S R B C & CO LLP
Chartered Accountants

Ground Floor
Panchshil Tech Park, Yerwada
(Near Don Bosco School)
Pune - 411 006, India
Tel : +91 20 6603 6000

INDEPENDENT AUDITOR'S REPORT

To the Members of ICC Realty (India) Private Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of ICC Realty (India) Private Limited ("the Company"), which comprise the Balance sheet as at March 31, 2023, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board of Directors' report but does not include the standalone financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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Responsibility of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, 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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The financial statements of the Company for the year ended March 31, 2022, included in these financial statements, have been audited by the predecessor auditor who expressed an unmodified opinion on those financial statements on May 30, 2022.

Report on Other Legal and Regulatory Requirements

1. 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 Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books except for Hotel Business and Mall Operations where the backup of the books of accounts and other books and papers, maintained in electronic mode is not maintained on servers physically located in India and back up has not been taken on a daily basis;

(c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

(d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

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(e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) The observation relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph (b) above.

(g) With respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(h) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2023;

(i) 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 has no pending litigations which have impact on its financial position;

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

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested either from borrowed funds 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, 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 performed that have been considered reasonable and appropriate in the circumstance, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. The interim dividend declared and paid by the Company during the year and until the date of this audit report is in accordance with section 123 of the Act.

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vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 1, 2023, reporting under this clause is not applicable.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Mustafa Saleem
Partner
Membership Number: 136969
UDIN: 23136969BGXFKM8629
Place of Signature: Istanbul
Date: September 29, 2023

Annexure 1 referred to in paragraph 1 under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date

Re: ICC Realty (India) Private Limited (the "Company")

In terms of the information and explanations sought by us and given by the company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and investment property.

(i) (a) (B) The Company has maintained proper records showing full particulars of intangibles assets.

(i) (b) The Property, Plant and Equipment and investment property have been physically verified by the management during the year and no material discrepancies were identified on such verification. In our opinion, the frequency of physical verification program adopted by the company is reasonable having regard to the size of the Company and the nature of its assets.

(i) (c) The title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in Note 4 to the financial Statements are held in the name of the Company. Immovable properties disclosed in Note 17 are pledged with the banks and their title deeds are not available with the Company.

(i) (d) The Company has not revalued its Property, Plant and Equipment (including Right of use assets), investment property or intangible assets during the year ended March 31, 2023.

(i) (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory were not noticed on such physical verification.

(ii) (b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.

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(iii) (a) During the year the Company has provided loans to companies as follows:

(Amount in Rs. Lakhs)

	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount granted/ provided during the year	-	-	-	-
- Subsidiaries - Joint Ventures - Associates - Others	-	-	- - - 6,900.00	-
Balance outstanding as at balance sheet date in respect of above cases - Subsidiaries - Joint Ventures - Associates - Others	-	-	 - - - -	-

(iii) (b) During the year, the terms and conditions of all loans and advances in the nature of loans granted by the Company are not prejudicial to the Company's interest. Further, during the year, there are no investments made, guarantees provided and security given by the Company.

(iii) (c) In respect of loans granted to companies, the schedule of repayment of loan is not stipulated and interest is repayable on demand. Hence, we are unable to make a specific comment on the regularity of repayment of principal and payment of interest in respect of such loan.

(iii) (d) There are no amounts of loans and advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.

(iii) (e) There were no loans or advance in the nature of loan granted to companies which have fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties.

(iii) (f) As disclosed in note 7 to the financial statements, the Company has granted loans or advances in the nature of loans, without specifying any terms or period of repayment to companies. Of these following are the details of the aggregate amount of loans or advances in the nature of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013:

(Amount in Rs. Lakhs)

	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans - Repayable on demand	6,900.00	Nil	900.00
Percentage of loans/ advances in nature of loans to the total loans	100%	Nil	13%

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(iv) Loans, investments, guarantees and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable have been complied with by the Company.

(v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) The Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.

(vii) (a) Undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, professional tax, income-tax, duty of customs, Maharashtra value added tax, and other statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases.

According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(vii)(b) The dues of goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, value added tax, cess, and other statutory dues have not been deposited on account of any dispute, are as follows:

Name of the statute	Nature of the dues	Amount (Rs in lakhs)	Period to which the amount relates	Forum where the dispute is pending	Remarks, if any
Maharashtra Value Added Tax, 2002	Value Added Tax	29.14	April 2014 - March 2015	Joint Commissioner of Sales Tax (Appeals)	Amount paid under protest is Rs. 11.62 lakhs
Income Tax Act 1961	Income Tax	51.29	April 2019 - March 2020	Commissioner of Income Tax (CIT) Appeal	Amount paid under protest is Rs. Nil

(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

(ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

(ix) (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(ix) (c) Term loans were applied for the purpose for which the loans were obtained.

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(ix) (d) On an overall examination of the financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(ix) (e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.

(ix) (f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.

(x) (b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.

(xi) (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT - 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(xi) (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), 3(xii)(b) and 3(xii)(c) of the Order is not applicable to the Company.

(xiii) Transactions with the related parties are in compliance with sections 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company.

(xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business.

(xiv) (b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.

(xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

(xvi) (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

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(xvi) (b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.

(xvi) (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

(xvi) (d) The Group has one Unregistered Core Investment Company as part of the Group.

(xvii) The Company has not incurred cash losses in the current year and in the immediately preceding financial year respectively.

(xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.

(xix) On the basis of the financial ratios disclosed in Note 42 to the financial statements, 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 and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) (a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in Note 27.02 to the financial statements.

(xx) (b) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act. This matter has been disclosed in Note 27.02 to the financial statements.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Mustafa Saleem
Partner
Membership Number: 136969
UDIN: 23136969BGXFKM8629
Place of Signature: Istanbul
Date: September 29, 2023

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Annexure 2 To The Independent Auditor's Report of Even Date On The Financial Statements of ICC Realty (India) Private Limited

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

We have audited the internal financial controls over financial reporting of ICC Realty (India) Private Limited ("the Company") as of March 31, 2023 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls 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 as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

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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 with Reference to these Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting with reference to these financial statements and such internal financial controls over financial reporting with reference to these financial statements were operating effectively as at March 31, 2023, 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.

For **S R B C & CO LLP**
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

S R B C & CO LLP ★ CHARTERED ACCOUNTANTS ★

per Mustafa Saleem
Partner
Membership Number: 136969
UDIN: 23136969BGXFKM8629
Place of Signature: Istanbul
Date: September 29, 2023

ICC Realty (India) Private Limited
Balance sheet as at March 31, 2023
(All amounts are in Rs. lakhs, unless otherwise stated)

	Notes	As at March 31, 2023	As at March 31, 2022
Assets			
Non-current assets			
Property, plant and equipment	4A	17,235.73	18,194.24
Capital work-in-progress	4B	866.13	853.74
Investment properties	5	34,076.65	35,609.91
Intangible assets	7	1.60	1.60
Right-of-use assets	4A	5,824.68	6,250.82
Investment properties under development	6	106.39	31.46
		58,111.19	**60,941.78**
Financial assets			
Other financial assets	8	785.04	909.15
Income tax assets (net)	9	1,549.53	2,383.74
Other non-current assets	10	1,378.91	1,142.34
		3,713.48	**4,435.23**
Current assets			
Inventories	11	396.16	283.36
Financial assets			
Investments	12	4,847.18	1,000.13
Trade receivables	13	2,395.70	1,990.03
Cash and cash equivalents	14A	2,253.89	1,596.47
Other bank balances	14B	3,677.99	10,304.58
Other financial assets	8	1,237.87	499.86
Other current assets	10	1,295.92	1,440.08
		16,104.71	**17,114.51**
Total assets		**77,929.38**	**82,491.52**
Equity and liabilities			
Equity			
Equity share capital	15	1,044.40	1,071.40
Other equity	16	15,732.80	20,437.34
		16,777.20	**21,508.74**
Non-current liabilities			
Financial Liabilities			
Borrowings	17	41,211.23	36,911.22
Lease liability	18	5,738.79	5,864.86
Other financial liabilities	19	3,756.91	2,663.61
Provisions	22	176.00	134.08
Other non-current liabilities	21	636.28	540.36
		51,519.21	**46,114.13**
Current liabilities			
Financial liabilities			
Borrowings	17	1,305.50	4,988.77
Lease liability	18	126.07	117.46
Trade payables			
- Total outstanding dues of micro enterprises and small enterprises	20	187.26	140.97
- Total outstanding dues of creditors other than micro enterprises and small enterprises	20	2,169.16	3,191.81
Other financial liabilities	19	4,392.06	4,778.29
Provisions	22	63.93	54.54
Other current liabilities	21	1,388.99	1,596.80
		9,632.97	**14,868.64**
TOTAL		**77,929.38**	**82,491.52**

Summary of significant accounting policies — 2

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

As per our report of even date.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No.324982E/E300003
Chartered Accountants

per Mustafa Saleem
Partner
Membership no. 136969
Place: Istanbul
Date : September 29, 2023

S R B C & CO LLP ★ CHARTERED ACCOUNTANTS ★

For and on behalf of the Board of Directors of
ICC Realty (India) Private Limited

