

Independent Auditor's Report**To the Partners of SHREYANS FOUNDATIONS LLP****Report on the audit of the Standalone Financial Statements****Opinion**

We have audited the accompanying financial statements **SHREYANS FOUNDATIONS LLP** ("the LLP") which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss, Cash flow Statement for the year then ended and notes to the financial statements, including a summary of the material accounting policies. (hereinafter referred to as "the Financial Statements").

In our opinion, the Financial Statements give true and fair view of the financial position of the LLP as at March 31, 2024, and of its financial performance for the year then ended in accordance with the Accounting Standards ("the ASs") issued by the Institute of Chartered Accountants of India ("ICAI").

Basis of Opinion

We conducted our audit in accordance with Standards on Auditing ("the SAs") issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the LLP in accordance with the ethical requirements that are relevant to our audit of the financial statements and we have fulfilled our other ethical responsibilities in accordance with the requirements of ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

The LLP's Management is required to prepare the Financial Statements under the provisions of the Limited Liability Partnership Act, 2008 and is responsible for the fair presentation in accordance with the AS's and for such internal control as the Management determines is necessary to enable the preparation of Financial Statements that are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, the Management is responsible for assessing the LLP'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 Management either intends to liquidate the entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the LLP'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.

As part of an audit in accordance with the 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, but not for the purposes of expressing our opinion on whether the LLP has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management.
- Conclude on the appropriateness of the Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the LLP'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 LLP 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.

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

Other Matters

The standalone financials statements of the company for the previous year ended March 31, 2023 were audited by previous statutory auditors who had expressed unmodified opinion vide their report dated April 24, 2023

Place: Mumbai
Date: May 15, 2024



For **V. Sankar Aiyar & Co.**,
Chartered Accountants
(FRN 109208W)

S Nagabushanam

(S Nagabushanam)
(M.No.107022)
UDIN: 24107022BKFGKE1534

SHREYANS FOUNDATIONS LLP
Balance Sheet as at 31st Mar 2024

Amount in ₹

	Particulars	Note No.	As at 31st Mar 2024	As at 31st Mar 2023
I	ASSETS			
	Non-Current Assets			
	Financial Assets			
	(a) Loans & Advances	2	-	-
	Total Non-Current Assets (A)		-	-
	Current Assets			
	(a) Inventories	3	4,18,52,726	4,18,52,726
	(b) Financial Assets	4		
	(i) Trade Receivables	4.1	-	-
	(ii) Cash and Cash Equivalents	4.2	24,29,666	24,88,693
	(iii) Other Bank Balances	4.3	15,66,961	14,75,967
	(iv) Loans	4.4	-	-
	(c) Current tax assets (Net)	5	15,488	12,796
	Total Current Assets (B)		4,58,64,841	4,58,30,182
	Total Assets [A+B]		4,58,64,841	4,58,30,182
II	EQUITY AND LIABILITIES			
	Equity			
	(a) Partners' Capital Account	6	10,00,000	10,00,000
	(b) Partners' Current Account	7	(1,33,55,175)	(97,44,741)
	Total Equity (C)		(1,23,55,175)	(87,44,741)
	LIABILITIES			
	Non-Current Liabilities			
	(a) Financial Liabilities	8		
	(i) Other financial liabilities			
	Total Non-Current Liabilities (D)		-	-
	Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	8.1	-	-
	(ii) Other current financial liabilities	8.2	5,57,00,016	5,20,24,923
	(b) Other current liabilities	9	25,20,000	25,50,000
	Total Current Liabilities (E)		5,82,20,016	5,45,74,923
	Total Liabilities [D+E]		5,82,20,016	5,45,74,923
	Total Equity and Liabilities [A+D+E]		4,58,64,841	4,58,30,182

The accompanying notes form an integral part of the financial statements

As per our attached report of even date
For V. Sankar Aiyar & Co.
Chartered Accountants
Firm's Registration No. 109208W

S Nagabushanam

S Nagabushanam
Partner
Membership No. : 107022

Place: Mumbai
Date: May 15, 2024



For and on behalf of the LLP

Mahaveer Chand Lunawath

Mahaveer Chand Lunawath
Designated Partners

Rajasakthi Randian

Rajasakthi Randian

SHREYANS FOUNDATIONS LLP
Statement of profit and loss for the period ended 31st Mar 2024

