

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ASTERIA REAL ESTATES PRIVATE LIMITED

Report on the Ind AS standalone Financial Statements

Opinion

1. We have audited the accompanying standalone Ind AS financial statements of **Asteria real Estates Private Limited**(the “Company”), which comprise the Balance Sheet as at 31st March, 2024, the Statement of Profit and Loss, the Statement of Changes in Equity and the Statement of Cash Flow 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 “Ind AS financial statements”).
2. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements for the year ended 31st March, 2024 give the information required by the Act in the manner so required and give a true and fair view in conformity with the Indian accounting Standards prescribed under section 133 of the Act, (“Ind AS”) and other accounting principles generally accepted in India, of the state of affairs of the company as at 31st March, 2024, its loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion:

3. We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. 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 Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Companies Act, 2013 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.

Information Other than the Financial Statements and Auditor’s Report Thereon

4. The Company’s Board of Directors is responsible for the other information. The other information comprises the information included in the Board report, but does not include

the financial statements and our auditor's report thereon. The board report is expected to be made available to us after the date of this auditor's report.

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 identified above when it becomes available 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. When we read the report containing other information if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Management's Responsibility for the Ind AS Financial Statements:

5. The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements:

8. 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.
9. A further description of our responsibilities for the audit of the financial statements is as follows:
- A. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:
- (i) 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.
 - (ii) 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
 - (iii) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
 - (iv) Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's

ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- (v) 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.
- B. 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.
- C. 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.

Report on Other Legal and Regulatory Requirements:

- 10. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub section (11) of section 143 of the Companies Act, 2013, we give in "**Annexure - A**" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
- 11. 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), Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.
 - d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

- e) On the basis of written representations received from the directors as on 31st March 2024 taken on record by the board of directors, none of the directors are disqualified as on 31st March, 2024 from being appointed as directors in terms of section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financials controls with reference to financial statements.
- g) With respect to the matter to be included in the Auditor's Report under section 197(16): In our opinion and according to the information & explanation given to us, the company has not paid managerial remuneration during the year ended Mar31, 2024 and accordingly the limits for payment of managerial remuneration under Sec 197(16) of the Act are not applicable.
- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company does not have any pending litigations which would impact its financial position;
 - ii. The Company did not have 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.
 - iv.
 - A. The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - B. The management has represented, that, to the best of its knowledge and

belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries, and

- C. Based on such audit procedures that the auditor has considered reasonable and appropriate in the circumstances, nothing has come to the notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material misstatement.
- v. During the year, the company neither declared nor paid any dividend. Hence reporting on compliance with provisions of section 123 of the Act does not arise.

Based on our examination which included test checks, the company has used an accounting software for maintaining its books of accounts which has a feature of recording audit trail(edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.

As Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024

PLACE: BANGALORE

DATE: April 29, 2024

FOR GIRISH MURTHY & KUMAR
Chartered Accountants

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Girish Rao B
Partner.

Membership No: 085745

FRN No.000934S

UDIN: 24085745BKFVSR5111

**GIRISH
MURTHY & KUMAR**
Chartered Accountants

”Annexure A” to the Independent Auditor’s Report referred to in clause 1 of paragraph on the ‘Report on Other Legal and Regulatory Requirements’ of our report of even date to the Standalone financial statements of the Company for the year ended March 31, 2024:

Re: Asteria real Estates Private Limited

- a. Based on Verification of books of accounts of the company, the company does not have any assets under the head Property Plant and Equipment and as such reporting requirements under this head is not applicable
- b. Based on Verification of books of accounts of the company, no Intangible Assets are held during the year.
- c. The reporting requirements of Physical verification under this clause is not applicable as the company is holding only land at the year end
- d. Based on Verification of books of accounts of the company, We are of the opinion that all the title deeds of the immovable properties disclosed in the financial statements are in the name of the company
- e. As the company does not have any asset under the head Property Plant & Equipment the reporting requirement of revaluation does not arise
- f. In our opinion and according to the information and explanation given to us, we have not noticed any proceedings initiated against the company or pending against the company for holding any benami property under the benami transaction (Prohibition) Act, 1988 (450 of 1988) and rules made there under.

II

a The nature of companies operation does not warrant holding of any stocks. Accordingly paragraph 3 (ii) of the Order is not applicable to the Company.

b The reporting requirements under this sub clause is not applicable as the company is not been sanctioned with working capital limits from banks or Financial institutions on the basis of security of current assets in excess of five crores at any point during the year.

III a Based on the verification of books of accounts, we have noticed that the company has made investments in co- subsidiaries/associates which are not prima facie ,prejudicial to the interest of the company as mentioned in notes to account no 4 and not Provided any guarantee or granted any loans or advances in the nature of loans , secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. Further the company's land has been mortgaged to IDBI bank as security by way of deposit of title deeds for the working capital facilities given to the holding company The details of the same are given below:

Particulars	Land-Security in Acres	Land - _security value in Rs	Investment in co- subsidiary Rs
Aggregate amount during the year	Given in earlier years	Given in earlier years	18,00,000
Balance amount at the end of the year- IDBI	0.86	9,47,664	5,08,00,000

In our opinion security given are not prima facie prejudicial to the interest of the company. Further the IDBI while renewing the facility has released the above mortgage during the year and the release is under process.

IV In our opinion and according to the information and explanation given to us the company has not granted any loan, made any investments, gave any guarantee or provided security in connection with a loan to any other body corporate or person in contravention of section 185 and 186 of the Companies Act, 2013.

V According to the information and explanation given to us the company has not accepted deposits from the public during the year and as such this clause is not applicable.

VI According to the information and explanation given to us the Central Government has not prescribed the maintenance of cost records under section 148 of the Companies Act, 2013 for the activities carried out by the Company, and hence this clause is not applicable.

VII a. According to the information and explanations given to us and the records of the company examined by us, in our opinion, the Company is generally regular in payment of undisputed statutory dues including income tax, Goods and service tax, Professional tax and cess as applicable with appropriate authorities. We are informed by the company that the provisions of Provident Fund Act, Employee state insurance scheme, duty of customs, are not applicable.

b. According to the information and explanations given to us and the records of the company examined by us there are no disputed amounts payable in respect of income tax, Goods and service tax, Professional tax and cess as applicable as at 31st March 2024. We are informed by the company that the provisions of Provident Fund Act, Employee state insurance scheme, duty of customs, are not applicable.

VIII According to the information and explanations given to us and the records of the company examined by us We have not come across any instances of any transactions not recorded in the books of account have been surrendered or disclosed as income during the year in the tax assessments under the income tax act, 1961 (43 of 1961).

IX a Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that, the company has not defaulted in repayments of loans or other borrowings or in the payment of interest during the year.

b Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that, the company has not been declared as willful defaulter by banks or financial institutions or other lenders.

c Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that, the company has applied the term loans for the purpose for which it is taken

d Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that, the funds raised on short term basis not have been utilized for long term purposes..

e Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that, the company has not taken any funds from any entity or person on account of or to meet obligation of its subsidiaries or its associates or joint ventures.

f Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that, the company has not raised any loans during the year on the pledge of securities held in its subsidiaries, Joint ventures and associate companies.

