditors' Report – 31 March 2021 (Continued)**

- (xiii) In our opinion and according to the information and explanations given to us, the Company has entered into transactions with related parties in compliance with Section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements as required by Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified under Section 133 of the Act. Further the Company is not required to constitute an Audit Committee under Section 177 of the Act, and accordingly, to this extent, paragraph 3 (xiii) of the Order is not applicable to the Company.
- (xiv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, paragraph 3 (xiv) of the Order is not applicable to the Company.
- (xv) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not entered into any non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3 (xv) of the Order is not applicable to the Company.
- (xvi) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3 (xvi) of the Order is not applicable to the Company.

For **BSR & Co. LLP**

*Chartered Accountants*

Firm's Registration No: 101248W/W-100022



**Mansi Pardiwalla**

*Partner*

Membership No: 108511

UDIN: 21108511AAAACS9259

Mumbai  
3 May 2021

## Cear Lifespaces Private Limited

### Annexure B to the Independent Auditors' Report – 31 March 2021

Report on the Internal Financial Controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

(Referred to in paragraph (A) (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

#### Opinion

We have audited the internal financial controls with reference to financial statements of Cear Lifespaces Private Limited ("the Company") as of 31 March 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2021, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

#### Management's Responsibility for Internal Financial Controls

The Company's management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. 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.

#### Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with respect to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143 (10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and whether 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 system with respect to financial statements and their operating effectiveness. Our audit of internal financial controls with respect to financial statements included obtaining an understanding of internal financial controls with respect to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.



## Cear Lifespaces Private Limited

### Annexure B to the Independent Auditors' Report – 31 March 2021 (Continued)

#### Auditors' Responsibility (Continued)

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 system with reference to financial statements.

#### Meaning of Internal Financial Controls with reference to 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 include 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.

For BSR & Co. LLP  
Chartered Accountants

Firm's Registration No: 101248W/W-100022



**Mansi Pardiwalla**  
Partner

Mumbai  
3 May 2021

Membership No: 108511  
UDIN: 21108511AAAACS9259

Ceezar Lifespaces Private Limited

**Balance Sheet**

as at March 31, 2021

(Currency in INR Lakhs)

Particulars	Note	As at March 31, 2021	As at March 31, 2020
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, Plant and Equipment	2	0.87	-
Income Tax Assets (Net)		0.63	0.63
<b>Total Non-Current Assets</b>		<u>1.50</u>	<u>0.63</u>
<b>Current Assets</b>			
Inventories	3	22,356.48	17,836.38
Financial Assets			
Cash and Cash Equivalents	4	1.45	3.73
Other Current Non Financial Assets	5	71.81	-
<b>Total Current Assets</b>		<u>22,429.74</u>	<u>17,840.11</u>
<b>TOTAL ASSETS</b>		<u><b>22,431.24</b></u>	<u><b>17,840.74</b></u>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
Equity Share Capital	6	1.00	1.00
Other Equity		(60.11)	(6.53)
<b>Total Equity</b>		<u>(59.11)</u>	<u>(5.53)</u>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Financial Liabilities			
Borrowings	7	20,371.88	11,555.54
Trade Payables			
total outstanding dues of micro enterprises and small enterprises (refer note 27)		4.62	-
total outstanding dues of creditors other than micro enterprises and small enterprises	8	221.34	6,057.08
Other Current Financial Liabilities	9	7.23	-
Other Current Non Financial Liabilities	10	1,883.96	233.65
Provisions	11	1.32	-
<b>Total Current Liabilities</b>		<u>22,490.35</u>	<u>17,846.27</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u><b>22,431.24</b></u>	<u><b>17,840.74</b></u>

**Significant Accounting Policies**

The accompanying notes 1 to 30 form an integral part of these Financial Statements.

As per our report of even date.

For BSR & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022

*Mansipardiwalla*

**MANSI PARDIWALLA**

Partner

Membership No: 108511

Mumbai

May 03, 2021

For and on behalf of the Board of Directors of

Ceezar Lifespaces Private Limited

CIN: U45200MH2017PTC195706

*Amitesh Shah* *Rajib Das*

**AMITESH SHAH**

Director

DIN: 07921460

**RAJIB DAS**

Director

DIN: 07619463

Mumbai

May 03, 2021

Ceeat Lifespaces Private Limited

**Statement of Profit and Loss**

for the year ended March 31, 2021

(Currency in INR Lakhs)

Particulars	Note	For the year ended March 31, 2021	For the year ended March 31, 2020
<b>INCOME</b>			
Other Income	12	-	0.75
<b>Total Income</b>		<u>-</u>	<u>0.75</u>
<b>EXPENSES</b>			
Cost of Materials Consumed	13	4,520.10	3,595.42
Change in inventories of construction work-in-progress	14	(4,520.10)	(3,595.42)
Employee Benefit Expenses	15	-	-
Finance Costs	16	0.13	0.82
Depreciation and Amortisation Expense	17	0.21	-
Other Expenses	18	53.09	4.02
<b>Total Expenses</b>		<u>53.43</u>	<u>4.84</u>
<b>Loss Before Tax</b>		<b>(53.43)</b>	<b>(4.09)</b>
<b>Tax Expense</b>			
Current Tax	19	-	-
Deferred Tax		-	-
<b>Total Tax Expense</b>		<u>-</u>	<u>-</u>
<b>(Loss) for the Year</b>		<b>(53.43)</b>	<b>(4.09)</b>
<b>Other Comprehensive Income</b>			
Items that will not be subsequently reclassified to profit or loss			
Remeasurements of the defined benefit plan		(0.15)	-
<b>Other Comprehensive Income for the Year (Net of Tax)</b>		<u>(0.15)</u>	<u>-</u>
<b>Total Comprehensive Income for the Year</b>		<u><b>(53.58)</b></u>	<u><b>(4.09)</b></u>
<b>Earnings Per Share (Amount in INR)</b>			
Basic & Diluted	20	<b>(534.30)</b>	<b>(40.90)</b>

INR 0.00 represents amount less than INR 500

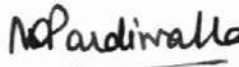
**Significant Accounting Policies**

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The accompanying notes 1 to 30 form an integral part of these Financial Statements.