Amount in ₹

	Particulars	Note No.	For the Period ended 31st Mar 24	For the Period ended 31st Mar 23
I	Revenue from Operations	10	-	-
II	Other Income	11	1,01,326	14,99,643
III	Total Income (I+II)		1,01,326	14,99,643
IV	Expenses			
	(a) Cost of land sales	12	-	-
	(b) Finance Costs	13	-	-
	(c) Other expenses	14	36,665	1,79,152
	Total Expenses		36,665	1,79,152
V	Profit/(loss) before share of net profits of joint venture (III-IV)		64,661	13,20,491
VI	Share of net profits/(loss) of joint venture		(36,75,095)	17,36,03,370
VII	Profit before tax from continuing operations (V-VI)		(36,10,434)	17,49,23,862
VIII	Income tax expense			
	(a) Current tax		-	-
	(b) MAT Credit		-	-
	(c) Deferred taxes		-	-
	Total tax expense		-	-
IX	Profit after tax for the year (VII-VIII)		(36,10,434)	17,49,23,862
X	Other comprehensive income			
	Items that may not be reclassified to the statement of profit and loss			
	(i) Changes in revaluation surplus		-	-
	(ii) Income tax relating to these items		-	-
	Other comprehensive income for the year, net of tax			
XI	Total comprehensive income (IX+X)		(36,10,434)	17,49,23,862

The accompanying notes form an integral part of the financial statements

As per our attached report of even date

For V. Sankar Aiyar & Co.

Chartered Accountants

Firm's Registration No. 109208W

S Nagabushanam

S Nagabushanam

Partner

Membership No. : 107022



Place: Mumbai

Date: *May 15, 2024*

For and on behalf of the LLP

Mahaveer Chand Lunawath

Mahaveer Chand Lunawath
Designated Partners

Rajasakthi Pandian

Rajasakthi Pandian

SHREYANS FOUNDATION LLP
Statement of cashflows for the year ended 31 March 2024

Amount in ₹

Particulars	For the year ended 31 March 2024	For the year ended 31 March 2023
I Cash flows from operating activities		
Profit before tax for the year	(36,10,434)	17,49,23,862
<i>Adjustments for:</i>		
Share of (profits)/Losses from partnership firm	36,75,095	(17,36,03,370)
Interest income	(1,01,326)	(55,621)
Operating profit before working capital changes	(36,665)	12,64,870
<i>Adjustments for (increase)/ decrease in operating assets:</i>		
Inventories	-	
Loans & Advances	-	
Other current assets	-	(49,827)
<i>Adjustments for (increase)/ decrease in operating liabilities:</i>		
Other current financial liabilities	(2)	-
Other current liabilities	(30,000)	(1,02,44,947)
Cash generated from operations	(66,667)	(90,29,904)
(Income taxes paid)	(2,692)	1,676
Net cash (used in)/generated by operating activities (I)	(69,359)	(90,28,228)
II Cash flows from investing activities		
Additions to property, plant and equipment	-	-
Interest income	1,01,326	55,621
Investment in joint venture	-	(68,55,053)
Net cash (used in)/generated by investing activities (II)	1,01,326	(67,99,432)
III Cash flows from financing activities		
(Net Repayment of borrowings)	-	(14,44,022)
Movement in capital	-	1,70,00,000
Net cash (used in)/generated by financing activities (III)	-	1,55,55,978
IV Net increase in cash and cash equivalents (I+II+III)	31,967	(2,71,683)
V Cash and cash equivalents at the beginning of the year	24,88,692	27,60,374
VI Cash and cash equivalents at the end of the year (IV+V)	25,20,659	24,88,692
Cash and cash equivalents constitute (Refer Note 1.6)		
Balances with banks		
Current accounts	24,21,615	24,74,509
Cash on hand	-	-

The accompanying notes form an integral part of the financial statements

As per our attached report of even date

For V. Sankar Aiyar & Co.