X a The company did not raise any money by way of initial public offer or further public offer (Including debt instrument) during the year. Accordingly reporting requirements under this paragraph of the order is not applicable.

b Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that, the company has not made any preferential allotment or private placement of shares or convertible debentures(fully an partially or optionally convertible) during the year

XI a During the course of 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 not come across any instance of fraud by the company or on the company by its officers or employees of the company during the year.

b Based on our audit procedures and as per the information and explanations given by the management, we are of the opinion that, we have not come across any report under sub section (12) of section 143 of the companies act has been filed by the auditors in Form ADT -4 as prescribed under rule 13 of companies (Audit & Auditors) Rules, 2014 with the central government

c Based on our audit procedures and as per the information and explanations given by the management, We have not come across any instances of whistle blower complaints during the year.

XII In our opinion and according to the information and explanations given to us, the company is not a Nidhi Company. Accordingly, reporting requirements under this paragraph of the order is not applicable.

XIII According to the information and explanations given to us and the records of the Company examined by us, we are of the opinion that all the transaction with the related parties are in compliance with section 177 and 188 of Companies Act.2013 and the details of the transactions have been disclosed in the Financial Statements as per applicable accounting Standards.

XIV In our opinion and based on our examination, the company does not have an internal audit system and is not required to have internal audit system as per the provisions of companies act. As such reporting requirement is not applicable under this clause

XV According to the information and explanations given to us and the records of the Company examined by us, we are of the opinion that the company has not entered into Non cash transactions with the directors or persons connected with him. Accordingly, reporting requirements under this paragraph of the order is not applicable.

XVI a According to the information and explanations given to us and the records of the Company examined by us, we are of the opinion that that the Company is not required to be Registered under Section 45 -IA of the Reserve Bank of India Act,1934.

b According to the information and explanations given to us and the records of the Company examined by us, we are of the opinion that that the Company has not conducted any Non banking financial or housing financial activities without valid certificate of Registration from Reserve bank of india as Reserve bank of India act,1934

c According to the information and explanations given to us and the records of the Company examined by us, we are of the opinion that that the Company is not a core investment company as defined in the regulations made by the reserve bank of India. Accordingly, reporting requirements under this paragraph of the order is not applicable.

d According to the information and explanations given to us and the records of the Company examined by us, we are of the opinion that there no core investment companies in the group

XVII Based on the review of audited financial statements, the company has incurred cash loss of Rs 3.15 Lakhs during the year and not incurred cash loss in the immediately preceding financial year.

XVIII During this year no other statutory auditors have resigned and as such reporting requirements under this paragraph is not applicable.

XIX On the basis of financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the board of directors and management plans, we are of the opinion that no material uncertainty exists as on the date of audit report the company is capable of meetings its liabilities existing at the date of balance sheet date as and when they fall due with in a period of one year from the balance sheet date.

XX According to the information and explanations given to us, The Company does not fulfill the criteria as specified under section 135(1) of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 and according, reporting under clause (xx) of the Order is not applicable to the Company.

XXI The reporting under clause (xxi) is not applicable in respect of audit of standalone¹ financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

PLACE: BANGALORE

DATE: 29th April 2024

FOR GIRISH MURTHY & KUMAR
Chartered Accountants

**BRAHMAVAR
GIRISH RAO**

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Girish Rao B
Partner.
Membership No: 085745
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Annexure B to Auditors' Report of even date

Report on the Internal Controls on Financial Controls under clause (i) of sub-section (3) of section 143 of the Companies Act, 2013 ("the Act")

Re: Asteria real Estates Private Limited

We have audited the internal financial controls over financial reporting of Asteria Real Estates Private Limited ("the Company") as of March 31, 2024 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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 over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. 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 over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

PLACE: BANGALORE

DATE: April 29, 2024

FOR GIRISH MURTHY & KUMAR
Chartered Accountants

**BRAHMAVAR
GIRISH RAO**

Girish Rao B

Partner.

Membership No: 085745

FRN No.000934S

UDIN: 24085745BKHFVSR5111

Asteria Real Estates Private Limited

CIN : U45200TZ2008PTC021712

Statement of Profit and loss for the Year ended March 31, 2024

(Amount in Rs. Thousands)

	Notes	Year Ended 31-Mar-24	Year Ended 31-Mar-23
Continuing Operations			
Income			
Other income	15	5	48,968
Total income (A)		5	48,968
Expenses			
Other expenses	16	347	666
Total expenses (B)		347	666
Profit / (loss) before tax from continuing operations		(343)	48,302
Tax expenses of continuing operations			
Current tax	17	-	261
Adjustments of tax relating to earlier periods		(27)	-
Deferred tax charge/ (credit)		-	-
(Loss) / profit after tax from continuing operations		(316)	48,042
(Loss) / profit for the year		(316)	48,042
Net other comprehensive income not to be reclassified to profit or loss in subsequent periods			
		-	-
Total comprehensive income for the year		(316)	48,042
Earnings per equity share (Rs.) from continuing operations	18	(10.53)	1,601.39
Basic, computed on the basis of profit from continuing operations attributable to equity holders of the parent (per equity share of Rs.10 each)			
Earnings per equity share (Rs.) from continuing operations	18	(10.53)	1,601.39
Diluted, computed on the basis of profit attributable to equity holders of the parent (per equity share of Rs.10 each)			
Corporate information about the Company	1		
Summary of significant accounting policies	2		
The accompanying notes form an integral part of the financial statements	3-30		

As per our report of even date

For Girish Murthy & Kumar

Chartered Accountants

Firm registration number: 000934S

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B. Girish Rao

Partner

Membership No: 85745

Place : Hosur

Date : 29th April' 2024

For and on behalf of the board of directors

Asteria Real Estates Private Limited

**Govind
a Bhat P**

Govind Bhat P

Director

DIN: 01687626

**KOLLAPUREDDY
Y LALITHA
KRISHNA
KUMAR**

K L Krishna Kumar

Director

DIN: 08206490

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Asteria Real Estates Private Limited
Statement of changes in equity for the Year ended March 31, 2024

(Amount in Rs. Thousands)

Particulars	Attributable to the equity holders			Total Equity
	Equity Share Capital	Equity Component of Debentures	Retained earnings	
For the Period ended March 31, 2024				
As at April 01,2023	300	-	49,655	49,955
Changes in equity due to prior period errors	-	-	-	-
Restated balance as at 01-Apr'2023	300	-	49,655	49,955
Profit /(loss) for the year	-	-	(316)	(316)
Other comprehensive income	-	-	-	-
Total comprehensive income	300	-	49,340	49,640
Movement during the year	-	-	-	-
As at March 31, 2024	300	-	49,340	49,640

For the Year ended March 31, 2023				
As at April 01,2022	300	-	1,614	1,914
Changes in equity due to prior period errors	-	-	-	-
Restated balance as at 01-Apr'2022	300	-	1,614	1,914
Profit /(loss) for the year	-	-	48,042	48,042
Other comprehensive income	-	-	-	-
Total comprehensive income	300	-	49,655	49,955
Movement during the year	-	-	-	-
As at March 31, 2023	300	-	49,655	49,955

The accompanying notes form an integral part of the financial statements.