Atul Chordia	Resham Atul Chordia	Simran Saluja
Director	Director	Company Secretary
DIN: 00054998	DIN: 06652039	MRN-A54767
Place: Bangkok	Place: Bangkok	Place: Pune
Date : September 29, 2023	Date : September 29, 2023	Date : September 29, 2023

ICC Realty (India) Private Limited ★

ICC Realty (India) Private Limited

Statement of profit and loss for the year ended March 31, 2023

(All amounts are in Rs. lakhs, unless otherwise stated)

	Notes	Year ended March 31, 2023	Year ended March 31, 2022
Income			
Revenue from operations	23	43,081.32	22,916.96
Other income	24	1,094.07	833.48
Total income (I)		**44,175.39**	**23,750.44**
Expenses			
Cost of raw material and components consumed	25	3,301.86	1,564.81
Cost of construction material sold	25	14.18	21.86
Employee benefits expense	26	2,979.33	2,450.72
Other expenses	27	12,870.93	7,253.42
Total expenses (II)		**19,166.30**	**11,290.81**
Earnings before interest, tax, depreciation and amortisation (EBITDA) (I) - (II)		**25,009.09**	**12,459.63**
Finance costs	29	4,158.70	4,060.75
Depreciation and amortisation expense	28	4,931.53	4,796.29
		9,090.23	**8,857.04**
Profit before tax		**15,918.86**	**3,602.59**
Tax expenses:			
Current tax	31	2,791.48	1,173.10
MAT credit entitlement		-	(517.62)
Adjustment of tax relating to earlier periods		0.14	4.00
Total tax expenses		**2,791.62**	**659.48**
Profit for the year		**13,127.24**	**2,943.11**
Other comprehensive income			
Other comprehensive income not to be reclassified to profit or loss in subsequent periods :			
Re-measurement (losses) / gains on defined benefit plans		(9.29)	34.73
Income tax effect		2.10	(7.85)
Net other comprehensive income not to be reclassified to profit or loss in subsequent periods (net of tax)		**(7.19)**	**26.88**
Total comprehensive income for the year, net of tax		**13,120.05**	**2,969.99**
Earnings per equity share			
EPS basic and diluted (in Rs.)	30	**123.63**	**27.47**

Summary of significant accounting policies 2

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

As per our report of even date.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No.324982E/E300003

per Mustafa Saleem
Partner
Membership no. 136969
Place: Istanbul
Date : September 29, 2023

S R B C & CO LLP CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors of
ICC Realty (India) Private Limited

ICC Realty (India) Private Limited

Atul Chordia	**Resham Atul Chordia**	**Simran Saluja**
Director	**Director**	**Company Secretary**
DIN: 00054998	DIN: 06652039	MRN-A54767
Place: Bangkok	Place: Bangkok	Place: Pune
Date : September 29, 2023	Date : September 29, 2023	Date : September 29, 2023

ICC Realty (India) Private Limited

Cash flow statement for the year ended March 31, 2023

(All amounts are in Rs. lakhs, unless otherwise stated)

	Year ended March 31, 2023	Year ended March 31, 2022
A. Cash flows from operating activities		
Profit before tax	**15,918.86**	**3,602.59**
Adjustments for:		
Depreciation and amortisation	4,931.53	4,780.87
Liabilities no longer required written back	(12.07)	(10.24)
(Profit)/Loss on sale or discarded plant property equipment	(5.86)	25.15
Profit on sale of current investment	(89.61)	(35.13)
Fair value gain on current investment	(44.41)	(0.13)
Impairment allowance for (Provision for doubtful) receivables and advances	40.28	65.30
Advances written off	5.44	0.01
Finance costs	4,158.70	4,060.75
Interest income	(430.38)	(337.27)
Operating profit before working capital changes	**24,472.48**	**12,151.91**
Movements in working capital :		
Increase in inter-corporate deposits loans	-	(2.90)
Increase in other non current assets	(326.85)	(76.86)
(Increase) / decrease in inventories	(112.80)	28.13
Increase in trade receivables	(445.95)	(87.69)
(Increase) / decrease in other current financial assets	(9.75)	0.23
Increase in other non current financial assets	(13.96)	(13.11)
Decrease / (increase) in other current assets	144.16	(417.51)
(Decrease) / increase in trade payables	(964.31)	1,352.24
Increase in other non-current financial liabilities	1,189.22	1,541.28
Decrease in other current financial liabilities	(289.05)	(142.08)
(Decrease) / increase in other current liabilities	(207.81)	340.03
Decrease in lease liability	(117.46)	-
Increase in provisions	42.02	49.66
Cash generated from operations	**23,359.94**	**14,723.33**
Direct taxes paid (net of refunds)	(1,955.31)	(1,319.85)
Net cash flow generated from operating activities (A)	**21,404.63**	**13,403.48**
B. Cash flows from investing activities		
Purchase towards purchase of property, plant and equipment	(1,661.11)	(2,239.19)
Purchase towards investment property	(467.91)	-
Proceeds from sale of property, plant and equipment	27.04	81.32
Investment in units of mutual funds	(20,820.00)	(7,715.00)
Proceeds from sale of mutual funds	17,106.97	7,753.37
Proceeds received from maturity of fixed deposit	5,980.45	-
Investment in fixed deposit	-	(2,662.34)
Interest received	480.89	305.44
Proceeds from repayment of inter-corporate deposits	6,900.00	-
Loans given in the form of inter-corporate deposits	(6,900.00)	-
Net cash flow generated from / (used) in investing activities (B)	**646.33**	**(4,476.40)**
C. Cash flows from financing activities		
Buy back of equity share capital	(6,805.08)	-
Proceeds from long-term borrowings	43,000.00	-
Repayment of long-term borrowings	(40,613.97)	(3,830.25)
Tax on buy back of shares	(1,376.45)	-
Dividend paid	(9,670.06)	-
Interest paid	(5,927.98)	(4,625.18)
Proceeds from inter-corporate deposits	9,700.00	-
Repayment of inter-corporate deposits	(9,700.00)	-
Net cash flow (used) in financing activities (C)	**(21,393.55)**	**(8,455.43)**

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ICC Realty (India) Private Limited ★

ICC Realty (India) Private Limited

Cash flow statement for the year ended March 31, 2023

(All amounts are in Rs. lakhs, unless otherwise stated)

	Year ended March 31, 2023	Year ended March 31, 2022
Net increase in cash and cash equivalents (A + B + C)	**657.42**	**471.64**
Cash and cash equivalents at the beginning of the year	1,596.47	1,124.83
Cash and cash equivalents at the end of the year	**2,253.89**	**1,596.47**
Cash and cash equivalents include		
Balances with banks	2,248.04	1,589.05
Cash on hand	5.85	7.42
Total cash and cash equivalents (refer note 14A)	**2,253.89**	**1,596.47**

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

As per our report of even date.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No.324982E/E300003

per Mustafa Saleem
Partner
Membership no. 136969
Place: Istanbul
Date : September 29, 2023

S R B C & CO LLP * CHARTERED ACCOUNTANTS *

For and on behalf of the Board of Directors of
ICC Realty (India) Private Limited

ICC Realty (India) Private Limited *

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Director
DIN: 00054998
Place: Bangkok
Date : September 29, 2023

Resham Atul Chordia
Director
DIN: 06652039
Place: Bangkok
Date : September 29, 2023

Simran Saluja
Company Secretary
MRN-A54767
Place: Pune
Date : September 29, 2023

ICC Realty (India) Private Limited

Statement of changes in equity for the Year ended March 31, 2023

(All amounts are in Rs. lakhs, unless otherwise stated)

A. Equity share capital

Equity shares of Rs. 10 each issued, subscribed and fully paid-up	No. of Shares	Amount
As at April 1, 2021	**1,07,14,000.00**	**1,071.40**
Changes during the year*	-	-
As at March 31, 2022	**1,07,14,000.00**	**1,071.40**
As at April 1, 2022	**1,07,14,000.00**	**1,071.40**
Buyback of shares (refer note 15)	(2,70,043.00)	(27.00)
As at March 31, 2023	**1,04,43,957.00**	**1,044.40**

* There are no changes in equity share capital due to prior period errors.