Chartered Accountants

Firm's Registration No. 109208W

S Nagabushana

S Nagabushanam
Partner
Membership No. : 107022



Place: Mumbai

Date: May 15, 2024

For and on behalf of the LLP

Mahaveer Chand Lunawath

Mahaveer Chand Lunawath

Designated Partners

Rajasakthi Pandian

Rajasakthi Pandian

1 Significant accounting policies

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

1.1 Basis of preparation

(a) Compliance with Ind AS

The LLP's financial statements comply in all material respects with Indian Accounting Standards (Ind AS) issued by the Institute of Chartered Accountants of India.

The LLP's financial statements are prepared in compliance with the Accounting Standards, but these proforma financial statements are prepared in compliance to the Ind AS for the purpose of consolidation of these financial statements with those of the parent entity.

(b) Historic cost convention

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities measured at fair value.

(c) Functional currency transactions

The financial statements are presented in Indian Rupee ('INR') which is also the functional and presentation currency of the LLP.

1.2 Use of estimates and judgement

The preparation of financial statements in conformity with Ind AS requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets and liabilities, revenues and expenses and disclosure of contingent liabilities. Such estimates and assumptions are based on management's evaluation of relevant facts and circumstances as on the date of financial statements. The actual outcome may diverge from these estimates.

Estimates and assumptions are reviewed on a periodic basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

- Recognition of deferred tax assets
- Recoverability of advances/ receivables
- Useful lives of depreciable/amortisable assets

1.3 Classification of assets and liabilities as current and non-current

All assets and liabilities have been classified as current or non-current as per the LLP's normal operating cycle. Based on the nature of service rendered and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the LLP has determined its operating cycle as twelve months for the purpose of current – non-current classification of assets and liabilities.



1.4 Revenue recognition

(a) Rendering of services

Revenue arises from the rendering of construction services to customers. It is measured as the fair value of consideration received or receivable. Amounts disclosed as revenue are net of refunds, trade discounts and amounts collected on behalf of third parties.

The LLP recognises revenue when or as it transfers promised goods or services to a customer. A 'transfer' occurs when the customer obtains control of the good or service.

A customer obtains control of an asset (good or service) when it can direct the use of and obtain substantially all the remaining benefits from it. Control includes the ability to prevent other entities from directing the use of and obtaining the benefits from an asset.

(b) Interest income

For all financial instruments measured at amortized cost, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the net carrying amount of the financial asset. Interest income is included in other income in the statement of profit and loss.

1.5 Income taxes

Taxes comprise current income tax and deferred tax.

(a) Current income tax

The current income tax charge is calculated on the basis of the tax laws enacted at the end of the reporting period. The LLP establishes provisions where appropriate on the amounts expected to be paid to the tax authorities. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities.

(b) Deferred tax

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

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

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

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

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



1.6 Cash and cash equivalents

For the purpose of presentation in the Statement of cash flows, cash and cash equivalent comprise cash at banks and on hand and deposits held at call with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

1.7 Property, Plant and Equipment

The LLP has elected to continue with the carrying value of all of its Property, Plant and Equipment recognized as at April 1, 2016, measured as per the previous GAAP, and use that carrying value as the deemed cost of such property, plant and equipment. The LLP has provided for depreciation on straight line basis over the estimated useful life of respective years and as the change in estimated useful life is considered as change in estimate, accordingly there is no impact of this roll back.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Statement of Profit and Loss.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

1.8 Fair value measurement

(a) Financial assets

Initial recognition and measurement

Financial assets are recognised when the LLP becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs.

Subsequent measurement

A debt instrument is measured at the amortised cost if the assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in other income using the effective interest rate method. All other debt instruments are measured as Fair Value through other comprehensive income or Fair value through profit and loss based on LLP's business model.

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

(b) Financial liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. Financial liabilities are classified at amortised cost.

Subsequent measurement

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest method.

De-recognition of financial assets

A financial liability is de-recognised 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 de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit or loss.

Offsetting of financial instruments

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



1.9 Borrowing costs

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as part of the cost of such assets to the extent that they relate to the period till such assets are ready to be put to use. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss. Loan origination costs are amortised over the tenor of respective loans using effective interest method.

1.1 Provisions, contingent assets and contingent liabilities

A provision is recognised when the company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation in respect of which reliable estimate can be made. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent assets are neither recognized nor disclosed.