As per our report of even date

For Girish Murthy & Kumar
Chartered Accountants
Firm registration number: 000934S
BRAHMAVAR GIRISH RAO
Digitally signed by BRAHMAVAR GIRISH RAO
DN: cn=PERSONAL, o=25.4.4E1,
c=IN, email=3320254613a07770314a482626, PostalCode=560041, st=KARNATAKA, SERIALNUMBER=56193909123a0a25271, PostalCode=560041, cn=BRAHMAVAR GIRISH RAO, email=3320254613a07770314a482626, c=IN, o=25.4.4E1, ou=000934S, email=3320254613a07770314a482626, cn=BRAHMAVAR GIRISH RAO
B. Girish Rao
Partner
Membership No: 85745

For and on behalf of the board of directors
Asteria Real Estates Private Limited

Govind a Bhat P
Digitally signed by Govind Bhat P
DN: cn=PERSONAL, o=25.4.4E1,
c=IN, email=3320254613a07770314a482626, PostalCode=560041, st=KARNATAKA, SERIALNUMBER=56193909123a0a25271, PostalCode=560041, cn=Govind Bhat P, email=3320254613a07770314a482626, c=IN, o=25.4.4E1, ou=000934S, email=3320254613a07770314a482626, cn=Govind Bhat P
Govind Bhat P
Director
DIN: 01687626

KOLLAPUREDDY LALITHA KRISHNA KUMAR
Digitally signed by KOLLAPUREDDY LALITHA KRISHNA KUMAR
DN: cn=PERSONAL, o=25.4.4E1,
c=IN, email=3320254613a07770314a482626, PostalCode=560041, st=KARNATAKA, SERIALNUMBER=56193909123a0a25271, PostalCode=560041, cn=KOLLAPUREDDY LALITHA KRISHNA KUMAR, email=3320254613a07770314a482626, c=IN, o=25.4.4E1, ou=000934S, email=3320254613a07770314a482626, cn=KOLLAPUREDDY LALITHA KRISHNA KUMAR
K L Krishna Kumar
Director
DIN: 08206490

Place : Hosur
Date : 29th April' 2024

Asteria Real Estates Private Limited
Cash flow statement for the Year ended March 31, 2024

	(Amount in Rs. Thousands)	
	Year ended 31-Mar-24	Year ended 31-Mar-23
Cash flow from operating activities	(343)	48,302
Profit before tax		
<i>Adjustments to reconcile profit before tax to net cash flows:</i>		
Finance Income	(5)	-
Net foreign exchange differences		
Gain/ (loss) on disposal of Investment property, plant and equipment and Asset held for sale	-	(48,967)
<i>Working capital adjustments:</i>		
Increase/ (decrease) in short term loans and advances	-	-
(Increase)/ decrease in other current assets	(62)	486
(Increase)/ decrease in other financial and non-financial assets	(3)	-
Increase/ (decrease) in trade payables and other financial liabilities	-	-
Increase/ (decrease) in other current liabilities	2,033	(5)
Increase/ (decrease) in Trade payables	326	(75)
Increase/ (decrease) in other non-financial liabilities	1	(1)
	1,948	(260)
Income tax paid (net of refund)	53	(901)
Net cash flows from/ (used in) operating activities (A)	2,000	(1,161)
Investing activities		
Purchase of Investment property, plant and equipment (including capital work-in-progress and capital advances)	-	-
Proceeds from sale of Investment property, plant and equipment & asset held for sale	-	79,653
(Increase)/ decrease in Long term investments	(1,800)	(49,000)
Interest received	5	-
Net cash flows from/ (used in) investing activities (B)	(1,795)	30,653
Financing activities		
Proceeds from borrowings	(20)	(29,470)
Interest paid (gross)	-	-
Net cash flows from/ (used in) financing activities (C)	(20)	(29,470)
Net increase/ (decrease) in cash and cash equivalents	185	22
Cash and cash equivalents at the beginning of the period	70	48
Cash and cash equivalents at the end of the period	255	70
Components of cash and cash equivalents		
Cash on hand	79	2
Balances with scheduled banks:		
In current accounts	176	68
Total cash and cash equivalents (note 7)	255	70

Corporate information about the Company	1
Summary of significant accounting policies	2
The accompanying notes form an integral part of the financial statements.	3-30

As per our report of even date

For Girish Murthy & Kumar
Chartered Accountants
Firm registration number: 000934S
BRAHMAV
AR GIRISH
RAO
B. Girish Rao
Partner
Membership No: 85745

For and on behalf of the board of directors
Asteria Real Estates Private Limited

Govind
a Bhat P
Govind Bhat P
Director
DIN: 01687626

KOLLAPUREDD
Y LALITHA
KRISHNA
KUMAR
K L Krishna Kumar
Director
DIN: 08206490

Place : Hosur
Date : 29th April' 2024

Asteria Real Estates Private Limited

CIN : U45200TZ2008PTC021712

Notes to Financial Statements for the year ended March 31, 2024

1. Corporate Information

Asteria Real Estates Private Limited domiciled in India and incorporated on 8th February, 2008. The company is in the business of dealing in real estate, property development, estate agency to acquire by purchase, exchange, net or otherwise deal in lands, buildings or any estate or interest therein and any rights over or connected with lands so situated and laying out, developing land for industrial purpose, building and preparing sites by planting, paving, drawing and by constructing offices, flats, service flats, hotels, warehouses, shopping and commercial complexes, by leasing, letting or renting, selling(by instalments, ownership, hire purchase basis or otherwise or disposing of the same). The company's Holding company is GMR SEZ and Port Holding Limited and ultimate holding company is GMR Power and Urban Infra Limited/GMR Enterprises Private Limited.

The registered office of the company is located in Hosur, Tamil Nadu.

Information on other related party relationships of the Company is provided in Note 19.

The financial statements were approved for issue in accordance with a resolution of the directors on April 29, 2024.

2. Material Accounting Policies

The significant accounting policies applied by the Company in the preparation of its financial statements are listed below. The accounting policies have been applied consistently to all the periods presented in these financial statements, unless otherwise indicated below.

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.

A. Basis of preparation

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS), including the rules notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and Presentation and disclosure requirements of Division II of Schedule III to the Companies Act, 2013 as amended from time to time.

The financial statements have been prepared on a historical cost basis except for certain financial assets and liabilities (refer accounting policy regarding financial instruments) which have been measured at fair value.