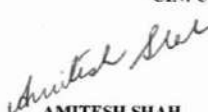
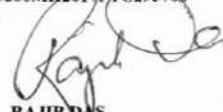
As per our report of even date.

For **BSR & Co. LLP**  
Chartered Accountants  
Firm's Registration No: 101248W/W-100022

  
**MANSI PARDIWALLA**  
Partner  
Membership No: 108511

Mumbai  
May 03, 2021

For and on behalf of the Board of Directors of  
Ceeat Lifespaces Private Limited  
CIN: U45200MH2017PTC295706

   
**AMITESH SHAH** **RAJIB DAS**  
Director Director  
DIN: 07921460 DIN: 07619463

Mumbai  
May 03, 2021

Cear Lifespaces Private Limited

**Statement of Changes in Equity**  
for the year ended March 31, 2021

(Currency in INR Lakhs)

**a) Equity Share Capital**

Particulars	As at March 31, 2021	As at March 31, 2020
Balance at the beginning of the year	1.00	1.00
Changes in equity share capital during the year	-	-
Balance at the end of the year	<u>1.00</u>	<u>1.00</u>

**b) Other Equity**

Particulars	Reserve and Surplus Retained Earnings (refer Note (a) below)	Total
Balance as at April 1, 2019	(2.44)	(2.44)
Total Comprehensive Income:		
i) Loss for the year	(4.09)	(4.09)
Balance as at March 31, 2020	<u>(6.53)</u>	<u>(6.53)</u>

Particulars	Reserve and Surplus Retained Earnings (refer Note (a) below)	Total
Balances as at April 01, 2020	(6.53)	(6.53)
Total Comprehensive Income:		
i) Loss for the year	(53.58)	(53.58)
Balance as at March 31, 2021	<u>(60.11)</u>	<u>(60.11)</u>

**(a) Retained Earnings**

Retained earnings are the profits/loss that the Company has earned /incurred till date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders.

The accompanying notes 1 to 30 form an integral part of these Financial Statements.

As per our report of even date.

For **BSR & Co. LLP**

Chartered Accountants

Firm's Registration No: 101248W/W-100022



**MANSI PARDIWALLA**

Partner

Membership No: 108511

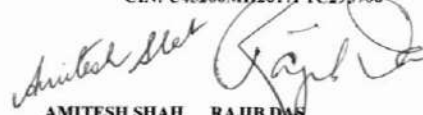
Mumbai

May 03, 2021

For and on behalf of the Board of Directors of

Cear Lifespaces Private Limited

CIN: U45200MH2017PTC295706



**AMITESH SHAH**

Director

DIN: 07921460

**RAJIB DAS**

Director

DIN: 07619463

Mumbai

May 03, 2021

Cear Lifespaces Private Limited

**Statement of Cash Flows**

for the year ended March 31, 2021

(Currency in INR Lakhs)

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
<b>Cash Flow from Operating Activities</b>		
(Loss) Before Tax	(53.43)	(4.09)
<b>Adjustments for:</b>		
Depreciation and amortisation expense	0.21	-
Finance costs	0.13	0.82
Interest income	-	(0.75)
<b>Operating (loss) before working capital changes</b>	<b>(53.09)</b>	<b>(4.02)</b>
<b>Changes in Working Capital:</b>		
Increase in Non Financial Liabilities	1,651.48	230.87
(Decrease) in Financial Liabilities	(5,823.89)	(7,593.70)
(Increase) in Inventories	(4,520.10)	(2,899.34)
(Increase) / Decrease in Non Financial Assets	(71.81)	11.77
	<b>(8,764.32)</b>	<b>(10,250.40)</b>
Direct Taxes Paid (net)	-	(0.62)
<b>Net cash flows (used in) operating activities</b>	<b>(8,817.41)</b>	<b>(10,255.04)</b>
<b>Cash Flow from Investing Activities</b>		
Acquisition of property, plant and equipment, investment property and intangible assets	(1.08)	-
Interest Received	-	0.75
<b>Net cash flows (used in) / generated from investing activities</b>	<b>(1.08)</b>	<b>0.75</b>
<b>Cash Flow from financing activities</b>		
Proceeds from short-term borrowings (net)	8,816.34	10,328.37
Interest /Other finance charges paid	(0.13)	(70.43)
<b>Net cash flows generated from financing activities</b>	<b>8,816.21</b>	<b>10,257.94</b>
<b>Net (Decrease) / Increase in Cash and Cash Equivalents</b>	<b>(2.28)</b>	<b>3.65</b>
<b>Cash and Cash Equivalents - Opening Balance</b>	<b>3.73</b>	<b>0.08</b>
<b>Cash and Cash Equivalents - Closing Balance</b>	<b>1.45</b>	<b>3.73</b>

INR 0.00 represents amount less than INR 500





# Ceeer Lifespaces Private Limited

## Statement of Cash Flows (Continued)

for the year ended March 31, 2021

(Currency in INR lakhs)

### Notes :

(a) The above Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".

(b) Reconciliation of Cash and Cash Equivalents as per the Statement of Cash Flows.  
Cash and Cash Equivalents as per the above comprise of the following:

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Cash and Cash Equivalents (refer Note 4)	1.45	3.73
<b>Cash and Cash Equivalents as per Statement of Cash Flows</b>	<b>1.45</b>	<b>3.73</b>

(c) Changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes:

Reconciliation of liabilities arising from financing activities				
Particulars	As at April 01, 2020	Changes in Statement of Cash Flows *	Non Cash Changes Fair Value Changes	As at March 31, 2021 **
Short-term borrowings	11,554.57	7,546.99	-	19,101.56

\* This amount excludes interest accrued of Rs. 1269.35 lakhs.

\*\* This amount excludes interest accrued of Rs. 1270.32 lakhs.

Reconciliation of liabilities arising from financing activities				
Particulars	As at April 01, 2019	Changes in Statement of Cash Flows *	Non Cash Changes Fair Value Changes	As at March 31, 2020 *
Short-term borrowings	600.70	10,953.87	-	11,554.57

\* This amount excludes interest accrued of Rs. 0.98 lakhs.

INR 0.00 represents amount less than INR 500


The accompanying notes 1 to 30 form an integral part of these Financial Statements.

As per our report of even date.