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

1.11 Impairment of financial assets

In accordance with Ind-AS 109, the LLP applies expected credit loss (ECL) model for measurement and recognition of impairment loss for financial assets. ECL is the difference between all contractual cash flows that are due to the LLP in accordance with the contract and all the cash flows that the LLP expects to receive.

When estimating the cash flows, the LLP is required to consider:

All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets.

Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

The LLP measures the expected credit loss associated with its assets based on historical trend, industry practices and the business environment in which the entity operates or any other appropriate basis.

1.12 Long term and post employment obligations

The LLP doesn't have any long term and post employment obligation which are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service

1.13 Inventory

Work in Progress and unsold flats are valued at cost. Cost of work in progress and unsold flats are determined by considering direct material cost, labour costs and appropriate portion of overheads and non-recoverable duties incurred in bringing the inventories to their present location and condition.

1.14 Events after Reporting Period

The amounts in the financial statements are adjusted to reflect adjusting events, if any, after the reporting period.



SHREYANS FOUNDATIONS LLP
Notes to the financial statements for the period ending 31st Mar 2024

Amount in ₹

Note No	Particulars	As at 31st Mar 2024	As at 31st Mar 2023
2	Loans & Advances		
	Share of Loss receivable from partners	-	-
		-	-
3	Inventories		
	(As taken, valued and certified by the management)		
	Land held for sale	4,18,52,726	4,18,52,726
		4,18,52,726	4,18,52,726
4.1	Trade Receivables	-	-
	Provision for Bad and Doubtful Debt	-	-
		-	-
4.2	Cash and Cash Equivalents		
	Cash in hand	8,051	14,184
	Balances with banks		
	Current accounts	24,21,615	24,74,509
		24,29,666	24,88,693
4.3	Other Bank Balances		
	Deposit with Bank against guarantee	15,66,961	14,75,967
		15,66,961	14,75,967
	The deposit has a maturity period of 12 months and is held as lien against bank guarantee issued in favour of Tamil Nadu Pollution Control Board		
4.4	Loans		
	(Unsecured and considered good)		
	Loan to Joint Venture - Meenakshi Towers LLP	-	-
		-	-
5	Current tax assets (Net)		
	Income Tax Refunds & Receivables	15,488	12,796
		15,488	12,796
6	Partners' Capital Account		
	IIFL Facilities Services Ltd.*	9,90,000	9,90,000
	Mahaveer Chand Lunawath**	10,000	10,000
		10,00,000	10,00,000
	<u>Terms and rights of each partners</u>		
	*Entitled to a share of 99% in the profits/losses of the firm		
	**Entitled to a share of 1% in the profits/losses of the firm		



Note No	Particulars	As at 31st Mar 2024	As at 31st Mar 2023
7	Partners' Current Account		
	IIFL Facilities Services Ltd.	(94,77,294)	(19,96,51,917)
	Mahaveer Chand Lunawath	(2,67,448)	(20,16,686)
	Add: Share of Profit for the year		
	IIFL Facilities Services Ltd.	(35,74,330)	17,31,74,623
	Mahaveer Chand Lunawath	(36,104)	17,49,239
	Capital Contribution		
	IIFL Facilities Services Ltd.		1,70,00,000
	Mahaveer Chand Lunawath		-
	Closing Balance		
	IIFL Facilities Services Ltd.	(1,30,51,623)	(94,77,294)
	Mahaveer Chand Lunawath	(3,03,552)	(2,67,448)
		(1,33,55,175)	(97,44,741)
8	Financial Liabilities		
8.1	Current borrowings:		
	Loan from Others	-	-
	Terms of borrowings	-	-
	The above borrowings are unsecured and repayable on demand.		
8.2	Other Current financial liabilities:		
	Payable to Joint Venture (Net of Investments)*	5,57,50,016	5,20,74,923
	Less: Investment in joint venture	(50,000)	(50,000)
		5,57,00,016	5,20,24,923
	*Represents debit balance in current capital account in the JV LLP		
9	Other current liabilities		
	Expense payable	20,000	50,000
	Loan from Joint Venture - Meenakshi Towers LLP	-	-
	Advance towards Sale of Land	25,00,000	25,00,000
		25,20,000	25,50,000