The functional and presentation currency of the Company is Indian Rupee ("Rs") which is the currency of the primary economic environment in which the Company operates, and all values are rounded to nearest thousands, except when otherwise indicated.

Asteria Real Estates Private Limited

CIN : U45200TZ2008PTC021712

Notes to Financial Statements for the year ended March 31, 2024

B. Summary of material accounting policies

a. Use of estimates

The preparation of financial statements in conformity with IND AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes

b. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- i) Expected to be realised or intended to be sold or consumed in normal operating cycle
- ii) Held primarily for the purpose of trading
- iii) Expected to be realised within twelve months after the reporting period, or
- iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current. A liability is current when:

- i) It is expected to be settled in normal operating cycle
- ii) It is held primarily for the purpose of trading
- iii) It is due to be settled within twelve months after the reporting period, or
- iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

All other liabilities are classified as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

c. Fair value measurement of Financial Instrument

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

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

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

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

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Notes to Financial Statements for the year ended March 31, 2024

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

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

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

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

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

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

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

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

d. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government. The Company has concluded that it is the principal in all of its revenue arrangements since it is the primary obligor in all the revenue arrangements as it has pricing latitude and is also exposed to inventory and credit risks.

Goods & Services Tax is not received by the Company on its own account. Rather, it is tax collected on value added to the commodity by the seller on behalf of the government. Accordingly, it is excluded from revenue.

The specific recognition criteria described below must also be met before revenue is recognised.

i. Income from management / technical services is recognised as per the terms of the agreement on the basis of services rendered.

ii. On disposal of current investments, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss. Such income is included under the head 'other operating income' for companies engaged in investing activities and under the head 'other income' for other companies in the statement of profit and loss.

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Notes to Financial Statements for the year ended March 31, 2024

iii. Insurance claim is recognised on acceptance of the claims by the insurance company.

Revenue earned in excess of billings has been included under 'other assets' as unbilled revenue and billings in excess of revenue has been disclosed under 'other liabilities' as unearned revenue.

Ind AS 115 supersedes Ind AS 11 Construction Contracts and Ind AS 18 Revenue and it applies with limited exceptions, to all revenue arising from contracts with customers. Ind AS 115 establishes a five-step model to account for revenue arising from contracts with customers and requires that revenue be recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer.

e. Interest income

Interest income is recognised on a time proportion basis taking into account the amount outstanding and the rate applicable except the interest income received from customers for delayed payments which are accounted on the basis of reasonable certainty / realisation.

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

f. Taxes on income

Current income tax

Tax expense for the year comprises current and deferred tax. The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the statement of profit and loss because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The Company's liability for current tax is calculated using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying values of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of the taxable profit and is accounted for using the balance sheet liability model. Deferred tax liabilities are generally recognised for all the taxable temporary differences. In contrast, deferred tax assets are only

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Notes to Financial Statements for the year ended March 31, 2024

recognised to the extent that is probable that future taxable profits will be available against which the temporary differences can be utilised.

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

The carrying amount of deferred tax assets is reviewed at each balance sheet 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 utilized.

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

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

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

g. Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer applying a valuation model recommended by the International Valuation Standards Committee.

Investment properties are derecognised either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal.

The difference between the net disposal proceeds and the carrying amount of the asset is recognised in profit or loss in the period of de-recognition.

h. Borrowing cost

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

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CIN : U45200TZ2008PTC021712

Notes to Financial Statements for the year ended March 31, 2024

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur.

i. Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

A lease is classified at the inception date as a finance lease or an operating lease.

The Company as a lessee

Assets acquired on leases where a significant portion of risk and rewards of ownership are retained by the lessor are classified as operating leases. Lease rental are charged to statement of profit and loss on straight-line basis except where scheduled increase in rent compensate the lessor for expected inflationary costs.

The Company enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.

At lease commencement date, the Company recognises a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Company, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).

The Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Company also assesses the right-of-use asset for impairment when such indicators exist. At lease commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Company's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset. The Company has elected to account for short-term leases using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these are recognised as an expense in statement of profit and loss on a straight-line basis over the lease term.

The Company as a lessor

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

Asteria Real Estates Private Limited

CIN : U45200TZ2008PTC021712

Notes to Financial Statements for the year ended March 31, 2024

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income.

j. Impairment of non-financial assets

As at the end of each accounting year, the Company reviews the carrying amounts of its Property, plant and equipment, intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If such indication exists, the said assets are tested for impairment so as to determine the impairment loss, if any. Goodwill and the intangible assets with indefinite life are tested for impairment each year.

Impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount. Recoverable amount is determined:

(i) in the case of an individual asset, at the higher of the fair value less costs of disposal and the value in use;
And;

(ii) in the case of a cash generating unit (a group of assets that generates identified, independent cash flows), at the higher of the cash generating unit's net fair value less costs of disposal and the value in use.

(The amount of value in use is determined as the present value of estimated future cash flows from the continuing use of an asset and from its disposal at the end of its useful life. For this purpose, the discount rate (pre-tax) is determined based on the weighted average cost of capital of the company suitably adjusted for risks specified to the estimated cash flows of the asset).

For this purpose, a cash generating unit is ascertained as the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

If recoverable amount of an asset (or cash generating unit) is estimated to be less than its carrying amount, such deficit is recognised immediately in the statement of profit and loss as impairment loss and the carrying amount of the asset (or cash generating unit) is reduced to its recoverable amount.

When an impairment loss subsequently reverses, the carrying amount of the asset (or cash generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss is recognised for the asset (or cash generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the statement of profit and loss.

k. Provisions and contingent liabilities

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

Asteria Real Estates Private Limited

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Notes to Financial Statements for the year ended March 31, 2024

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

A provision for onerous contracts is recognised when the expected benefits to be derived by the Company from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Company recognises any impairment loss on the assets associated with that contract.

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

Provisions and contingent liability are reviewed at each balance sheet date.

1. Retirement and other Employee Benefits

Retirement benefit in the form of provident fund, pension fund and superannuation fund are defined contribution schemes. The Company has no obligation, other than the contribution payable. The Company recognizes contribution payable to provident fund, pension fund and superannuation fund as expenditure, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet reporting date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Accumulated leave, which is expected to be utilized within the next twelve months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end.

The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for twelve months after the reporting date.

The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method using actuarial valuation to be carried out at each balance sheet date.

In case of funded plans, the fair value of the plan assets is reduced from the gross obligation under the defined benefit plans to recognise the obligation on a net basis.

Re-measurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Re-measurements are not reclassified to the statement of profit and loss in subsequent periods.