For BSR & Co. LLP

Chartered Accountants

Firm's Registration No: 101248W/W-100022



MANSI PARDIWALLA

Partner

Membership No: 108511

For and on behalf of the Board of Directors of

Ceeer Lifespaces Private Limited

CIN: U45200MH2017PTC295706



AMITESH SHAH

Director

DIN: 07921460



RAJIB DAS

Director

DIN: 07619463

Mumbai  
May 03, 2021

Mumbai  
May 03, 2021

# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1

#### I. Company Overview

Cear Lifespaces Private Limited ("the Company") having CIN number U45200MH2017PTC295706 is engaged primarily in the business of real estate construction, development and other related activities. The Company is domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli, Mumbai - 400079.

#### II. Basis of preparation and measurement

##### a) Statement of compliance

These financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 ("the Act") and the relevant provisions and amendments, as applicable.

These financial statements of the Company for the year ended March 31, 2021 were authorized for issue by the company's Board of Directors on May 03, 2021.

##### b) Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded to the nearest lakh, unless otherwise stated.

##### c) Basis of measurement

These financial statements have been prepared on historical cost basis except certain financial instruments measured at fair value.

##### d) Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Management believes that the estimates made in the preparation of the financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to accounting estimates is recognised prospectively in current and future periods.



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

## II. Basis of preparation and measurement (Continued)

### d) Use of Estimates and Judgements (Continued)

Information about critical judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effect to the carrying amounts of assets and liabilities within the next financial year, are as follows:

- *Evaluation of satisfaction of performance obligation at a point in time for the purpose of revenue recognition*

Determination of revenue under the satisfaction of performance obligation at a point in time method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the financial statements for the period in which such changes are determined.

- *Evaluation of Net realizable Value of Inventories*

Inventories comprising of construction-work-in progress are valued at lower of cost and net realizable value. Net Realizable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognized in the financial statements for the period in which such changes are determined.

- *Useful life and residual value of property, plant and equipment*

Useful lives of tangible are based on the life prescribed in Schedule II of the Act. In cases, where the useful lives are different from that prescribed in Schedule II of the Act, they are based on internal technical evaluation. Assumptions are also made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised

The estimation of residual values of assets is based on management's judgement about the condition of such asset at the point of sale of asset.

- *Recognition and measurement of defined benefit obligations*

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

## II. Basis of preparation and measurement (Continued)

### d) Use of Estimates and Judgements (Continued)

- *Fair value measurement of financial instruments*

When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgment is required in establishing fair values. Changes in assumptions relating to these inputs could affect the fair value of financial instruments.

- *Recognition of deferred tax asset*

The deferred tax assets in respect of brought forward business losses is recognised based on reasonable certainty of the projected profitability, determined on the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the brought forward business losses.

- *Provisions and contingencies*

The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

### e) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for financial and non-financial assets and liabilities.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

## II. Basis of preparation and measurement (Continued)

### e) Measurement of fair values

The Company recognizes transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

### f) Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realization of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

### g) Going Concern

The Company has been incorporated to develop a residential and commercial project on land located near Dhokali & Balkum Village, Kolshet road, Thane, Maharashtra 400607. Based on the future business plans for the Company, the management believe that the Company will continue to operate as a going concern for the foreseeable future, realise its assets and meet all its liabilities as they fall due for payment, in the normal course of business. In case of any fund requirement for development/continuing operation of company, shareholders shall fund/arrange fund in form of Equity/Loan.

Accordingly, these financial statements have been prepared on a going concern basis and do not include any adjustments relating to the recoverability and classification of recorded assets, or to amounts and classification of liabilities that may be necessary if the entity is unable to continue as a going concern.

## III. Significant Accounting Policies

### a) Property, plant and equipment and depreciation and amortization

#### i) Recognition and Measurement:

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- Any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### III. Significant Accounting Policies

#### a) Property, plant and equipment and depreciation and amortization

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised from the financial statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognised in the statement of profit and loss in the year of occurrence.

##### ii) Subsequent expenditure

Subsequent expenditure is capitalised only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and the cost of the expenditure can be measured reliably.

##### iii) Depreciation and amortisation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment of the Company has been provided using the written down value method based on the useful lives specified in Schedule II to the Companies Act, 2013. The useful lives of certain motor vehicles are estimated in the range of 3-8 years. These lives are different from those indicated in Schedule II and based on internal technical evaluation.

Assets costing less than INR 5,000 are depreciated at 100% in the year of acquisition.

Assets acquired on lease and leasehold improvements are amortised over the period of the lease on straight line basis.

Depreciation method, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

#### b) Foreign currency transactions / translations

Transactions in foreign currencies are translated into the Company's functional currency at exchange rates at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated into the functional currency at the exchange rate at that date.

Non-monetary assets and liabilities that are measured at fair value in a foreign currency are translated into functional currency at the exchange rate when the fair value was determined.

Non-monetary assets and liabilities that are measured based on historical cost in a foreign currency are translated at the exchange rate at the date of the transaction.



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### III. Significant Accounting Policies

#### b) Foreign currency transactions / translations

Exchange differences arising on the settlement of monetary items or on translating monetary items at rates different from those at which they were translated on initial recognition during the period or in previous financial statements are recognised in the statement of profit and loss in the period in which they arise.

#### c) Financial instruments

##### 1. Financial assets

###### Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

###### Initial recognition and measurement

The Company recognises financial assets (other than trade receivables and debt securities) when it becomes a party to the contractual provisions of the instrument. All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset.

###### Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instruments at fair value through profit or loss
- Equity investments

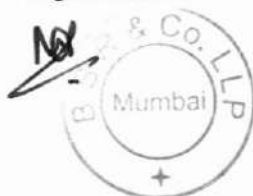
###### Debt instruments at amortised cost

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

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- b) Contractual terms of the financial 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 and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit and loss. The losses arising from impairment are recognised in the statement of profit and loss.

A debt investment is measured at FVOCI if it meets both of the following conditions or is not designated as at FVTPL:





# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### c) Financial instruments (Continued)

- The asset is held within a business model whose objective is achieved by both collecting contractual cashflow and selling financial assets, and
- The contractual terms of the financial assets give rise on the specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

##### Debt instruments at Fair Value through Profit or Loss

Debt instruments included in the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the statement of profit and loss.