B. Other equity As at March 31, 2023

	Reserves and surplus		Other Reserve	Total
	Securities premium	Retained earnings	Capital redemption reserve	
Balance as at April 1, 2022	**15,102.73**	**4,971.58**	**363.03**	**20,437.34**
Profit for the year	-	13,127.24	-	13,127.24
Other comprehensive income	-	(7.19)	-	(7.19)
Total comprehensive income	-	**13,120.05**	-	**13,120.05**
Less :Transferred to capital redemption reserve	(27.00)	-	27.00	-
Less: Utilised towards buy back of shares (refer note 15)	(6,778.08)	-	-	(6,778.08)
Less: Tax on buy back of shares (refer note 15)	-	(1,376.45)	-	(1,376.45)
Less: Utilised for Dividend (refer note 15)	-	(9,670.06)	-	(9,670.06)
Balance as at March 31, 2023	**8,297.65**	**7,045.12**	**390.03**	**15,732.80**

B. Other equity As at March 31, 2022

	Reserves and surplus		Other Reserve	Total
	Securities premium	Retained earnings	Capital redemption reserve	
Balance as at April 1, 2021	**15,102.73**	**2,001.59**	**363.03**	**17,467.35**
Profit for the year	-	2,943.11	-	2,943.11
Other comprehensive expenses	-	26.88	-	26.88
Total comprehensive income	-	**2,969.99**	-	**2,969.99**
Balance as at March 31, 2022	**15,102.73**	**4,971.58**	**363.03**	**20,437.34**

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

As per our report of even date.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No.324982E/E300003

per Mustafa Saleem
Partner
Membership no. 136969
Place: Istanbul
Date : September 29, 2023

S R B C & CO LLP CHARTERED ACCOUNTANTS

For and on behalf of the Board of Directors of
ICC Realty (India) Private Limited

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Atul Chordia
Director
DIN: 00054998
Place: Bangkok
Date : September 29, 2023

Resham Atul Chordia
Director
DIN: 06652039
Place: Bangkok
Date : September 29, 2023

Simran Saluja
Company Secretary
MRN-A54767
Place: Pune
Date : September 29, 2023

1. Corporate information

ICC Realty (India) Private Limited ("the Company") is a private limited company domiciled in India and was incorporated on February 12, 2002 under the provisions of the Companies Act, 1956 engaged in the business of leasing of commercial spaces, operation of a retail mall, operation of a commercial hotel and operation of windmills. Its registered and principal office of business is located at Tech Park One, Tower 'E', Next to Don Bosco School, Off Airport Road, Yerwada, Pune, MH-411006.

The financial statements were authorized for issue in accordance with a resolution of the Board of Directors on September 29, 2023.

2. Basis of preparation

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

The financial statements have been prepared on a historical cost basis, except for certain financial instruments which have been measured at fair value or revalued amount at the end of each reporting period.

The financial statements are presented in INR and all values are rounded to the nearest lakhs (Rs. 00,000), except when otherwise indicated.

2.1 Summary of significant accounting policies

(a) Current versus non-current classification

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

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- 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 treated as current liability when either:

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

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

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.

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ICC Realty (India) Private Limited *

(b) Foreign currencies

Transactions and balances

Transactions in foreign currencies are initially recorded by the Company at the functional currency spot rates at the date the transaction first qualifies for recognition.

Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date. Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

In determining the spot exchange rate to use on initial recognition of the related asset, expense or income (or part of it) on the derecognition of a non-monetary asset or non-monetary liability relating to advance consideration, the date of the transaction is the date on which the Company initially recognises the non-monetary asset or non-monetary liability arising from the advance consideration. If there are multiple payments or receipts in advance, the Company determines the transaction date for each payment or receipt of advance consideration.

(c) Fair value measurement

The Company measures financial instruments, such as, investments in mutual funds at fair value at each balance sheet date. Fair-value related disclosures for financial instruments and non-financial assets that are measured at fair value or where fair values are disclosed, are disclosed in note 38.

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

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

The principal or the most advantageous market must be accessible by the Company.
The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.
The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

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

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

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.

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The Company's management determines the policies and procedures for both recurring fair value measurement, such unquoted financial assets measured at fair value and for non-recurring measurement, such as non-current assets held for sale.

External valuers are involved for valuation of significant assets and liabilities such as investment property. Involvement of external valuers is decided upon annually by the management. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

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

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

- Significant accounting judgements, estimates and assumptions
- Quantitative disclosures of fair value measurement hierarchy
- Investment properties
- Financial instruments (including those carried at amortised cost)

(d) Revenue from operations

Revenue from operations is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer.

Rental income from investment property

Rental income from property leased under operating lease is recognized in the income statement on a straight-line basis over the term of the lease. The lease term is the non-cancellable period together with any further term for which the tenant has the option to continue the lease, where, at the inception of the lease, the Company is reasonably certain that the tenant will exercise that option. The Company collects Goods and service tax on behalf of the government and therefore, it is not an economic benefit flowing to the Company. Hence, it is excluded from revenue. Contingent rents if any are recognized as revenue in the period in which they are earned.

Revenue from contracts with customers

(i) Hotel Operations

Rooms, Food, Beverage and other allied hotel services including banquet services:
Revenue is recognized at the transaction price that is allocated to the performance obligation. Revenue includes room revenue, food and beverage sale and banquet services which is recognized once the rooms are occupied, food and beverages are sold and banquet services have been provided as per the contract with the customer. In relation to other allied hotel services, the revenue has been recognized by reference to the time of service rendered.

(ii) Commercial leasing and mall operations

Maintenance and parking charges:
Maintenance and service charges arising from operating leases are recognized as and when the services are rendered. The Company collects goods and service tax on behalf of the government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from revenue.

Sale of construction material, including fitout sale:
Revenue from sale of construction materials is recognized when control of the goods have been transferred to the customer. The Company collects goods and service tax on behalf of the government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from revenue.

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ICC Realty (India) Private Limited *

Variable Consideration:
If the consideration in a contract includes a variable amount (like volume rebates/incentives, cash discounts etc.), the Company estimates the amount of consideration to which it will be entitled in exchange for rendering the services to the customer. The variable consideration is estimated at contract inception and constrained until it is highly probable that a significant revenue reversal in the amount of cumulative revenue recognized will not occur when the associated uncertainty with the variable consideration is subsequently resolved. The estimate of variable consideration for expected future volume rebates/incentives, cash discounts etc. are made on the most likely amount method. Revenue is disclosed net of such amounts.

Contract balances

Trade receivables
A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to section (p) Financial instruments – measured at amortised cost.

Contract liabilities
A contract liability is the obligation to render services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company renders services to the customer, a contract liability is recognized when the payment is made. Contract liabilities are recognized as revenue when the Company performs under the contract.

Refund liabilities
A refund liability is the obligation to refund some or all the consideration received (or receivable) from the customer and is measured at the amount the Company ultimately expects it will have to return to the customer. The Company updates its estimates of refund liabilities (and the corresponding change in the transaction price) at the end of each reporting period.

(iii) Windmill Operations
Revenue from windmill operations is recognized at a point in time when the electricity generated has been transferred to the customer.

(iv) Other operating revenue
Other operating revenue arising from operating lease is recognized as and when the services are rendered and are shown net of expenses e.g. water charges.

(e) Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities; on the basis of the taxable profits computed for the current accounting period in accordance with Income Tax Act, 1961. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted at the reporting date.

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

Deferred tax

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

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ICC Realty (India) Private Limited *

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss

- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

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

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss

- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized

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

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

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.

(f) Property, plant and equipment and capital work in progress

The Company has opted to disclose the previous GAAP (Indian GAAP) carrying value of property, plant and equipment as the deemed cost under Ind AS as at April 01, 2017.

Property, plant and equipment, capital work-in progress are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises the purchase price, borrowing costs if recognition criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

When significant parts of property, plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the property, plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in the statement of profit or loss as incurred. CWIP comprises of cost of property plant and equipment that are not yet ready for intended use as at balance sheet date.

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ICC Realty (India) Private Limited *

An item of property, plant and equipment and any significant part initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is de-recognised.

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

(g) Investment property

The Company has opted to disclose the previous GAAP (Indian GAAP) carrying value of investment property as the deemed cost under Ind AS as at April 01, 2017.

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.

The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in the statement of profit or loss as incurred.

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.

Investment properties are de-recognised either when they have been disposed of 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 the statement of profit or loss in the period of de-recognition.

Transfers are made to (or from) investment properties only when there is a change in use. Transfers between investment property, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

(h) Intangible Assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortisation and accumulated impairment losses, if any.

Intangible assets with finite useful lives are amortised over their useful economic lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss in the expense category consistent with the function of the intangible assets.

An intangible asset is derecognised upon disposal (i.e., at the date the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised.

(i) Depreciation and amortization

Depreciation on property, plant and equipment and investment property and amortization on intangible assets is calculated on a Written Down Value ("WDV") basis using the rates arrived at based on the useful lives estimated by the management. The identified components are depreciated separately over their useful lives; the remaining components are depreciated over the life of the principal asset. The Company has used the following useful lives to provide depreciation on its property, plant and equipment and investment property.

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ICC Realty (India) Private Limited ★

The Company, based on technical assessment made by technical expert and management estimate, depreciates the assets over estimated useful lives which are different from the useful life prescribed in Schedule II to the Companies Act, 2013. The depreciation expense on property, plant and equipment and investment property is recognised in the statement of profit and loss. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Useful Life Estimated by the Management (years)				Useful lives as per Schedule II (years)
Assets	Commercial office space	Hotel	Mall	
Building	58	30	58	60
Building façade	30	-	30	30
Plant and Equipment	20	20	15	15
Electrical Installations	20	20	10	10
Furniture and Fixtures	15	10	10	10
Computers	6	6	6	3
Office Equipment	20	20	5	5
Windmills	18	-	-	22
Vehicles	10	10	-	10

The Company has used the following useful lives to provide amortization on its intangible assets. The amortisation expense on intangible assets with finite lives is recognised in the statement of profit and loss in the expense category consistent with the function of the intangible assets

Useful Life Estimated by the Management (years)			
Assets	Commercial office space	Hotel	Mall
Computer Software	3-10	3-10	3

(j) Borrowing costs

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 capitalized as part of the cost of the respective asset. All other borrowing costs are expensed in the period they occur.
Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

(k) Leases

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

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

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Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

- Office premises / Office Building 15 years

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.
The right-of-use assets are also subject to impairment. Refer to the accounting policies in Impairment of non-financial assets.