Asteria Real Estates Private Limited

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Notes to Financial Statements for the year ended March 31, 2024

Past service costs are recognised in the statement of profit and loss on the earlier of:

- a. The date of the plan amendment or curtailment, and
- b. The date that the Company recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognises the following changes in the net defined benefit obligation as an expense in the statement of profit and loss:

- a. Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- b. Net interest expense or income.

m. Financial Instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contract embodying the related financial instruments. All financial assets, financial liabilities and financial guarantee contracts are initially measured at transaction cost and where such values are different from the fair value, at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit and loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability. Transaction costs directly attributable to the acquisition of financial assets and financial liabilities at fair value through profit and loss are immediately recognised in the statement of profit and loss. In case of interest free or concession loans/debentures/preference shares given to subsidiaries, associates and joint ventures, the excess of the actual amount of the loan over initial measure at fair value is accounted as an equity investment. On de-recognition of such financial instruments in its entirety, the difference between the carrying amount measured at the date of de-recognition and the consideration received is adjusted with equity component of the investments.

Investment in preference shares/ debentures of the subsidiaries are treated as equity instruments if the same are convertible into equity shares or are redeemable out of the proceeds of equity instruments issued for the purpose of redemption of such investments. Investment in preference shares/ debentures not meeting the aforesaid conditions are classified as debt instruments at amortised cost.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a financial instrument and of allocating interest income or expense over the relevant period. The effective interest rate is the rate that exactly discounts future cash receipts or payments through the expected life of the financial instrument, or where appropriate, a shorter period.

(a) Financial assets

- **Measurement and valuation**

1. Financial assets at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business model whose objective is to hold these assets in order to collect contractual cash flows and the

Asteria Real Estates Private Limited

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Notes to Financial Statements for the year ended March 31, 2024

contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

2. Financial assets measured at fair value

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business model whose objective is to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial asset not measured at amortised cost or at fair value through other comprehensive income is carried at fair value through the statement of profit and loss.

For financial assets maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

- **Impairment of financial assets**

Loss allowance for expected credit losses is recognised for financial assets measured at amortised cost and fair value through the statement of profit and loss.

The Company recognises impairment loss on trade receivables using expected credit loss model, which involves use of provision matrix constructed on the basis of historical credit loss experience as permitted under Ind AS 109 – Impairment loss on investments.

For financial assets whose credit risk has not significantly increased since initial recognition, loss allowance equal to twelve months expected credit losses is recognised. Loss allowance equal to the lifetime expected credit losses is recognised if the credit risk on the financial instruments has significantly increased since initial recognition.

- **De-recognition of financial assets**

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the financial asset expire, or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109.

If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the assets and an associated liability for amounts it may have to pay.

If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On de-recognition of a financial asset in its entirety, the difference between the carrying amounts measured at the date of de-recognition and the consideration received is recognised in statement of profit and loss.

Asteria Real Estates Private Limited

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Notes to Financial Statements for the year ended March 31, 2024

For trade and other receivables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

(b) Financial liabilities and equity instruments

Classification as debt or equity

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

- **Measurement and valuation**

- 1. Equity instruments**

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments are recorded at the proceeds received, net of direct issue costs.

- 2. Financial liabilities**

Financial liabilities are initially measured at fair value, net of transaction costs, and are subsequently measured at amortised cost, using the effective interest rate method where the time value of money is significant. Interest bearing bank loans, overdrafts and issued debt are initially measured at fair value and are subsequently measured at amortised cost using the effective interest rate method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the statement of profit and loss.

For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

- **De-recognition**

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 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 and loss.

(c) Off-setting 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.

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Notes to Financial Statements for the year ended March 31, 2024

n. Convertible preference shares/ debentures

Convertible preference shares/debentures are separated into liability and equity components based on the terms of the contract.

On issuance of the convertible preference shares/debentures, the fair value of the liability component is determined using a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost (net of transaction costs) until it is extinguished on conversion or redemption.

The remainder of the proceeds is allocated to the conversion option that is recognised and included in equity since conversion option meets Ind AS 32 criteria for conversion right. Transaction costs are deducted from equity, net of associated income tax. The carrying amount of the conversion option is not re-measured in subsequent years.

Transaction costs are apportioned between the liability and equity components of the convertible preference shares/debentures based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

o. Cash and cash equivalents

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

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

p. Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events including a bonus issue.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares. Potential ordinary shares shall be treated as dilutive when, and only when, their conversion to ordinary shares would decrease earnings per share or increase loss per share from continuing operations.

q. Exceptional items

An item of income or expense which due to its size, type or incidence requires disclosure in order to improve an understanding of the performance of the Company is treated as an exceptional item and the same is disclosed in the financial statements.

r. Corporate social responsibility ('CSR') expenditure

The Company charges its CSR expenditure during the year if any, to the statement of profit and loss.

3 **Investment Property**

	(Amount in Rs. Thousands)			
	Freehold land	Buildings	Plant and machinery	Total
Cost				
At April 1,2022	948	-	-	948
Additions		-	-	-
Disposals	-	-	-	-
Transfer to Assets-Held for Sale	(948)	-	-	(948)
At March 31, 2023	-	-	-	-
Additions	-	-	-	-
Disposals	-	-	-	-
Assets-Held for Sale	-	-	-	-
At March 31, 2024	-	-	-	-
Net Book value				
At March 31, 2024	-	-	-	-
At March 31, 2023	-	-	-	-
At April 1,2022	948	-	-	948

	(Amount in Rs. Thousands)	
Information regarding income and expenditure of Investment property	31-Mar-24	31-Mar-23
Rental income derived from investment properties	-	-
Direct operating expenses (including repairs and maintenance) generating rental income	-	-
Direct operating expenses (including repairs and maintenance) that did not generate rental income	-	-
Profit arising from investment properties before depreciation and indirect expenses	-	-
Less – Depreciation	-	-
Profit arising from investment properties before indirect expenses	-	-

Notes:

As at 31st March 2024, the fair value of the investment property is Rs NIL (March 31,2023 : Rs. NIL).

Out of the total lands held by the company (i.e as Investment Property and Asset held for Sale), an extent of 0.86 acres of land have been mortgaged to IDBI Bank as security for the working capital facility provided by the bank. The security was provided by way deposit of title deeds for the above facilities availed by the holding company GMR Power and Urban Infra Limited (Previously GMR Infrastructure Limited). While modifying the collateral security for the above facility by the bank vide letter dated 6th October, 2023, the bank has released the above lands from the mortgage and the release is under process.

4 Investment in Fellow subsidiaries, associates and joint venture

(Amount in Rs. Thousands)

	Non-current		Current	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Investment in debentures-Fellow subsidiary company	50,800	49,000	-	-
	50,800	49,000	-	-

During the FY2022-23, the company has invested in 45,00,000 Unsecured Compulsory convertible Debentures (CCDs) of GMR Aero Structure Services Limited (GASL) at a face value of Rs 10 each fully paid-up with coupon rate @ 0.001% per annum. The CCDs are compulsorily convertible into Equity shares of the Issuer at the face value after 10 years from the date of the allotment.