##### Equity investments

All equity investments other than investment in subsidiaries, joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVOCI) or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

##### Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

- (a) The rights to receive cash flows from the asset have expired, or
- (b) the Company has transferred substantially all the risks and rewards of the asset, or
- (c) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

##### Impairment of financial assets

The Company applies 'simplified approach' 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., bank balance.





# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### c) Financial instruments (Continued)

##### II. Financial Liabilities

###### Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

###### Initial recognition and measurement

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.

###### Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised.

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

This category generally applies to loans and 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 and 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 them on a net basis or to realise the assets and settle the liabilities simultaneously.

##### III. Share Capital

###### Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### d) Inventories

Inventories comprising of construction-work-in progress are valued at lower of cost and net realisable value.

Construction Work-in-Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. The inventory of construction work-in- progress is not written down below cost if flats /properties are expected to be sold at or above cost.

##### e) Revenue Recognition

###### Sale of Real Estate Developments

The Company derives revenues primarily from sale of properties comprising of residential units.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the consideration which the Company expects to receive in exchange for those products.

In arrangements for sale of units the Company has applied the guidance in Ind AS 115, Revenue from contract with customer, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative selling price. The price that is regularly charged for an item when sold separately is the best evidence of its selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

Contract assets are recognised when there is excess of revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract liabilities are recognised when there is billing in excess of revenue and advance received from customers.

###### Interest income

Interest income is accounted on an accrual basis at effective interest rate.

Interest on delayed payment and forfeiture income are accounted based upon underlying agreements with customers.



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### f) Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to items recognised directly in equity or in OCI.

##### *Current tax*

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

- a) has a legally enforceable right to set off the recognised amounts; and
- b) intends either to realise the asset and settle the liability on a net basis or simultaneously.

##### *Deferred tax*

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognised for unused tax losses, unused tax credits and deductible temporary differences to the extent there is convincing evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves. Deferred tax liabilities are recognised for taxable temporary differences.

Unrecognised deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

- a) the Company has a legally enforceable right to set off current tax assets against current tax liabilities; and



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### f) Income tax (Continued)

- b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

##### g) Employee benefits

###### *Short term employee benefits*

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

###### *Defined contribution plans*

Obligations for contributions to defined contribution plans such as Provident Fund is expensed as the related service is provided.

###### *Defined benefit plans*

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, after discounting the same.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognised immediately in other comprehensive income (OCI). Re-measurement, if any, are not reclassified to the statement of profit and loss in subsequent period. Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, based on the market yield on government securities as at the reporting date, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognised in the statement of profit and loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the statement of profit and loss. The Company recognises gains and losses on the settlement of a defined benefit plan when the settlement occurs.



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### g) Employee benefits

###### *Other long-term employee benefits*

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. They are therefore measured at the present value of expected future payments to be made in respect of services provided by the employees upto the end of the reporting period using the projected unit credit method. The discount rates used are based on the market yields on government securities as at the reporting date. Re-measurements are recognised in the statement of profit and loss in the period in which they arise.

##### h) Borrowing Costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work-in-progress, as part of the cost of the projects upto the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the year which they are incurred.

##### i) Cash and Cash Equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks ,cheques 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.

##### j) Earnings per share

This Basic earnings per share is computed by dividing the profit after tax attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit after tax attributable to the equity shareholders as adjusted interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive



# Cear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

#### III. Significant Accounting Policies (Continued)

##### j) Earnings per share (continued)

potential equity shares. If potential equity shares converted into equity shares increases the earnings per share, then they are treated as anti-dilutive and anti-dilutive earning per share is computed.

##### k) Provisions and contingent liabilities

A provision is recognised when the Company has a present legal or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. The unwinding of the discount is recognised as finance cost

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for

- (1) possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- (2) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognised in the financial statements. However, the same are disclosed in the financial statements where an inflow of economic benefit is probable.

##### l) Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

##### m) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker.



# Ceeear Lifespaces Private Limited

## Notes forming part of financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

### Note 1 (Continued)

### III. Significant Accounting Policies (Continued)

#### n) Recent Pronouncements

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 are:

#### Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.
- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

#### Statement of Profit and Loss:

- Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency, specified under the head 'additional information' in the notes forming part of financial statements.

The amendments are extensive and the Company will evaluate the same to give effect to them as required by law.



Cear Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

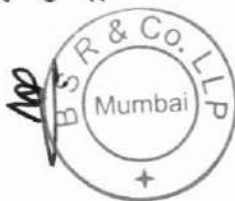
as at March 31, 2021

(Currency in INR Lakhs)

**2 Property, Plant and Equipment**

Particulars	As At April 01, 2020	GROSS BLOCK		As At March 31, 2021	As at April 01, 2020	ACCUMULATED DEPRECIATION/AMORTISATION		NET BLOCK	
		Additions during the year	Deductions during the year			For the Year	Deductions	As at March 31, 2021	As at March 31, 2020
Tangible Assets									
Office Equipments	-	1.08	-	1.08	-	0.21	-	0.21	-
<b>Total Property, Plant and Equipment</b>	-	<b>1.08</b>	-	<b>1.08</b>	-	<b>0.21</b>	-	<b>0.21</b>	<b>0.87</b>

Particulars	As At April 01, 2019	GROSS BLOCK		As At March 31, 2020	As at April 01, 2019	ACCUMULATED DEPRECIATION/AMORTISATION		NET BLOCK	
		Additions during the year	Deductions during the year			For the Year	Deductions	As at March 31, 2020	As At March 31, 2019
Tangible Assets									
Office Equipments	-	-	-	-	-	-	-	-	-
<b>Total Property, Plant and Equipment</b>	-	-	-	-	-	-	-	-	-





Ceeer Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

as at March 31, 2021

(Currency in INR Lakhs)

	March 31, 2021	March 31, 2020
<b>3 Inventories (Valued at lower of Cost and Net Realisable Value)</b>		
Construction Work in Progress (refer Note 14)	22,356.48	17,836.38
	<u>22,356.48</u>	<u>17,836.38</u>
<b>4 Cash and Cash Equivalents</b>		
<b>Balances With Banks</b>		
In Current Accounts	1.45	3.73
	<u>1.45</u>	<u>3.73</u>
<b>5 Other Current Non Financial Assets</b>		
<b>Unsecured, Considered Good</b>		
To parties other than related parties		
Advance to Suppliers and Contractors	0.01	-
Prepayments	71.80	-
	<u>71.81</u>	<u>-</u>