Lease Liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases of Office building (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

(l) Impairment of non-financial assets

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

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

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The Company bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the Company's cash-generating units to which the individual assets are allocated. These budgets and forecast calculations are generally covering a period of five years. For longer periods, a long term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In any case, this growth rate does not exceed the long-term average growth rate for the industries in which the Company operates, or for the market in which the asset is used.

Impairment losses of continuing operations are recognized in the statement of profit and loss.

(m) Inventories

Inventory of food, beverages and other supplies are valued at lower of cost and estimated net realizable value. Cost is determined on a weighted average basis. Costs include cost of purchase including duties and taxes (other than refundable), inward freight, and other expenditure directly attributable to the purchase.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.

(n) Provisions

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.

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.

(o) Contingent liabilities

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.

A contingent liability can arise for obligations that are possible, but it is yet to be confirmed whether there is present obligation that could lead to an outflow of resources embodying economic benefits.

The Company also discloses contingent liability when it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or a sufficiently reliable estimate of the amount of the obligation cannot be made.

The Company does not recognise a contingent liability but only makes disclosures for the same in the financial statements.

(p) Financial instruments

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

Financial assets

Classification

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through

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other comprehensive income ('FVTOCI') or fair value through profit or loss ('FVTPL').

Initial recognition and measurement

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price determined under Ind AS 115. Refer to the accounting policies in section (d) Revenue from contracts with customers.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at fair value through OCI are held within a business model with the objective of both holding to collect contractual cash flows and selling.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the marketplace (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in three categories:
- At amortised cost
- At fair value through other comprehensive income (FVTOCI)
- At fair value through profit or loss (FVTPL)

Financial assets classified as measured at amortised cost

A financial asset shall be measured at amortised cost if both of the following conditions are met:
- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows 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.

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

Financial assets classified as measured at FVTOCI

There are no financial assets which are measured at FVTOCI.

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Financial assets classified as measured at FVTPL

Financial assets at fair value through profit or loss are carried in the balance sheet at fair value with net changes in fair value recognised in the statement of profit and loss. Such instruments are measured at fair value at initial recognition as well as at each reporting date. The fair value changes are recognised in the statement of profit and loss eg mutual fund. Further, the Company may make an irrevocable election to designate a financial asset as FVTPL, at initial recognition, to reduce or eliminate a measurement or recognition inconsistency.

De-recognition

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

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

Impairment of financial assets

The Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- Financial assets measured at amortised cost
- Trade receivables

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables.

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

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss.

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/ expense in the statement of profit and loss except for impairment loss / (gain) on financial assets measured at FVTOCI, which shall be recognized in the OCI.

Financial liabilities

Classification

Financial liabilities are classified, at initial recognition, as subsequently measured at amortised cost or fair value through profit or loss ('FVTPL').

Initial recognition and measurement

Financial liabilities are recognised initially at fair value net off in the case of financial liabilities not classified as fair value through profit or loss ('FVTPL'), transaction costs that are attributable to the issue of the financial liability. Financial assets and financial liabilities are recognised in the Balance Sheet when the Company becomes a party to the contractual provisions of the instrument.

Financial liabilities at amortised cost

This is the most relevant category to the Company. The Company generally classifies interest bearing borrowings as financial liabilities at amortised cost. After initial recognition, these instruments are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised as well as through the EIR amortisation process.

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

Financial liabilities at FVTPL

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated as such upon initial recognition. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

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

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

The Company has not designated any financial liability as at fair value through profit and loss.

De-recognition

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

Offsetting of financial instruments

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

(q) Cash and cash equivalents

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

Cash equivalents are short term, highly liquid investments that are readily convertible into known amounts of cash and 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.

(r) Provision for employment benefits

Defined contribution plans

Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contributions payable to the provident fund. The Company recognizes contribution payable to the provident fund scheme as an expenditure in the statement of profit and loss, when an employee renders the related service.

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Defined benefit plans

Post-employment benefit in the form of gratuity fund scheme is a defined benefit plan. The present value of obligation under the scheme is determined based on actuarial valuation using the projected unit credit method ('PUCM'). The scheme is non-funded.

Re-measurements, comprising of actuarial gains and losses 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.

Past service costs are recognised in the statement of profit and loss on the earlier of:
- The date of the plan amendment or curtailment and
- The date on which 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 under 'employee benefit expenses' in the statement of profit and loss:

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

Refer Note 33 for additional disclosures relating to Company's defined benefit plan.

Provision for compensated absences

Provision for short term compensated absences is recognised for accumulated leaves that are expected to be utilized within a period of twelve months from the balance sheet date. Long term compensated absences are provided for on the basis of an actuarial valuation, using projected unit credit method, as at each reporting date. The Company recognises the entire changes in provision for compensated absences, including re-measurements in the statement of profit and loss for the year.

(s) Earnings per share (EPS)

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

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

(t) Segment reporting

An operating segment is a component of a company whose operating results are regularly reviewed by the Company's chief operating decision maker (CODM) to make decisions about resource allocation and assess its performance and for which discrete financial information is available. The Company has identified the Board of Directors of the Company as its CODM.

(u) Other income

Interest Income:

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

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(v) **Measurement of EBITDA**

The Company has elected to present earnings before interest, tax, depreciation and amortization (EBITDA) as a separate line item on the face of statement of profit and loss. The Company measures EBITDA on the basis of profit/ (loss) from continuing operations. In its measurement, the Company does not include depreciation and amortization expense, finance costs and tax expense.

Note 3A : Significant accounting judgements, estimates and assumptions

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

Judgements

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

Operating lease commitments – Company as lessor

The Company has entered into commercial property leases on its investment property portfolio. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the fair value of the asset, that it retains all the significant risks and rewards of ownership of these properties and accounts for the lease contracts as operating leases.

Estimates and assumptions

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

Defined benefit plans (gratuity benefits)

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. The parameter most subject to change is the discount rate. In determining the appropriate discount rate for plans operated in India, the management considers the interest rates of government bonds in currencies consistent with the currencies of the post-employment benefit obligation.
The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

Others

Certain tenants have not paid service tax charged by the Company on lease rents during the year ended March 31, 2010 and March 31, 2011 and disputed levy of service tax through 'Retailers Association'. In said case, Hon'ble Supreme Court has vide order dated October 14, 2011, directed the service receivers to deposit 50% of tax liability in three installments and granted stay on balance dues and the matter is sub judice.
Based on legal advice, the Company is no longer liable to pay service tax in present case as the service receivers were directed by Hon'ble Supreme Court to pay the service tax and matter is sub judice.

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Accordingly, the Company will adjust service tax liability remaining outstanding as at March 31, 2023 of Rs. 72.22 lakhs (March 31, 2022 of Rs.72.22 lakhs) with corresponding trade receivables on the basis of evidence of service tax payments provided by tenants."

Note 3B: New and amended standards

Amendments to Standards effective 1 April 2022

Indian Accounting Standards rules have been amended via notification dated 23 March 2022. The amendments were applicable from 01 April 2022, but did not have a material impact on the financial statements of the Company.

- Amendments to Ind AS 101 – First-time Adoption of Ind AS
- Amendments to Ind AS 103 - Business Combination
- Amendments to Ind AS 109 – Financial Instruments
- Amendments to Ind AS 16 – Property, Plant and Equipment
- Amendments to Ind AS 37 – Provisions, Contingent Liabilities and Contingent Assets
- Amendments to Ind AS 41 – Agriculture

Amendments to Standards effective 1 April 2023

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated 31 March 2023 to amend the following Ind AS which are effective from 01 April 2023 which are not expected to have material impact on the financial statements of the Company.

Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general purpose financial statements.

Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences.

Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty

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Notes to the Ind AS financial statements for the year ended March 31, 2023
(All amounts are in Rs. lakhs, unless otherwise stated)

Note 4A - Property, Plant and Equipment (PPE) and Right of Use (ROU) Asset

	Freehold land	Freehold buildings	Plant and machinery	Furniture and fixtures	Office equipments	Windmills	Computers	Vehicles	Electrical installations	Total	Right of Use (ROU) Asset
Deemed cost											
At April 1, 2022	892.16	15,454.73	11,507.84	5,049.62	687.77	2,078.37	205.85	202.11	4,121.77	40,200.22	6,392.88
Additions	-	-	519.21	562.92	46.48	-	61.83	125.88	250.57	1,566.89	
Disposals	-	-	7.73	30.80	3.12	-	-	64.46	-	106.12	-
At March 31, 2023	892.16	15,454.73	12,019.31	5,581.74	731.13	2,078.37	267.68	263.53	4,372.34	41,660.99	6,392.88
Depreciation and impairment											
At April 1, 2022	-	6,963.24	6,564.71	3,796.76	360.77	1,312.60	185.77	154.25	2,667.88	22,005.98	142.06
Depreciation charge for the year	-	804.77	856.57	325.51	48.81	117.39	19.07	39.62	292.48	2,504.22	426.14
Disposals	-	-	4.44	23.36	2.02	-	-	55.11	-	84.94	-
At March 31, 2023	-	7,768.01	7,416.84	4,098.91	407.56	1,429.99	204.85	138.75	2,960.36	24,425.26	568.20
Net Block as at March 31, 2023	892.16	7,686.72	4,602.47	1,482.83	323.58	648.38	62.83	124.79	1,411.98	17,235.73	5,824.68

	Freehold land	Freehold Buildings	Plant and machinery	Furniture and fixtures	Office equipments	Windmills	Computers	Vehicles	Electrical installations	Total	Right of Use (ROU) Asset
Deemed cost											
At April 01, 2021	892.16	15,448.95	11,481.61	5,050.18	671.49	2,078.37	202.59	202.11	4,106.47	40,133.93	-
Additions	-	5.78	179.27	176.77	16.28	-	3.26	-	29.36	410.72	6,392.88
Disposals	-	-	153.04	177.33	-	-	-	-	14.06	344.43	-
At March 31, 2022	892.16	15,454.73	11,507.84	5,049.62	687.77	2,078.37	205.85	202.11	4,121.77	40,200.22	6,392.88
Depreciation and impairment											
At April 01, 2021	-	6,071.02	5,728.73	3,693.12	304.04	1,173.95	175.20	138.12	2,365.25	19,649.43	-
Depreciation charge for the year	-	892.22	928.83	235.41	56.73	138.65	10.57	16.12	315.95	2,594.48	142.06
Disposals	-	-	92.86	131.77	-	-	-	-	13.31	237.94	-
At March 31, 2022	-	6,963.24	6,564.71	3,796.76	360.77	1,312.60	185.77	154.25	2,667.88	22,005.98	142.06
Net Block as at March 31, 2022	892.16	8,491.49	4,943.13	1,252.86	327.00	765.77	20.08	47.87	1,453.89	18,194.24	6,250.82

Note :
1. All the immovable properties are in the name of the Company.
2. No revaluation has been done during the year with respect to Property, Plant & Equipment.
3. Details of schedule of charge on immovable property is mentioned in Note 17.

Note 4B - Capital work in progress
Movement in Capital work in progress

	As at March 31, 2023	As at March 31, 2022
Opening Balance	853.74	243.76
Additions	273.79	650.20
Disposals	261.40	40.22
Closing balance	866.13	853.74

Capital work in progress ageing
As at March 31, 2023

Capital work in progress	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	231.93	435.74	53.64	144.82	866.13
Projects temporarily suspended	-	-	-	-	-

As at March 31, 2022

Capital work in progress	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	691.30	63.88	-	98.56	853.74
Projects temporarily suspended	-	-	-	-	-

Note :
1. There is no delay in the expected project completion date.

(All amounts are in Rs. lakhs, unless otherwise stated)

Note 5 - Investment properties

	Freehold land	Freehold buildings	Total
Deemed cost			
At April 1, 2022	2,719.17	43,480.46	46,199.63
Additions	-	467.91	467.91
Disposals	-	-	-
At March 31, 2023	2,719.17	43,948.37	46,667.54
Depreciation and impairment			
At April 1, 2022	-	10,589.72	10,589.72
Depreciation charge for the year		2,001.17	2,001.17
Disposals	-	-	-
At March 31, 2023	-	12,590.89	12,590.89
Net Block as at March 31, 2023	2,719.17	31,357.48	34,076.65

Investment Properties

	Freehold land	Freehold Buildings	Total
Deemed cost			
At April 01, 2021	2,719.17	42,769.83	45,489.00
Additions	-	710.63	710.63
Disposals	-	-	-
At March 31, 2022	2,719.17	43,480.46	46,199.63
Depreciation and impairment			
At April 01, 2021	-	8,529.97	8,529.97
Depreciation charge for the year	-	2,059.75	2,059.75
Disposals	-	-	-
At March 31, 2022	-	10,589.72	10,589.72
Net Block as at March 31, 2022	2,719.17	32,890.74	35,609.91

Note :

1. All the immovable properties are in the name of the Company.
2. No revaluation has been done during the year with respect to Investment property.
3. Details of schedule of charge on immovable property is mentioned in Note 17.

Note 6 - Investment properties under development

	As at March 31, 2023	As at March 31, 2022
Opening Balance	31.46	-
Additions	542.84	31.46
Disposals	467.91	-
Closing balance	106.39	31.46

Investment property under development ageing schedule:
As at March 31, 2023

Investment property under development	Amount in IPUD for a period of				Total
	Less than 1 year	1-2 year	2-3 year	More than 3 years	
Project in progress	106.39	-	-	-	106.39
Projects temporarily suspended	-	-	-	-	-
Grand Total	106.39	-	-	-	106.39

Investment property under development ageing:
As at March 31, 2022

Investment property under development	Amount in IPUD for a period of				Total
	Less than 1 year	1-2 year	2-3 year	More than 3 years	
Project in progress	31.46	-	-	-	31.46
Projects temporarily suspended	-	-	-	-	-
Grand Total	31.46	-	-	-	31.46

Notes

1. There is no delay in the expected project completion date.

Information regarding income and expenditure of Investment properties

	Year ended March 31, 2023	Year ended March 31, 2022
Rental income derived from Investment properties	20,353.46	13,531.54
Less: Direct operating expenses arising from investment properties that generated rental income during the year	6,166.25	3,782.28
Profit arising from investment properties before depreciation and indirect expenses	14,187.21	9,749.26
Less : Depreciation	2,001.17	2,059.75
Profit arising from investment properties before indirect expenses	12,186.04	7,689.51

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(All amounts are in Rs. lakhs, unless otherwise stated)

Reconciliation of fair value of the Investment properties are as under

	As at March 31, 2023	As at March 31, 2022
Opening Balance	3,12,132.00	2,96,419.00
Fair value movement for the year	14,499.34	15,002.37
Capitalised during the year	-	710.63
Closing Balance	3,26,631.34	3,12,132.00

Description of valuation techniques used and key inputs to investment properties :

	Valuation techniques	Significant unobservable inputs	Range (weighted average) As at March 31, 2023	Range (weighted average) As at March 31, 2022
Investment Property	Market Method	Leasable area	13,25,320 sqft	13,25,320 sqft
		Rate adopted	Rs. 21000-36000 per sqft	Rs. 18000-36000 per sqft

Description of valuation Method

These valuations are based on valuations performed by Siddharth S. Thite & Associates in the current year and Thite Valuers & Engineers Pvt. Ltd. in the previous year, an accredited independent and registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017. The valuation was conducted through a market rate approach. Under this approach the market value has been obtained by considering the sale consideration of the similar properties. Under this method average rate has been obtained from various sale instances for similar properties after adjusting various positive and negative factors associated with the property under valuation. For constructed properties depreciation market rate is taken for valuation.

Note 7 - Intangible assets

	Computer software	Total
Deemed Cost		
At April 1, 2022	33.93	33.93
Additions	-	-
Disposals	-	-
At March 31, 2023	33.93	33.93
Amortisation and impairment		
At April 1, 2022	32.33	32.33
Amortisation	-	-
Disposals	-	-
At March 31, 2023	32.33	32.33
Net Block as at March 31, 2023	1.60	1.60

Intangible assets

	Computer software	Total
Deemed Cost		
At April 01, 2021	33.93	33.93
Additions	-	-
Disposals	-	-
At March 31, 2022	33.93	33.93
Amortisation and impairment		
At 1 April 2022	32.33	32.33
Amortisation	-	-
Disposals	-	-
At 31 March 2022	32.33	32.33
Net Block as at March 31, 2022	1.60	1.60

Note :

1. No revaluation has been done during the year with respect to Intangible Assets.

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Note 8 - Other financial assets

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Unsecured, considered good				
Other bank balances (refer note 14B)	66.14	198.15	778.15	-
Security deposit (considered good, at amortised cost)	718.90	704.94	282.24	276.67
	785.04	903.09	1,060.39	276.67
Interest accrued but not due	-	6.06	177.48	221.93
Other receivables	-	-	-	1.26
	-	6.06	177.48	223.19
Total other financial assets	785.04	909.15	1,237.87	499.86

Note 9 - Income tax assets (net)

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Advance income-tax (net of provision for taxation of Rs. 2,791.48 lakhs (March 31, 2022: 1,173.10 lakhs))	1,549.53	2,383.74	-	-
Total Income tax assets (net)	1,549.53	2,383.74	-	-

Note 10 - Other assets

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Unbilled revenue*	962.01	823.64	758.30	557.14
Unsecured, considered good				
Capital advances	175.06	265.34	-	-
Supplier advances	-	-	333.05	639.05
Others				
Balances with government authorities	-	-	7.13	63.95
Prepaid expenses	241.84	53.36	197.44	179.94
Total Other assets	1,378.91	1,142.34	1,295.92	1,440.08

* The amount includes lease equalisation reserve of Rs. 1,192.51 lakhs (March 31, 2022 : Rs. 932.88 lakhs) on account of Ind AS 116.