During the FY2022-23, the company has invested in 2,00,000 Unsecured Compulsory convertible Debentures (CCDs) of Dhruvi Securities Limited (DSL) at a face value of Rs 10 each fully paid-up issued at premium of Rs.10 each with coupon rate @ 0.1% per annum. The CCDs are compulsorily convertible into Equity shares of the Issuer at the face value after 5 years from the date of the allotment. As on 31st March'23, the closing balance of CCDs are Rs.4,000,000.

As on 31st March'23, total the closing balance of CCDs are Rs.49,000,000.

During the FY2023-24, the company has invested in 18 Unsecured Compulsory convertible Debentures (CCDs) of GMR Highways Limited at a face value of Rs 1,00,000/-each fully paid-up with coupon rate @ 0.01% per annum. The CCDs are compulsorily convertible into Equity shares of the Issuer at the face value after 5 years from the date of the allotment. As on 31st March'24 the closing balance of CCDs are Rs.18,00,000.

Total CCD as on 31st March'24 is Rs 50,800,000/-.

5 Other financial assets

(Amount in Rs. Thousands)

	Non-current		Current	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Interest receivable from group companies	-	-	-	-
Interest accrued on long term investments	3	-	-	1
	3	-	-	1

6 Other assets

(Amount in Rs. Thousands)

	Non-current		Current	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Others				
Balances with statutory/government authorities	-	-	94	32
	-	-	94	32
	-	-	94	32

7 Cash and cash equivalents

(Amount in Rs. Thousands)

	Non-current		Current	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Balances with banks:				
- On current accounts	-	-	176	68
- Deposits with less than three months maturity	-	-	-	-
Cash on hand	-	-	79	2
	-	-	255	70
Bank Balance other than cash and cash equivalents				
- Deposits with maturity for more than 12 months	-	-	-	-
- Deposits with maturity for more than 3 months but less than 12 months	-	-	-	-
- Margin money deposit	-	-	-	-
	-	-	-	-
Total	(A+B)		255	70

For the purpose of the statement of cash flows, cash and cash equivalents comprise the following:

(Amount in Rs. Thousands)

	31-Mar-24	31-Mar-23
Balances with banks:		
- On current accounts	176	68
- Deposits with less than three months maturity	-	-
Cash on hand	78.74	1.6
Less : Bank overdrafts	-	-
	255	70

8 Assets classified as held for disposal

(Amount in Rs. Thousands)

	Non-current		Current	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Assets Classified as Held for Sale	-	-	948	948
	-	-	948	948

As on 31st March'24 (and as on 31st March'23), an extent of 0.86 Acres are identified for Sale to various parties.

Asteria Real Estates Private Limited
Notes to financial statements for the Year ended March 31, 2024

9 Share Capital

(Amount in Rs. Thousands)
31-Mar-24 31-Mar-23

Authorised shares			
10,00,000 (March 31, 2023: 10,00,000) equity shares of Rs. 10 each		10,000	10,000
Issued, subscribed and fully paid-up shares			
30,000 (March 31, 2023: 30,000) equity shares of Rs. 10 each		300	300
		300	300

(a) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

	31-Mar-24		31-Mar-23	
	No of Shares in Units	(Amount in Rs. Thousands)	No of Shares in Units	(Amount in Rs. Thousands)
Equity shares				
At the beginning of the year	30,000	300	30,000	300
Issued during the year				
Outstanding at the end of the year	30,000	300	30,000	300

(b) Terms/ rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs.10 per share.

Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in ensuing Annual General Meeting. During the year, the Company has not proposed for any dividend payable to the shareholders.

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

(c) Shares held by holding/ultimate holding company and/or their subsidiaries/associates

Out of the equity shares issued by the company, shares held by its holding company,ultimate holding company and their subsidiaries/associates are as below:

(Amount in Rs. Thousands)
31-Mar-24 31-Mar-23

GMR SEZ & Port Holdings Limited (Formerly known as GMR SEZ & Port Holding Pvt Ltd) and its nominees, the immediate holding company			
30,000 (March 2023: 30,000) Equity Shares of Rs.10 each fully paid up		300	300

(c) Details of shareholders holding more than 5% shares in the Company

Name of shareholder	31-Mar-24		31-Mar-23	
	No of Shares in Units	% holding	No of Shares in Units	% holding
Equity shares of Rs.10 each fully paid up				
GMR SEZ & Port Holdings Limited (Formerly known as GMR SEZ & Port Holding Pvt Ltd) and its nominees, the immediate holding company	30,000	100.00%	30,000	100.00%

Note : As per records of the Company, including its register of shareholders/ members and other declaration received from shareholders regarding beneficial interest, the above shareholding represent both legal and beneficial ownership of shares.

10 Other equity

(Amount in Rs. Thousands)
31-Mar-24 31-Mar-23

Surplus in the statement of profit and loss			
Balance at the beginning of the year		49,655	1,614
Profit/(loss) for the year		(316)	48,042
Total other equity		49,340	49,655

11 Long-term Borrowings

(Amount in Rs. Thousands)

	Non-current		Current	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Other loans and advances				
Loans from other related parties (unsecured)	150	-	-	-
Inter-corporate Deposit	-	-	-	-
	150	-	-	-
The above amount includes				
Secured borrowings	-	-	-	-
Unsecured borrowings	150	-	-	-
	150	-	-	-

The above Loan of Rs 1,50,000 is payable by April'2025 carrying NIL rate of interest. As on 31st Mar'24, the total outstanding Loan is Rs 1,50,000.

12 Trade payables (Refer Note No. 21)

	(Amount in Rs. Thousands)			
	Non-current		Current	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Trade payables				
- Total outstanding dues of micro enterprises and small enterprises	-	-	-	-
- Total outstanding dues of creditors micro enterprises and small enterprises-Related parties	-	-	-	-
Total "A"	-	-	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises			26	29
- Total outstanding dues of creditors other than micro enterprises and small enterprises-Related parties			332	3
Total "B"	-	-	358	32

13 Other liabilities

	(Amount in Rs. Thousands)			
	Non-current		Current	
	31-Mar-24	31-Mar-23	31-Mar-24	31-Mar-23
Advance received from customers	-	-	2,000	-
Statutory dues payable	-	-	34	0.30
	-	-	2,033.61	0.30

14 Short-term Borrowings

	(Amount in Rs. Thousands)	
	31-Mar-24	31-Mar-23
	Unsecured	
Loan from holding company(unsecured)	-	170
	-	170
	-	170
The above amount includes		
Secured Borrowings	-	-
Unsecured Borrowings	-	170
	-	170

As on 31st March'23, the outstanding Loan amount of Rs 1,70,000 was due to GMR SEZ & Port Holdings Limited (GSPHL). During this FY2023-24, the company has taken further Loan of Rs. 1,50,000 and repaid the Loan of Rs 1,70,000 to GSPHL . Please also refer note no: 11 under Long term borrowings .As on 31st March'24 the outstanding Loan amount is NIL Interest rate for the above Loan is 0%.