Cear Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

as at March 31, 2021

(Currency in INR Lakhs)

March 31, 2021 March 31, 2020

**6 Equity Share Capital**

**a) Authorised :**

10,000 Equity Shares of INR 10/- each (Previous Year 2020: 10,000 Equity Share of INR 10/- each) 1.00 1.00

1.00 1.00

**b) Issued, Subscribed and Paid-Up:**

10,000 Equity Shares of INR 10/- each (Previous Year 2020: 10,000 Equity Share of INR 10/- each) 1.00 1.00

**c) Reconciliation of number of shares outstanding at the beginning and end of the year :**

Equity Shares :	March 31, 2021		March 31, 2020	
	No. of Shares	INR (In Lakhs)	No. of Shares	INR (In Lakhs)
Outstanding at the beginning of the year	10,000	1.00	10,000	1.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	10,000	1.00	10,000	1.00

**d) Shareholding Information**

Equity shares are held by :	March 31, 2021		March 31, 2020	
	No. of Shares	INR (In Lakhs)	No. of Shares	INR (In Lakhs)
Godrej Properties Limited	9,999	1.00	9,999	1.00
Godrej Property Development Limited	1	0.00	1	0.00

**e) Rights, preferences and restrictions attached to Equity shares**

The Company has only one class of equity shares having a par value of INR 10/- per share. Each holder of equity shares is entitled to one vote per share held. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

**f) Shareholders holding more than 5% shares in the Company:**

Particulars	March 31, 2021		March 31, 2020	
	No. of Shares	%	No. of Shares	%
Equity shares				
Godrej Properties Limited	9,999	99.99	9,999	99.99

**7 Borrowings (Current)**

Particulars	March 31, 2021	March 31, 2020
<b>Unsecured Loans</b>		
Loan from Related party (Refer note (a) below)	20,371.88	10,950.97
Other Loans (Refer note (b) below)	-	604.57
	<b>20,371.88</b>	<b>11,555.54</b>

(a) Loan given by related party includes amount charged by Group Company towards repayment of land & overhead expenses. Loan is repayable on demand and carries an interest rate of 8% per annum. The Outstanding interest on borrowings as at every year-end is converted into loan as on first day of the next financial year. (Refer note no 24).

(b) In the current year, unsecured loan amounting to INR 604.57 lakhs has been repaid. Loan was repayable on demand carrying interest at NIL% per annum.



Ceeer Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

as at March 31, 2021

(Currency in INR Lakhs)

**8 Trade Payables (Current)**

Total outstanding dues of micro enterprises and small enterprises (Refer note 27)	4.62	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	221.34	6,057.08
	<b>225.96</b>	<b>6,057.08</b>

**9 Other Current Financial Liabilities**

Employee Benefits Payable (includes bonus)	7.23	-
	<b>7.23</b>	<b>-</b>

**10 Other Current Non Financial Liabilities**

<i>To parties other than related parties</i>		
Statutory Dues	24.08	233.65
Advances Received Against Sale of Scrap	16.95	-
Other Liabilities (includes payable against land purchase) (Refer Note 29)	1,842.93	-
	<b>1,883.96</b>	<b>233.65</b>

**11 Provisions (Current)**

<b>Provision for Employee Benefits</b>		
Gratuity (Refer Note 21)	0.84	-
Compensated Absences (Refer Note 21)	0.48	-
	<b>1.32</b>	<b>-</b>



Ceeat Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**  
for the year ended March 31, 2021

(Currency in INR Lakhs)

	March 31, 2021	March 31, 2020
<b>12 Other Income</b>		
Interest Income	-	0.75
	<u>-</u>	<u>0.75</u>
<b>13 Cost of Materials Consumed</b>		
Land/ Development Right	2,593.06	696.40
Construction, Material and Labour	76.31	2,103.83
Architect Fees	168.44	-
Other Costs	307.59	99.11
Finance Costs	1,374.70	696.08
	<u>4,520.10</u>	<u>3,595.42</u>
<b>14 Change in inventories of construction work-in-progress</b>		
<b>Inventories at the beginning of the year</b>		
Construction Work-in-Progress	17,836.38	14,240.96
	<u>17,836.38</u>	<u>14,240.96</u>
<b>Inventories at the end of the year</b>		
Construction Work-in-Progress	22,356.48	17,836.38
	<u>22,356.48</u>	<u>17,836.38</u>
	<u>(4,520.10)</u>	<u>(3,595.42)</u>
<b>15 Employee Benefits Expense</b>		
Salaries, Bonus and Allowances	51.92	-
Contribution to Provident and Other Funds (Refer Note 21)	2.25	-
Staff Welfare Expenses	0.13	-
	<u>54.30</u>	<u>-</u>
Less : Transferred to work in progress	<u>(54.30)</u>	<u>-</u>
	<u>-</u>	<u>-</u>
INR 0.00 represents amount less than INR 500		
<b>16 Finance Costs</b>		
Interest Expense	1,374.70	696.08
Interest on Income Tax	0.13	-
<b>Total Interest Expense</b>	<u>1,374.83</u>	<u>696.08</u>
Other Borrowing costs	-	0.82
<b>Total Finance Costs</b>	<u>1,374.83</u>	<u>696.90</u>
Less : Transferred to construction work-in-progress	<u>(1,374.70)</u>	<u>(696.08)</u>
<b>Net Finance Costs</b>	<u>0.13</u>	<u>0.82</u>
<b>17 Depreciation and Amortisation Expense</b>		
Depreciation on Property, Plant and Equipment	0.21	-
	<u>0.21</u>	<u>-</u>
<b>18 Other Expenses</b>		
Consultancy Charges	19.91	-
Rates and Taxes	-	0.09
Advertisement and Marketing Expense	30.18	-
Payment to Auditors (refer note 26)	0.62	0.84
Legal & Professional fees	-	1.40
Conveyance expenses	-	0.73
Other Expenses	2.38	0.96
	<u>53.09</u>	<u>4.02</u>
INR 0.00 represents amount less than INR 500		



Cear Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

as at March 31, 2021

(Currency in INR Lakhs)