Note 11 - Inventories (valued at lower of cost and NRV)

	Current	
	As at March 31, 2023	As at March 31, 2022
Food beverages and other supplies	379.58	277.56
Others	16.58	5.80
Total Inventories	396.16	283.36

Note 12 - Financial assets

	Current	
	As at March 31, 2023	As at March 31, 2022
Investment in mutual funds (fair value through profit or loss)		
55,079.53 units (March 31, 2022 : 31,892.15 units) in HDFC Overnight Fund -Regular Plan - Growth	1,819.00	1,000.13
69,073.73 units (March 31, 2022 : Nil units) in HDFC Liquid Fund - Regular Plan - Growth	3,028.18	-
Total Financial assets	4,847.18	1,000.13
Aggregated book value of quoted investments	4,847.18	1,000.13
Aggregated market value of quoted investments	4,847.18	1,000.13
Aggregated book value of unquoted investments	-	-
Aggregated market value of unquoted investments	-	-

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(All amounts are in Rs. lakhs, unless otherwise stated)

Note 13 - Trade receivables

	Current	
	As at March 31, 2023	As at March 31, 2022
Secured, considered good	669.72	908.24
Unsecured, considered good		
from related parties (refer note 36)	350.57	93.63
from others	1,375.41	988.16
Credit impaired	440.13	415.79
	2,835.83	2,405.82
Less : Impairment allowance for (provision for doubtful) receivables	440.13	415.79
Total Trade receivables	**2,395.70**	**1,990.03**

Trade receivable ageing as at March 31, 2023

Particulars	Outstanding for following periods from due date of payment#						Total
	Not due	Less than 6 months	6 months - 1 year	1 year - 2 year	2 year - 3 year	More than 3 years	
(i) Undisputed Trade receivables – considered good	6.38	1,840.94	278.06	120.63	17.97	131.73	2,395.70
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables –credit impaired	-	2.12	3.58	22.20	4.33	407.90	440.13
(iv) Disputed Trade Receivables considered good	-	-	-	-	-	-	
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	

Trade receivable ageing as at March 31, 2022

Particulars	Outstanding for following periods from due date of payment#						Total
	Not due	Less than 6 months	6 months - 1 year	1 year - 2 year	2 year - 3 year	More than 3 years	
(i) Undisputed Trade receivables – considered good	1.22	1,576.85	149.34	53.11	76.37	133.15	1,990.03
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade Receivables –credit impaired	-	0.79	3.93	4.64	174.13	232.29	415.79
(iv) Disputed Trade Receivables considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables - credit impaired	-	-	-	-	-	-	-

Disclosure have been prepared on the basis of transaction date where due date is not specified.

For terms and conditions relating to related party receivables, refer note 36.
For explanations on the Company's credit risk management process, refer note 39.
The net carrying value of trade receivables is considered a reasonable approximation of fair value.

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Note 14A - Cash and bank balances

	Current	
	As at March 31, 2023	As at March 31, 2022
Cash and cash equivalents		
Balances with banks:		
– On current accounts	2,248.04	1,589.05
Cash on hand	5.85	7.42
	2,253.89	1,596.47

Note 14B - Other bank balances

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Other bank balances				
Deposits with original maturity for more than 12 months	66.14	198.15	778.15	-
Deposits with maturity for more than 3 months but less than 12 months*	-	-	3,677.99	10,304.58
	66.14	198.15	4,456.14	10,304.58
Amount disclosed under financial assets (refer note 8)	(66.14)	(198.15)	(778.15)	-
	-	-	3,677.99	10,304.58

*Deposit kept against DSRA, bank guarantee and sinking fund of Rs. 1,827.45 Lakhs (March 31, 2022: Rs. 1,970.30 Lakhs).

Break up of financial assets carried at amortised cost

Particulars	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Trade receivables	-	-	2,395.70	1,990.03
Cash and cash equivalents	-	-	5,931.88	11,901.05
Other financial assets	785.04	909.15	1,237.87	499.86
Total financial assets carried at amortised cost	**785.04**	**909.15**	**9,565.45**	**14,390.94**

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Note 15 - Equity share capital

	As at March 31, 2023	As at March 31, 2022
Authorised share capital		
2,00,00,000 (March 31, 2022: 2,00,00,000) equity shares of Rs. 10 each	2,000.00	2,000.00
Issued, subscribed and fully paid-up share capital		
1,04,43,957 (March 31, 2022: 1,07,14,000) Equity shares of Rs. 10 each fully paid	1,044.40	1,071.40
Total issued, subscribed and fully paid-up share capital	**1,044.40**	**1,071.40**

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

Equity shares

	As at March 31, 2023		As at March 31, 2022	
	No. of shares	Amount	No. of shares	Amount
Equity shares of Rs. 10 each fully paid				
At the beginning of the year	1,07,14,000	1,071.40	1,07,14,000	1,071.40
Buyback of shares	(2,70,043)	(27.00)		
Outstanding at the end of the year	**1,04,43,957**	**1,044.40**	**1,07,14,000**	**1,071.40**

(b) Terms/ rights attached to equity shares

The Company has only one class of equity shares having par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The Company has declared and paid interim dividend during the current year. The interim dividend declared by the Board of Directors is approved by the shareholders in the extra-ordinary general meeting.

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

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

Equity share capital

	As at March 31, 2023		As at March 31, 2022	
	% holding in the class	No. of shares	% holding in the class	No. of shares
Name of the shareholder				
Equity shares of Rs. 10 each fully paid				
Premsagar Infra Realty Private Limited	45.34%	47,35,232	45.34 %	48,57,668
BRE Asia ICC Holdings Ltd	50.00%	52,21,978	50.00 %	53,57,000

As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

(d) Shareholding of promoters

As at March 31, 2023

Shares held by promoters at the end of the year			% Change during the year
Promoter name	No. of Shares	% of total shares	
Mr. Atul I. Chordia	2,55,662	2.45%	-
Premsagar Infra Realty Private Limited	47,35,232	45.34%	-
Mr. Atul I. Chordia - HUF	2,31,085	2.21%	-
BRE Asia ICC Holdings Limited	52,21,978	50.00%	-
Total	**1,04,43,957**	**100.00%**	

As at March 31, 2022

Shares held by promoters at the end of the year			% Change during the year
Promoter name	No. of Shares	% of total shares	
Mr. Atul I. Chordia	2,62,272	2.45%	-
Premsagar Infra Realty Private Limited	48,57,668	45.34%	-
Mr. Atul I. Chordia - HUF	2,37,060	2.21%	-
BRE Asia ICC Holdings Limited	53,57,000	50.00%	-
Total	**1,07,14,000**	**100.00%**	

(e) Equity shares bought back by the Company during the period of five years immediately preceding the reporting date:

	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021	As at March 31, 2020	As at March 31, 2019
	No. of shares	No. of shares	No. of shares	No. of shares	No. of shares
Equity shares bought back by the Company	2,70,043	-	-	7,76,000	-

Note:

As at March 31, 2023

- The Board of Directors of the Company at its meeting held on November 16, 2022 and the shareholders by way of Special Resolution on November 17, 2022, approved the buy back of the fully paid equity shares of the face value of Rs. 10 each of the Company from its shareholder including promoters and promoter group of the Company as on the record date, on a proportionate basis at a price of Rs. 2,520 per share for an aggregate amount not exceeding Rs. 6,805.08 lakhs. The Company completed the buy back process on November 21, 2022 and has complied with all the requisite formalities with Registrar of Companies and other regulatory authorities.

-In accordance with section 69 of the Companies Act, 2013, the Company has created 'Capital Redemption Reserve' of Rs. 27 lakhs equal to the nominal value of the shares bought back as an appropriation from Securities Premium Account.

As at March 31, 2020

-The Board of Directors of the Company at its meeting held on July 17, 2019 and the shareholders by way of Special Resolution on July 18, 2019, approved the buy back of the fully paid equity shares of the face value of Rs. 10 each of the Company from its shareholder including promoters and promoter group of the Company as on the record date, on a proportionate basis at a price of Rs. 1,507 per share for an aggregate amount not exceeding Rs. 11,694.32 lakhs. The Company completed the buy back process on July 22, 2019 and has complied with all the requisite formalities with Registrar of Companies and other regulatory authorities.

-In accordance with section 69 of the Companies Act, 2013, the Company has created 'Capital Redemption Reserve' of Rs. 77.60 lakhs equal to the nominal value of the shares bought back as an appropriation from Securities Premium Account.