Asteria Real Estates Private Limited
Notes to financial statements for the Year ended March 31, 2024

15 Other income	(Amount in Rs. Thousands)	
	31-Mar-24	31-Mar-23
Interest income on		
Debeture and Bonds	3	1
- Others	2	-
Net gain on disposal of property, plant and equipment	-	48,967
Other non-operating income	-	-
	5	48,968

16 Other expenses	(Amount in Rs. Thousands)	
	31-Mar-24	31-Mar-23
Rates and taxes	5	514
Legal and professional fees	313	79
Travelling and conveyance	-	43
Payment to auditors (refer details below)	29	29
Printing and stationery	0	0
Bank charges	0	-
Miscellaneous expenses	-	0
	347	666

Payment to auditors

As auditor:		
Audit fee	15	15
Limited Review	14	14
	29	29

17 Income tax expenses in the statement of profit and loss consist of the following:	(Amount in Rs. Thousands)	
	31-Mar-24	31-Mar-23
Tax expenses		
Current tax	-	-
Deferred tax	-	-
Total taxes	-	-

18 Earnings per share ['EPS']

Basic EPS amounts are calculated by dividing the profit/(loss) for the year attributable to equity holders of the parent by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the parent (after adjusting for interest on the convertible preference shares) by the weighted average number of Equity shares outstanding during the year plus the weighted average number of Equity shares that would be issued on conversion of all the dilutive potential Equity shares into Equity shares.

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

	31-Mar-24	31-Mar-23
Profit after tax attributable to shareholders of the parent (Amount in Rs. Thousands)		
Continuing operations (Amount in Rs. Thousands)	(316)	48,042
Discontinued operations (Amount in Rs. Thousands)	-	-
Profit attributable to equity shareholders of the parent for basic/diluted earnings per share (Amount in Rs. Thousands)	(316)	48,042
Weighted average number of equity shares of Rs.10 each outstanding during the period used in calculating basic and diluted earnings per share (No of Shares in units)	30,000	30,000
Earnings per share for continuing operations -Basic (Rs. in units)	(10.53)	1,601.39
Earnings per share for continuing operations -Diluted (Rs. in units)	(10.53)	1,601.39

Asteria Real Estates Private Limited
Notes to financial statements for the Year ended March 31, 2024

19 Related Party Disclosure

a List of related parties

Enterprises that control the Company

GMR SEZ & Port Holdings Limited (GSPHL) (Holding Company)
GMR Power and Urban infra Limited (GPUIL)
GMR Enterprises Private Limited (GEPL)

Fellow Subsidiary Companies

Advika Properties Private Limited(Advika)
Aklima Properties Private Limited (Aklima)
Amartya Properties Private Limited (Amrtya)
Prakalpa Properties Private Limited (Prakalpa)
Baruni Properties Private Limited (Baruni)
Bougainvillea Properties Private Limited (BPPL)
Camelia Properties Private Limited (CPPL)
Deepesh Properties Private Limited (DPPL)
Eila Properties Private Limited (EPPL)
Gerbera Properties Private Limited (GPPL)
Idika Properties Private Limited (IPPL)
Larkspur Properties Private Limited (LPPL)
Lantana Properties Private Limited (LPPL)
Honeysuckle properties Pvt Ltd (HPPL)
Krishnapriya Properties Private Limited (KPPPL)
Nadira Properties Private Limited (NPPL)
Padmapriya Properties Private Limited (PPPPL)
LakshmiPriya Properties Private Limited (LPPPL)
Pranesh Properties Private Limited (Pranesh)
Purnachandra Properties Private Limited (PPPPL)
Radhapriya Properties Private Limited (RPPPL)
Shreyadita Properties Private Limited (SPPL)
Sreepa Properties Private Limited (Sreepa)
GMR Generation Assets Limited (GGAL)
GMR Corporate services Limited (GCSL)
GMR Krishnagiri SEZ Limited (GKSEZ)
Honeyflower Estates Private Limited (HFE)
Namitha Real Estates Private Limited (NREPL)
Suzone properties Private Limited (Suzone)
Lilliam Properties Private Limited (Lilliam)
GMR Highways Limited (GMRHL)
Dhruvi Securities Limited (DSL)

Key Management Personnel

Mr. Govind Bhat
Mr.K.L Krishna Kumar

Summary of transactions with the above related parties is as follows:

(Amount in Rs. Thousands)

Particulars	31-Mar-24	31-Mar-23
Debtore application received/(refund):-		
- Enterprises that Control the Company – GSPHL		
CCD invested to:		
- Fellow subsidiary – GCSL	-	45,000
- Fellow subsidiary – DSL	-	4,000
- Fellow subsidiary – GMRHL	1,800	
Interest income on CCD :-		
- Fellow subsidiary – GCSL	0	0
- Fellow subsidiary – DSL	2	1
- Fellow subsidiary – GMRHL	0	-
Interest on Loan :-		
- Enterprises that Control the Company – GSPHL		
Loan taken/(Refunded):		
- Enterprises that Control the Company – GSPHL	(170)	(30,180)
Loan taken from:		
- Enterprises that Control the Company – GSPHL	150	710
Other expenses to :-		
- Enterprises that Control the Company – GSPHL	308	74
Outstanding Balances at the year-end :	31-Mar-24	31-Mar-23
Equity Share Capital		
- Enterprises that Control the Company – GSPHL	300	300
Interest Receivable on CCD :-		
- Fellow subsidiary – GCSL	1	0
- Fellow subsidiary – DSL	2	0
- Fellow subsidiary – GMRHL	0	-
CCD invested to:		
- Fellow subsidiary – GCSL	45,000	45,000
- Fellow subsidiary – DSL	4,000	4,000
- Fellow subsidiary – GMRHL	1,800	-
Short term taken from:		
- Enterprises that Control the Company – GSPHL	-	170
Long term Loan taken from:		
- Enterprises that Control the Company – GSPHL	150	-
Creditors / payable to:		
- Enterprises that Control the Company – GSPHL	332	3
- Fellow subsidiary – APPL	-	-

Asteria Real Estates Private Limited
Notes to financial statements for the March 31, 2024

20 Financial risk management objectives and policies

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

The Company is exposed to market risk, credit risk and liquidity risk. The Company's senior management oversees the management of these risks. Company's senior management ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives. All derivative activities for risk management purposes are carried out by specialist teams that have the appropriate skills, experience and supervision. It is the Company's policy that no trading in derivatives for speculative purposes may be undertaken. The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

A. Market risk

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

The sensitivity analyses in the following sections relate to the position as at 31 March 2024 and 31 March 2023.

The analyses exclude the impact of movements in market variables on: the carrying values of gratuity and other post-retirement obligations, provisions.

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

► The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31 March 2024 and 31 March 2023.

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 Company does not have fluctuating interest rate borrowings, thus company does not have any interest rate risk.

C. Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign exchange rates. The Company does not have exposure to foreign currency payable or receivable balances and hence it does not have any foreign currency risk.