**19 Income Tax**

**a) Amounts recognised in the statement of profit and loss**

Particulars	March 31, 2021	March 31, 2020
<b>Current Tax</b>	-	-
Current Tax	-	-
Tax Adjustment of Prior Years	-	-
<b>Deferred Tax Charge/ (Credit)</b>	-	-
Deferred Tax attributable to	-	-
<b>Tax Expense for the year</b>	-	-

**b) Reconciliation of Effective Tax Rate**

Particulars	March 31, 2021	March 31, 2020
<b>Loss Before Tax</b>	(53.43)	(4.09)
Tax using the Company's domestic tax rate 25.17% (Previous Year: 25.17%)	(13.45)	(1.03)
<b>Tax effect of:</b>		
Brought forward losses lapsed	-	0.88
Unrecognised deferred tax asset on carry forward losses	13.45	-
<b>Tax expense recognisable (Refer note c below)</b>	-	(0.15)

**c) Unrecognised deferred tax assets**

Deferred tax assets have not been recognised in respect of the following items, because it is not probable that future taxable profit will be available against which the Company can use the benefits therefrom:

Particulars	March 31, 2021	
	Gross Loss	Unrecognised tax effect
Business Losses	(54.02)	(13.60)

**d) Tax Losses Carried Forward**

Tax Losses for which no deferred tax assets was recognised expires as follow :

Particulars	March 31, 2021	
	Gross Loss	Expiry Date
Expire	(0.59)	2027-28
	(53.43)	2028-29

**e) On 30th March 2019, MCA has issued amendment regarding the income tax Uncertainty over Income Tax Treatments. As per the Company's assessment, there are no material income tax uncertainties over income tax treatments during the current financial year.**



Ceeat Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

for the year ended March 31, 2021

(Currency in INR Lakhs)

**20 Earnings Per Share**

**a) Basic & Diluted Earnings Per Share**

The calculation of basic earnings per share is based on the profit/(loss) attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

	March 31, 2021	March 31, 2020
(i) <b>Loss attributable to ordinary shareholders (basic and diluted)</b>		
Loss for the Year, attributable to ordinary shareholders of the Company	(53.43)	(4.09)
	<u>(53.43)</u>	<u>(4.09)</u>
(ii) <b>Weighted average number of ordinary shares (basic and diluted)</b>		
Weighted Average number of equity shares at the beginning of the year	10,000	10,000
Weighted Average number of Equity Shares at the end of the year	<u>10,000</u>	<u>10,000</u>
<b>Basic and Diluted Earnings Per Share (INR) (Face Value INR 10 each) (Previous year: INR 10 each)</b>	(534.30)	(40.90)



Cear Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**  
for the year ended March 31, 2021

(Currency in INR Lakhs)

**21 Employee Benefits**

**a) Defined Contribution Plans:**

Contribution to Defined Contribution Plans recognised as an expense for the year are as under:

Particulars	March 31, 2021	March 31, 2020
Employer's Contribution to Provident Fund and ESIC (Gross before Allocation)	2.25	-

**b) Defined Benefit Plans:**

**Contribution to Gratuity Fund (Non-Funded)**

Gratuity is payable to all eligible employees on death or on separation/ termination in terms of the provisions of the Payment of Gratuity Act or as per the Company's policy whichever is beneficial to the employees.

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

**(i) Changes in present value of defined benefit obligation**

Particulars	March 31, 2021	March 31, 2020
Present value of obligation as at beginning of the year	-	-
Interest Cost	-	-
Current Service Cost	-	-
Benefits Paid	-	-
Effect of Liability Transfer in	0.99	-
Effect of Liability Transfer out	-	-
Actuarial (gains)/losses on obligations - due to change in experience	(0.15)	-
Present value of obligation as at the end of the year	0.84	-

**(ii) Amount recognised in the Balance Sheet**

Particulars	March 31, 2021	March 31, 2020
Present value of obligation as at end of the year	0.84	-
Fair value of plan assets as at end of the year	-	-
Net obligation as at end of the year	0.84	-

**(iii) Net gratuity cost for the year**

Particulars	March 31, 2021	March 31, 2020
<b>Recognised in the Statement of Profit and Loss</b>		
Current Service Cost	-	-
Interest Cost	-	-
Total	-	-
<b>Recognised in Other Comprehensive Income (OCI)</b>		
Remeasurement due to:		
Actuarial (gains)/losses on obligations - due to change in experience	(0.15)	-
Total	(0.15)	-
<b>Net Gratuity cost in Total Comprehensive Income (TCI)</b>	(0.15)	-

The cumulative amount of actuarial (gains) / losses on obligations recognised in other comprehensive income as at March 31, 2021 is INR (0.15) lakhs (Previous Year: INR Nil).

INR 0.00 represents amount less than INR 500



Ceeer Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

for the year ended March 31, 2021

(Currency in INR Lakhs)

**21 Employee Benefits (Continued)**

**b) Defined Benefit Plans: (Continued)**

(iv) The Principal assumptions used in determining the present value of defined benefit obligation for the Company's plan are given below:

Particulars	March 31, 2021	March 31, 2020
Discount Rate	6.19%	-
Salary escalation rate	10.00%	-
Attrition Rate	17.00%	-
Mortality	Indian Assured Lives Mortality( 2008-08)	-

**(v) Sensitivity analysis**

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2021 is shown below:

Particulars	March 31, 2021		March 31, 2020	
	Increase	Decrease	Increase	Decrease
Discount Rate (1% movement)	(0.06)	0.07	-	-
Salary escalation rate (1% movement)	0.07	(0.06)	-	-
Attrition Rate (1% movement)	(0.03)	0.04	-	-

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

(vi) The expected future cash flows in respect of gratuity as at March 31, 2021 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

Projected Benefits Payable in Future Years from the Reporting Date	March 31, 2021	March 31, 2020
1st Following Year	0.00	-
2nd Following Year	0.00	-
3rd Following Year	0.11	-
4th Following Year	0.10	-
5th Following Year	0.12	-
Sum of Years 6 to 10	0.46	-

**Compensated absences**

Compensated absences for employee benefits of INR 0.48 lakhs (Previous Year: INR Nil lakhs) expected to be paid in exchange for the services recognised as an expense during the year.