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ICC Realty (India) Private Limited *

(All amounts are in Rs. lakhs, unless otherwise stated)

Note 16 - Other equity

	As at March 31, 2023	As at March 31, 2022
Securities premium		
Balance as per the last financial statements	15,102.73	15,102.73
Less: Utilised towards buy back of shares	(6,778.08)	-
Less: Transferred to capital redemption reserve	(27.00)	-
Closing balance	**8,297.65**	**15,102.73**
Retained Earnings		
Balance as per the last financial statements	4,971.58	2,001.59
Profit for the year	13,127.24	2,943.11
Less: Utilised for Dividend	(9,670.06)	-
Less: Tax on buy back of shares	(1,376.45)	-
Other comprehensive income	(7.19)	26.88
Net surplus in the statement of profit and loss	**7,045.12**	**4,971.58**
Capital redemption Reserve		
Balance as per the last financial statements	363.03	363.03
Add: Transferred from securities premium	27.00	-
Closing balance	**390.03**	**363.03**
Total other equity	**15,732.80**	**20,437.34**

Capital redemption reserve

During financial year ended March 31, 2013, March 31, 2014, March 31, 2020 and March 31, 2023 the Company bought back its shares and in order to comply with the requirements of the Company law, the Company has created capital redemption reserve.

Securities premium reserves

Securities premium is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

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Note 17 - Borrowings

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Term loans from Bank (at amortised cost)				
A. Indian rupee loan (secured) [refer below note 1]	-	241.84	-	1,779.83
B. Indian rupee loan (secured) [refer below note 2]	29,195.54	-	933.67	-
C. Indian rupee loan (secured) [refer below note 3]	12,015.69	-	371.83	-
7.50% Non-convertible redeemable debentures (at amortised cost)				
Nil (March 31, 2022: 3,816) Non-convertible redeemable debentures [refer below note 4]	-	36,669.38	-	3,208.94
	41,211.23	**36,911.22**	**1,305.50**	**4,988.77**
The above amount includes				
Secured borrowings	41,211.23	36,911.22	1,305.50	4,988.77
Unsecured borrowings	-	-	-	-
Total Borrowings	**41,211.23**	**36,911.22**	**1,305.50**	**4,988.77**

The above amounts of outstanding borrowings includes interest accrued but not due of Rs. 31.77 Lakhs (March 31, 2022 : Rs. 1,874.03 lakhs).
The maturity analysis of borrowings is disclosed in note No 39.

Note 1 : Indian rupee loan
Indian rupee Term Loan carries the fixed rate of interest of 7.00% p.a (March 31, 2022 : 7.00% - 7.20%) payable monthly. The entire loan was repaid on June 02, 2022 and the Company has received No Due Certificate.

Note 2 : Indian rupee loan
Indian rupee Term Loan carries the rate of interest of 8.18% - 8.95% p.a (March 31, 2022 : Nil) payable monthly. The entire loan shall be repayable in 120 monthly instalments, starting from September 2022. The term loan is secured by first charge over land , building & receivable pertaining to ICC Tech Park, first charge over collections generated from ICC Tech Park. The Company has satisfied all debt covenants prescribed in the terms of bank loan. The Company has not defaulted on any loans payable.

Note 3 : Indian rupee loan
Indian rupee Term Loan carries the rate of interest of 8.69% - 9.17% p.a (March 31, 2022 : Nil) payable monthly. The entire loan shall be repayable in 120 monthly instalments, starting from September 2022. The term loan is secured by first charge over land , building & receivable pertaining to ICC Trade Tower, first charge over collections generated from ICC Trade Tower . The Company has satisfied all debt covenants prescribed in the terms of bank loan. The Company has not defaulted on any loans payable.

Note 4 : 7.5% Non-convertible redeemable debentures
7.50% p.a. non-convertible redeemable debentures are issued at Rs. 10 lakhs each in August 05, 2019 and are listed at BSE on August 14, 2019 repayable in yearly instalments in the 5 year. The Company has repaid the debentures on August 29, 2022.
The Debt was secured by a first ranking exclusive mortgage and charge in favour of the IDBI Trusteeship Services Limited ('Debenture Trustee') (for the benefit of the Secured Parties) over the Land and Project Assets, Receivables, Insurance assets and Account Assets as more particularly defined in the Debenture Trust Deed dated 26th July 2019. The Company was given credit rating of IND AA- with 'Stable' from India Ratings & Research India Private Limited.

Note 18 - Lease liability

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Lease liability	5,738.79	5,864.86	126.07	117.46
	5,738.79	**5,864.86**	**126.07**	**117.46**

Changes in liabilities arising from financing activities

	As at March 31, 2023	As at March 31, 2022
Opening Balance of borrowings	41,899.99	44,725.87
Add:		
Proceeds from borrowings	43,000.00	-
Accrual of Interest	31.77	1,874.03
Less:		
Repayment of borrowings	(40,613.97)	(3,932.88)
Payment of interest	(1,874.03)	(564.43)
Impact for effective interest rate	72.97	(202.60)
Closing Balance from borrowings	42,516.73	41,899.99

Note 19 - Other financial liabilities

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
at amortised cost				
Security deposits	3,511.14	2,417.84	3,989.38	4,293.81
Employee related liabilities	-	-	164.06	158.31
Retention money	-	-	61.06	51.43
Payables for property, plant and equipment/investment property	-	-	177.56	274.74
Sinking fund*	245.77	245.77	-	-
Total financial liabilities	**3,756.91**	**2,663.61**	**4,392.06**	**4,778.29**

*Sinking Fund was received on sale of units in Trade Tower.

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ICC Realty (India) Private Limited *

(All amounts are in Rs. lakhs, unless otherwise stated)

Note 20 - Trade payables

	Current	
	As at March 31, 2023	As at March 31, 2022
Trade Payable		
- Total outstanding dues of micro enterprises and small enterprises (refer note 37)	187.26	140.97
- Total outstanding dues of creditors other than micro enterprises and small enterprises (MSME)	2,169.15	3,191.81
Total trade payables	**2,356.41**	**3,332.78**
Trade payable to related parties (refer note 36)	52.78	8.08
Trade payable to others	2,303.63	3,324.70
	2,356.41	**3,332.78**

Trade payable ageing as at March 31, 2023

Particulars	Outstanding for following periods from due date of payment#					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	125.63	58.04	-	3.53	0.05	**187.26**
(ii) Others	1,157.66	1,000.85	1.48	1.48	7.69	**2,169.15**
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

Trade payable ageing as at March 31, 2022

Particulars	Outstanding for following periods from due date of payment#					Total
	Not due	Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	82.43	42.76	5.37	6.90	3.51	**140.97**
(ii) Others	1,183.69	977.23	789.67	227.34	13.88	**3,191.81**
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

Disclosure have been prepared on the basis of transaction date where due date is not specified.

For terms and conditions relating to related party payables, refer note 36.
For explanations on the Company's credit risk management process, refer note 39.

ICC Realty (India) Private Limited

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CHARTERED ACCOUNTANTS

(All amounts are in Rs. lakhs, unless otherwise stated)

Note 21 - Other liabilities

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Contract liability				
Deferred revenue	636.28	540.36	242.42	218.33
Advance from customers	-	-	387.00	733.13
Income received in advance	-	-	210.22	138.07
Others				
Service tax payable	-	-	72.71	72.71
Statutory dues payable	-	-	122.19	214.94
Value added tax and works contract tax payable	-	-	40.14	31.42
Goods and services tax payable	-	-	314.31	148.01
Other liabilities	-	-	-	40.19
	636.28	540.36	1,388.99	1,596.80

Note 22 - Provisions

	Non-current		Current	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Provision for employee benefits				
Provision for leave encashment	45.22	33.68	21.40	14.18
Provision for gratuity	130.78	100.40	42.53	40.36
Total provisions	176.00	134.08	63.93	54.54

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Note 23 - Revenue from operations

	Year ended March 31, 2023	Year ended March 31, 2022
Revenue from rental income	17,796.27	11,781.76
Revenue from contract with customers		
I. Services transferred over time		
From commercial leasing and mall operations		
Maintenance and parking charges	2,302.15	1,662.28
Other activities incidental to commercial leasing (net)	126.53	73.69
From hotel operations		
Room income	9,626.28	3,002.10
Other hotel services including banquet income and membership fees	1,985.05	770.87
	14,040.01	**5,508.94**
II. Goods transferred at a point in time		
From commercial leasing and mall operations		
Revenue from sale of construction materials	80.18	27.52
	80.18	**27.52**
From hotel operations		
Sale of food and beverages	10,967.82	5,339.20
From windmill operations		
Revenue from windmill [net of windmill income Rs. 1,243.10 lakhs (March 31, 2022: Rs. 871.42 lakhs) adjusted against power, fuel and light expenses]	197.04	259.54
	11,245.04	**5,626.26**
Total revenue from contract with customers	**25,285.05**	**11,135.20**
Total revenue from operations	**43,081.32**	**22,916.96**

Reconciliation of the amount of revenue recognised in the statement of profit & loss with the contracted price

	Year ended March 31, 2023	Year ended March 31, 2022
Revenue as per contracted price	25,731.38	11,548.16
Adjustments		
Discount	446.33	412.96
Revenue from contract with customers	**25,285.05**	**11,135.20**

Disaggregated revenue of contracts with customers

	Year ended March 31, 2023	Year ended March 31, 2022
Revenue recognised over a period of time	14,040.01	5,508.94
Revenue recognised at a point of time	11,245.04	5,626.26
	25,285.05	**11,135.20**

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(All amounts are Rs. in lakhs, unless otherwise stated)