D. Credit risk

Credit risk arises from cash held with banks and financial institutions, as well as credit exposure to clients, including outstanding accounts receivable. The maximum exposure to credit risk is equal to the carrying value of the financial assets. The objective of managing counterparty credit risk is to prevent losses in financial assets. The Company assesses the credit quality of the counterparties, taking into account their financial position, past experience and other factors.

E. Liquidity risk

The Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank deposits and loans.

The table below summarises the maturity profile of the Company's financial liabilities based on contractual undiscounted payments (including interest payments):

(Amount in Rs. Thousands)					
Particulars	On demand	Within 1 year	1 to 5 years	> 5 years	Total
Year ended March 31, 2024					
Borrowings		-	150		150
Trade and other payables		358			358
Other financial liabilities		-			-
Total	-	358	150	-	508
Year ended March 31, 2023					
Borrowings		170			170
Trade and other payables		32			32
Other financial liabilities		-			-
Total	-	202	-	-	202

21 Note - (Refer Trade payable sch no: 11)
 New disclosures as per the requirements of Division II of Schedule III to the Act

A Ageing schedule of trade payables

(Amount in Rs. Thousands)

As at 31 March 2024	Outstanding from the due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Micro, small and medium enterprises					
Others	358	-			358
Disputed dues — MSME					
Disputed dues — Others					

(Amount in Rs. Thousands)

As at 31 March 2023	Outstanding from the due date of payment				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Micro, small and medium enterprises	-	-	-	-	-
Others	32	-	-	-	32
Disputed dues — MSME	-	-	-	-	-
Disputed dues — Others	-	-	-	-	-

B Title deeds of Immovable Properties not held in name of the Company is NIL and not applicable

C The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

D The Company does not have any transactions/ balances with companies struck off under section 248 of Companies Act, 2013 to the best of knowledge of Company's management.

E The Company has not traded or invested funds in Crypto currency of Virtual currency.

F The Company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall

(i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or

(ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

G The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

H The Company has not declared wilful defaulter by any bank of financial institution of other lender.

I The Company does not have any such transaction which is not recorded in books of account that has been surrendered or disclosed as income during the year in the tax assessments (such as, search or survey or any other relevant provisions) under Income Tax Act, 1961

Asteria Real Estates Private Limited
 Standalone summary of significant accounting policies and other explanatory information for the Year ended March 31, 2024

22 Note -
 Financial ratios

Ratio	Measurement unit	Numerator	Denominator	As at	As at	Variance	Remarks
				31 March 2024	31 March 2023		
				Ratio	Ratio		
Current ratio		Current assets	Current liabilities	0.15	0.51	-71%	Due to increase in Advance received from customer for Land sale and also movement of short term borrowings during this year
Debt-equity ratio		Total debt [Non-current borrowings + Current borrowings]	Total equity	0.003	0.00	-11%	Note 1A below
Debt service coverage ratio		Earnings before depreciation and amortisation and interest [Earnings = Profit after tax + Depreciation and amortisation expense + Finance costs (excluding interest on lease liabilities)]	Interest expense (including capitalised) + Principal repayment (including prepayments)	(1.86)	1.59	-217%	Due to the decrease in the profit on sale of Land and repayment of borrowings during this year
Return on equity ratio		Profit after tax	Average of total equity	(0.01)	1.85	-100%	Due to the decrease in the profit on sale of Land during this year
Inventory turnover ratio		Costs of materials consumed	Average inventories	-	-	-	Note 1A below
Trade receivables turnover ratio		Revenue from operations	Average trade receivables	-	-	-	Note 1A below
Trade payables turnover ratio		Purchases	Average trade payables	-	-	-	Note 1A below
Net capital turnover ratio		Revenue from operations	Working capital [Current assets - Current liabilities]	-	-	-	Note 1A below
Net profit ratio		Profit after tax	Revenue from operations	-	-	-	Note 1A below
Return on capital employed		Earnings before depreciation and amortisation, interest and tax [Earnings = Profit after tax + Tax expense + Depreciation and amortisation expense + Finance costs (excluding interest on lease liabilities)]	Capital employed [Total assets - Current liabilities + Current borrowings]	(0.01)	0.96	-101%	Due to the decrease in the profit on sale of Land and movement of short term borrowings during this year
Return on investment		Interest income (Finance income)	Investment	0.00	0.00	0%	Note 1A below

Note 1

A Reason for variation of more than 25%

Asteria Real Estates Private Limited**Notes to financial statements for the March 31, 2024****23 Where there is movement/ balance in financial activities in cash flow****Amendment to Ind AS 7**

Effective April 1, 2017, the company adopted the amendment to Ind AS 7, which requires entities to provide disclosures that

(Amount in Rs. Thousands)

Particulars	01-04-2023	Cash Flow	Non Cash Changes		31-03-2024
			Fair Value Changes	Others	
Long Term Borrowings	-	-	-	150	150
Short Term Borrowing	170	(20)	-	(150)	-

Asteria Real Estates Private Limited
Notes to financial statements for the Year ended March 31, 2024

24 Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

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

		(Amount in Rs. Thousands)	
		31-Mar-24	31-Mar-23
Borrowings		150	170
Trade payables (Note12)		358	32
Other payables (Note13)		-	-
Less: Cash and cash equivalents (Note7)		(255)	(70)
Net debt	(i)	253	132
Share Capital		300	300
Other Equity		49,340	49,655
Total capital	(ii)	49,640	49,955
Capital and net debt	(iii= i+ii)	49,892	50,088
Gearing ratio (%)	(i/iii)	0.51%	0.26%

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

No changes were made in the objectives, policies or processes for managing capital during the period.

25 Segment reporting

The Chief Operating Decision Maker reviews the operations of the Company primarily as a business of procurement of land, which is considered to be the only reportable segment by the management. Hence, there are no additional disclosures to be provided under IND AS 108 'Operating Segments'.

26 Capital commitments

Estimated amount of contracts remaining to be executed on capital account not provided for, net of advances Rs.NIL (March'23 – Rs.NIL).

27 Pending litigations

The Company does not have any pending litigations which would impact its financial position.

28 Foreseeable losses

The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses

29 MSME Dues

There are no micro and small enterprises to which the company owes dues which are outstanding for more than 45 days as at March 31, 2024. This information, as required to be disclosed under the Micro Small and Medium Enterprises Development Act 2006, has been determined to the extent such parties have been identified on the basis of information available with the company.

30 Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company

As per our report of even date

For Girish Murthy & Kumar
Chartered Accountants
Firm registration number: 000934S
BRAHMAVAR
AR GIRISH
RAO
B. Girish Rao
Partner
Membership No:85745

Place : Hosur
Date : 29th April' 2024

For and on behalf of the board of directors
Asteria Real Estates Private Limited

Govind
a Bhat P

Govind Bhat P
Director
DIN: 01687626

KOLLAPUREDDY
LALITHA
KRISHNA KUMAR

K L Krishna Kumar
Director
DIN: 08206490