Cecar Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

for the year ended March 31, 2021

(Currency in INR Lakhs)

**22 Financial instruments – Fair values and risk management**

**a) Accounting classification and fair values**

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

March 31, 2021	Carrying amount		Total	Level 1	Fair value		Total
	Fair value through profit or loss	Amortised Cost			Level 2	Level 3	
<b>Financial Assets</b>							
<b>Current</b>							
Cash and cash equivalents	-	1.45	1.45	-	-	-	-
	-	1.45	1.45	-	-	-	-
<b>Financial Liabilities</b>							
<b>Current</b>							
Borrowings	-	20,371.88	20,371.88	-	20,371.88	-	20,371.88
Trade Payables	-	225.96	225.96	-	-	-	-
Other Current Financial Liabilities	-	7.23	7.23	-	-	-	-
	-	20,605.07	20,605.07	-	20,371.88	-	20,371.88

March 31, 2020	Carrying amount		Total	Level 1	Fair value		Total
	Fair value through profit or loss	Amortised Cost			Level 2	Level 3	
<b>Financial Assets</b>							
<b>Current</b>							
Cash and cash equivalents	-	3.73	3.73	-	-	-	-
	-	3.73	3.73	-	-	-	-
<b>Financial Liabilities</b>							
<b>Current</b>							
Borrowings	-	11,555.54	11,555.54	-	11,555.54	-	11,555.54
Trade Payables	-	6,057.08	6,057.08	-	-	-	-
	-	17,612.62	17,612.62	-	11,555.54	-	11,555.54

INR 0.00 represents amount less than INR 500



Cecar Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

for the year ended March 31, 2021

(Currency in INR Lakhs)

**22 Financial instruments – Fair values and risk management (Continued)**

**b) Measurement of Fair Value**

- (i) The Company uses the Discounted Cash Flow valuation technique (in relation to borrowings measured at amortised cost and fair value through profit or loss) which involves determination of present value of expected receipt/ payment discounted using appropriate discounting rates. The fair value so determined are classified as Level 2.
- (ii) The Company's management has overall responsibility for the identification, analysis and mitigation of various risks faced by the Company. The Company follows the Group's risk management policies which is established and reviewed by the Risk Management Committee established by the Board of Directors of Godrej Properties Limited, the Holding Company.

**c) Risk Management Framework**

The Company's Board of Directors have overall responsibility for establishment and oversight of the Company's risk management framework. The Company follows the Holding Company's risk management policies to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The management monitors compliance of risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The management is assisted in its oversight role by Holding Company's internal audit team. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the management.

**d) Financial risk management**

The Company has exposure to the following risks arising from financial instruments:

- (i) Credit Risk
- (ii) Liquidity Risk
- (iii) Market Risk.



Cecar Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

*for the year ended March 31, 2021*

(Currency in INR Lakhs)

**22 Financial instruments – Fair values and risk management (Continued)**

**d) Financial risk management (Continued)**

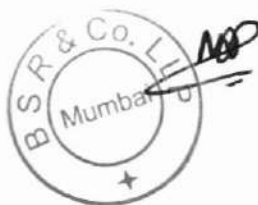
**(i) Credit risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations.

The carrying amount of financial assets represents the maximum credit exposure.

**Cash and Bank balances**

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.



Cear Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

for the year ended March 31, 2021

(Currency in INR Lakhs)

**22 Financial instruments – Fair values and risk management (Continued)**

**d) Financial risk management (Continued)**

**(ii) Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Company does not have any derivative financial liabilities. The Company however invests its surplus funds in bank fixed deposits.

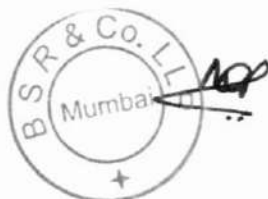
**Exposure to liquidity risk**

The following are the remaining contractual maturities of financial liabilities at the reporting date:

March 31, 2021	Carrying Amount	Total	Contractual cash flows			
			Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Borrowings	20,371.88	20,371.88	20,371.88	-	-	-
Trade Payables	225.96	226.01	226.01	-	-	-
Other Current Financial Liabilities	7.23	7.23	7.23	-	-	-

March 31, 2020	Carrying Amount	Total	Contractual cash flows			
			Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Borrowings	11,555.54	11,555.54	11,555.54	-	-	-
Trade Payables	6,057.08	6,057.08	6,057.08	-	-	-

For liquidity risk management in relation to current financial liabilities, the Company has financial support from its shareholders. Refer point (II) (g) of Note 1 - Significant Accounting Policy.



Ceeer Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

for the year ended March 31, 2021

(Currency in INR Lakhs)

**22 Financial instruments – Fair values and risk management (Continued)**

**d) Financial risk management (Continued)**

**(iii) Market Risk**

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

**a) Currency Risk**

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

**b) Interest Rate Risk**

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive, cost of funding.

**Exposure to interest rate risk**

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management is as follows:

Particulars	March 31, 2021	March 31, 2020
<b>Financial liabilities</b>		
Fixed rate instruments	20,371.88	10,950.97
	<u>20,371.88</u>	<u>10,950.97</u>

**c) Fair value sensitivity analysis for fixed rate instruments**

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

**23 Capital Management**

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings (including interest accrued) less cash and bank balances and other current investments.

The Company's net debt to equity ratio is as follows:

Particulars	March 31, 2021	March 31, 2020
Net debt	20,370.43	11,551.81
Total equity	(59.11)	(5.53)
<b>Net debt to Equity ratio</b>	<b>(344.62)</b>	<b>(2,088.93)</b>



## Cecar Lifespaces Private Limited

Notes Forming Part of Financial Statements (Continued)  
for the year ended March 31, 2021

(Currency in INR Lakhs)

### 24 Related Party Disclosure

Related party disclosures as required by Ind AS-24, "Related Party Disclosures", are given below:

#### I. Relationships:

##### 1. Holding Company & Shareholders :-

- (i). Godrej Properties Limited (GPL) - 99.99% . (From 20th March,2020). GPL is the Subsidiary of Godrej Industries Limited (GIL).
- (ii). Godrej Property Development Limited. - 0.01% (From 20th March,2020)
- (iii). Cear Realty & Infrastructure Private Limited. - 99.99% (Upto 20th March,2020)
- (iv). Cherag Ramakrishnan (Upto 20th March,2020) -0.01% Shareholder