SHREYANS FOUNDATIONS LLP
Notes to the financial statements for the period ending 31st Mar 2024

Amount in ₹

Note No	Particulars	For the Perriod ended 31th Mar 2024	For the Perriod ended 31th Mar 2023
10	Revenue from Operations		
	Sale of Land	-	-
		-	-
11	Other Income		
	Interest on Deposits	1,01,105	55,621
	Sundry Balances Write Back	-	14,44,022
	Interest on IT Refund	221	
		1,01,326	14,99,643
12	Cost of land sales	-	-
		-	-
13	Finance Costs		
	Interest paid on refund of customer advance	-	-
		-	-
14	Other expenses		
	Sundry Balances written off	-	-
	Bank charges	1,300	1,793
	Miscellaneous expenses	5,341	1,398
	Audit Fees	20,000	50,000
	Professional & consultancy charges	-	90,000
	Rates & taxes	10,024	35,961
	Provision for Bad&Doubtful Debt	-	-
		36,665	1,79,152



15 Related party disclosures

Designated Partners

Mahaveer Chand Lunawath
IIFL Facilities Services Ltd

Key Managerial Personnel - Authorised Representatives (KMP)

Mr. Mahaveer Chand Lunawath (Shreyans Foundations LLP)
Mr. Rajasakthi Pandian (IIFL Management Services Ltd.)

Associates

Induscity Scapes Construction Pvt. Ltd.

16 Contingent liabilities and commitments (to the extent not provided for)

Particulars	As at 31 March 2024 (₹)
Contingent liabilities	Nil
Capital commitments	Nil

Note on Madurai

Hon'ble High Court of Madras, Madurai bench (HC), vide order dt 13.12.2022 directed the commissioner of Land Administration (CLA) to conduct enquiry and verify as to whether the conditions stipulated in the assignment order have been violated by CSI Trust (from whom the company purchased land for development and sold part of the land after development to various buyers). CLA vide order dt.11.01.2024 concluded as follows:

- CSI Trust has infringed upon the conditions of assignment by not utilizing the entire land for the purpose of establishing the industrial house for needy women and selling the land to third parties for real estate business and commercial activity etc...
- Since there is breach of condition of assignment, the government may resume the property.

CLA has also ordered for resumption of lands as follows :-

- Vacant land shall be brought to the government account in physical form.
- The lands on which commercial establishments are standing and functioning are to be handed over to the corporation of Madurai so that the income being earned by CSI trust will accrue to the corporation of Madurai instead of CSI Trust.
- The district collector shall ascertain whether the educational institutions which are constructed on the land, are running on charitable or commercial motive and to decide whether to allow the educational institutions to run and if so on what basis.
- The district collector, Madurai is directed to resume the lands on which the residential apartments have been constructed and to send necessary alienation proposals to government for handing over the lands to Tamilnadu Housing Board for maintenance of sold plots and for taking possession of unsold plots.

The order of CLA has also stated that the flat owners of residential apartments have purchased the lands in question from Shreyans Foundations LLP and IIFL Facilities Services Ltd (known as IIFL Realty Ltd) who lacked the title.

The Company has filed writ petition before the said Hon'ble High Court has vide interim order dated 23.01.2024. directed the authorities concerned not to proceed further until further order. The matter is pending before the said high court.

The company is confident of getting favourable order from high court on the premise that the company is a bonafide purchaser of land and hence does not expect any liability in this matter.

17 Advance from customers include sale of land for which agreement is entered

18 We have relied upon the management's workings and estimate of cost to completion and project revenue computed in accordance with AS 7 Construction Contracts, owing to technical nature of such

19 Corresponding figures of the previous year have been re-grouped wherever necessary to conform to current year's figures.

As per our attached report of even date

For V. Sankar Aiyar & Co.

Chartered Accountants

Firm's Registration No. 109208W

S Nagabushanam

S Nagabushanam

Partner

Membership No. : 107022

Place: Mumbai

Date: May 15, 2024

For and On Behalf of the LLP

Mahaveer Chand Lunawath

Mahaveer Chand Lunawath

Rajasakthi Pandian

Rajasakthi Pandian
Designated Partners