##### 2. Key Management Personnel :

Amitesh Shah, Director  
Rajib Das, Director  
Cherag Ramakrishnan, Director (Upto 20th March,2020)  
Tushar Bhor, Director (Upto 20th March,2020)

II. The following transactions were carried out with the related parties in the ordinary course of the business :

(i) Details relating to parties referred to in items 1 (i), (ii), (iii) & (iv) above

Particulars	Godrej Properties Limited (i)	Cecar Realty & Infrastructure Private Limited (ii)	Cherag Ramakrishnan (iii)	Total
<b>Transactions during the Year</b>				
Amount paid on transfer of Employee (Net)				
Current Year	0.99	-	-	0.99
Previous Year	-	-	-	-
Interest Expense				
Current Year	1,374.70	-	-	1,374.70
Previous Year	1.08	-	-	1.08
Expenses Charged by Company				
Current Year	143.45	-	-	143.45
Previous Year	-	-	-	-
Expenses repaid				
Current Year	59.06	-	-	59.06
Previous Year	-	-	-	-
Purchase/(Sale) of Equity				
Current Year	-	-	-	-
Previous Year	1.00	(0.99)	(0.01)	-
Borrowings Taken				
Current Year	8,152.26	-	-	8,152.26
Previous Year	10,950.00	-	-	10,950.00
Borrowings repaid				
Current Year	-	-	-	-
Previous Year	-	2.55	-	2.55
Advance repaid				
Current Year	-	-	-	-
Previous Year	-	-	123.50	123.50
<b>Particulars</b>	<b>Godrej Properties Limited (i)</b>	<b>Cecar Realty &amp; Infrastructure Private Limited (ii)</b>	<b>Cherag Ramakrishnan (iii)</b>	<b>Total</b>
<b>Balance Outstanding as on March 31, 2021</b>				
Amount Payables				
As at March 31, 2021	19,102.53	-	-	19,102.53
As at March 31, 2020	10,950.00	598.15	-	11,548.15
Interest Payable				
As at March 31, 2021	1,269.35	-	-	1,269.35
As at March 31, 2020	0.97	-	-	0.97
Other Payable				
As at March 31, 2021	75.00	-	-	-
As at March 31, 2020	-	-	-	-



## Cear Lifespaces Private Limited

### Notes Forming Part of Financial Statements (Continued)

for the year ended March 31, 2021

(Currency in INR Lakhs)

#### 25 Contingent Liabilities and Commitments

##### a) Contingent Liabilities

Matters	March 31, 2021	March 31, 2020
I) Claims against Company not Acknowledged as debts:	NIL	NIL

##### b) Commitments

Particulars	March 31, 2021	March 31, 2020
Capital Commitment (includes for CWIP under Construction)	NIL	NIL

- (ii) The Company enters into construction contracts for Civil, Elevator, External Development, MEP work etc. with its vendors. The total amount payable under such contracts will be based on actual measurements and negotiated rates, which are determinable as and when the work under the said contracts are completed.
- (iii) The Company has entered into conveyance deed with owners of land for development of projects. Under the agreements the Company is required to pay certain payments to the owners of the land and share in area from such developments in exchange of share in land as stipulated under the agreements.

#### 26 Payment to Auditors (net of taxes)

Particulars	March 31, 2021	March 31, 2020
Statutory Audit Fees	0.50	0.50
Reimbursement of Expenses	0.03	0.34
Other Fees		
<b>Total</b>	<b>0.53</b>	<b>0.84</b>

#### 27 Micro, Small and Medium enterprises :

Particulars	March 31, 2021	March 31, 2020
(a) The principal amount remaining unpaid to any supplier as at the end of the accounting year,	4.62	Nil
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year,	Nil	Nil
(c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
(d) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	Nil	Nil
(e) The amount of interest accrued and remaining unpaid at the end of accounting year	Nil	Nil
(f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nil	Nil

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue during the years ended and as at 31 March 2021 and 31 March 2020 to Micro, Small and Medium Enterprises on account of principal or interest.



Ceeear Lifespaces Private Limited

**Notes Forming Part of Financial Statements (Continued)**

*for the year ended March 31, 2021*

**28 Segment Reporting**

**A. Basis of Segmentation**

**Factors used to identify the entity's reportable segments, including the basis of**

For management purposes, the Company has only one reportable segment namely, Development of real estate property. The Board of Directors of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators viz, Profit after tax.

**B. Geographical Information**

The geographic information analyses the Company's revenue and Non-Current Assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

**C. Information about major customers**

None of the customers for the year ended March 31, 2021 constituted 10% or more of the total revenue of the Company.

**29 Development Rights**

Inventory of construction work-in-progress includes expenditure incurred on purchase of 10,81,675 sq ft of land. Under the terms of the 'Deed of Conveyance', the owners of the land have transferred land to the Company during the year. In consideration, the Company is required to pay 2.77% per cent of the area share arising from developed areas to the previous owners of the land. The Company has recorded cost of development rights of Rs. 2521.1 lakhs during the year ended March 31, 2020 which is based on estimated balance construction cost of the saleable area agreed to be allotted to the previous owners of the land. Corresponding liability of the equal amount has also been recorded and disclosed under other non-current financial liabilities. Out of which, the Company has outstanding liability of Rs. 1,842.93 lakhs as at March 31, 2021 against the liability recorded in earlier years.





**Cecar Lifespaces Private Limited**

**Notes Forming Part of Financial Statements (Continued)**

for the year ended March 31, 2021

(Currency in INR Lakhs)

- 30 The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Inventories, Investments and other assets / liabilities. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of information. As on current date, the Company has concluded that the impact of COVID – 19 is not material based on these estimates. Due to the nature of the pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.

As per our report of even date.

**For B S R & Co. LLP**

*Chartered Accountants*

Firm's Registration No: 101248W/W-100022

*M Pandiwalla*

**MANSI PARDIWALLA**

*Partner*

Membership No: 108511

Mumbai

May 03, 2021

**For and on behalf of the Board of Directors of**

**Cecar Lifespaces Private Limited**

**CIN: U45200MH2017PTC295706**

*Amitesh Shah*

**AMITESH SHAH**

*Director*

DIN: 07921460

*Rajib Das*

**RAJIB DAS**

*Director*

DIN: 07619463

Mumbai

May 03, 2021