Contract Balances of revenue with contracts with customers

	Year ended March 31, 2023	Year ended March 31, 2022
Balances at the beginning of the year		
Trade Recievables	592.38	247.21
Contract liability - Advances from customers	286.32	308.40
Balances at the end of the year		
Trade Recievables	1,490.35	592.38
Contract liability - Advances from customers	166.80	286.32
	1,657.15	**878.70**

Transaction price allocated to the remaining performance obligation

	Year ended March 31, 2023	Year ended March 31, 2022
Expected to be recognised as revenue over the next one year	166.80	286.32
Expected to be recognised as revenue beyond the next one year	-	-
	166.80	**286.32**

Note 24 - Other income

	Year ended March 31, 2023	Year ended March 31, 2022
Interest income on		
Bank deposits	269.98	306.30
Inter corporate deposit	59.80	-
Income tax refund	74.01	-
Others	26.59	30.97
	430.38	**337.27**
Other non operating income		
Net gain on disposal of property, plant and equipment	5.86	-
Profit on sale of investment	89.61	35.13
	95.47	**35.13**
Liabilities no longer required written back	12.07	10.24
Fair value gain on mutal unds at fair value through profit or loss	44.41	0.13
Sale of SEIS License	217.49	-
Miscellaneous income	294.25	450.71
	568.22	**461.08**
	1,094.07	**833.48**

Note 25 - Cost of raw material consumed

	Year ended March 31, 2023	Year ended March 31, 2022
Cost of food and beverages consumed		
Inventory at the beginning of the year	277.56	307.33
Add: Purchases	3,403.88	1,535.04
	3,681.44	**1,842.37**
Less: Inventory at the end of the year	379.58	277.56
Cost of food and beverages consumed	**3,301.86**	**1,564.81**
Cost of Construction material sold	14.18	21.86
Total cost of sales	**3,316.04**	**1,586.67**

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(All amounts are Rs. in lakhs, unless otherwise stated)

Note 26 - Employee benefit expenses

	Year ended March 31, 2023	Year ended March 31, 2022
Salaries, wages and bonus	2,483.55	2,098.34
Contribution to provident and other funds	149.81	100.80
Gratuity expenses (refer note 33)	47.61	43.79
Staff welfare expenses	298.36	207.79
Total employee benefit expenses	**2,979.33**	**2,450.72**

Note 27 - Other expenses

	Year ended March 31, 2023	Year ended March 31, 2022
Open access charges	321.34	216.74
Power, fuel and light	2,337.19	1,483.52
Less: credit for energy generated by windmills	(1,243.10)	(871.42)
	1,094.09	**612.10**
Rates and taxes	1,331.57	1,577.11
Insurance charges	211.15	206.12
Housekeeping expenses	836.84	371.18
Repairs and maintenance		
Plant and machinery	634.03	368.84
Buildings	2,598.78	724.42
Vehicle	11.29	10.66
Others	22.40	107.08
Advertising and sales promotion	1,608.53	572.66
Travelling and conveyance	209.78	45.55
Printing and stationery	59.19	23.48
Legal and professional fees	711.33	560.79
Linen, laundry and cleaning	301.00	151.08
Internet, telephone and other operating supplies	933.89	475.97
Auditors' remuneration (refer note 27.01 below)	30.84	4.51
Other incidental activity expenses (net)	302.67	43.62
Asset management charges	285.47	237.59
Royalty fees	244.72	182.51
Management fees	501.08	157.58
Security expenses	378.45	249.46
Impairment allowance (Provision for doubtful) for receivables	40.28	65.30
Loss on discarded property, plant and equipment	-	25.15
Advances written off	5.44	0.01
Exchange loss (net)	61.33	47.33
CSR Expenses (refer note 27.02 below)	88.00	130.00
Miscellaneous expenses	47.44	86.58
Total Expenses	**12,870.93**	**7,253.42**

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(All amounts are Rs. in lakhs, unless otherwise stated)

27.01 Auditors' Remuneration

	Year ended March 31, 2023	Year ended March 31, 2022
As auditor:		
- Audit fee	25.78	2.50
- Reimbursement of expenses	1.07	0.11
- Limited review	3.50	1.50
- Others	0.50	0.40
	30.84	**4.51**

27.02 Details of CSR expenditure:

As per Section 135 of the Companies Act, 2013, a corporate social responsibility (CSR) committee has been formed by the Company. The areas for CSR activities are the activities mentioned in the Schedule VII of the Companies Act, 2013. Amount spent during the year on activities which are specified in Schedule VII of the Companies Act, 2013 are as mentioned below :

	Year ended March 31, 2023	Year ended March 31, 2022
(a) Amount required to be spent by the Company during the year	87.92	129.47
(b) Amount of expenditure incurred during the year	88.00	130.00
(c) Shortfall at the end of the year,	-	-
(d) Total of previous years shortfall,	-	-
(e) Reason for shortfall,	NA	NA
(f) Nature of CSR activities,		
Educational & medical expenses	88.00	130.00
(g) details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard,	Contribution to Panchshil Foundation charitable trust refer note no 36	Contribution to Panchshil Foundation charitable trust refer note no 36

Note 28 - Depreciation and amortisation expense

	Year ended March 31, 2023	Year ended March 31, 2022
Depreciation of property, plant and equipment (refer note 4A)	2,930.36	2,736.54
Depreciation of investment property (refer note 5)	2,001.17	2,059.75
Amortisation of intangible assets (refer note 7)	-	-
	4,931.53	**4,796.29**

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(All amounts are Rs. in lakhs, unless otherwise stated)

Note 29 - Finance costs

	Year ended March 31, 2023	Year ended March 31, 2022
Interest expenses		
- on borrowing from bank	1,972.18	289.19
- on inter corporate deposit	5.98	-
- on Debentures	1,424.42	3,257.98
- financial instruments at amortised cost	725.05	496.92
- on others	27.06	14.76
	4,154.69	**4,058.85**
Other borrowing costs		
Bank charges	4.01	1.90
	4.01	**1.90**
Total finance cost	**4,158.70**	**4,060.75**

Note 30 - Earnings per share (EPS)

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

	March 31, 2023	March 31, 2022
Numerator for basic and diluted EPS		
Net profit after tax	13,127.24	2,943.11
Denominator for basic and diluted EPS		
Weighted average number of equity shares in calculation of basic and diluted EPS (in numbers)	106.19	107.14
Basic and diluted earnings per share of face value of Rs. 10 each (March 31, 2022 : Rs. 10 each)	123.63	27.47

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(All amounts are Rs. in lakhs, unless otherwise stated)

Note 31 - Income tax

The major components of income tax expense for the years ended March 31, 2023 and March 31, 2022 are:

Statement of profit and loss section

	March 31, 2023	March 31, 2022
Current income tax:		
Current income tax charge	2,791.48	1,173.10
Adjustment for current tax of previous years	0.14	4.00
Deferred tax:		
MAT credit entitlement for earlier years	-	(517.62)
Income tax expense reported in the statement of profit or loss	**2,791.62**	**659.48**
OCI Section:		
Deferred tax related to items recognised in OCI during the year	2.10	(7.85)
Income tax expense reported in the statement of OCI	**2.10**	**(7.85)**

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for the year ended

	March 31, 2023	March 31, 2022
Accounting profit before tax	15,918.86	3,602.59
Computed tax expense		
At India's statutory income tax rate of 29.12% (March 31, 2022: 29.12%)	4,635.57	1,049.08
Adjustments for:		
Loss / (Income) from specified business U/s 35 AD of Income Tax Act set off from brought forward losses	(1,816.98)	255.55
Income exempt from tax (net of expenses)	(254.86)	(182.17)
Adjustment in current tax for prior period	0.14	4.00
Impact of changing tax rate for payment under MAT	79.85	-
MAT credit entitlement	-	(517.62)
Deferred tax asset not created on account of temporary difference	122.13	31.72
Other non deductible expenses for tax purpose	25.63	18.92
At the effective income tax rate of 17.54% [March 31, 2022: 18.31%]	**2,791.48**	**659.48**
Income tax expense reported in the statement of profit and loss	2,791.48	659.48

Statement of Balance sheet section

Particulars	Balance sheet	
	March 31, 2023	March 31, 2022
Deferred Tax Asset		
Deferred income on fair valuation of security deposit	255.88	220.88
Provision for gratuity	50.47	40.99
Provision for bonus	40.89	39.32
Provision for leave encashment	19.40	13.94
Provision for bad and doubtful debts	137.65	113.51
Lease liability	1,707.85	-
Tax losses	7,644.17	7,497.77
	9,856.30	7,926.40
Deferred Tax Liability		
Accelerated depreciation for tax purpose (including ROU)	(6,769.12)	(5,179.63)
Fair valuation of security deposit	(258.38)	(220.93)
Non Cash impact of Borrowing	(149.97)	-
Fair valuation of investments in mutual fund	(12.93)	(0.04)
Unbilled revenue	(347.26)	(271.66)
Deferred tax related to OCI items	(2.09)	(7.83)
	(7,539.76)	(5,680.09)
Net deferred tax assets / liability	**2,316.55**	**2,246.31**
Net deferred tax assets recognised in Balance Sheet*	-	-

* In view of there being no reasonable probability for availability of sufficient future taxable income against which the deferred tax assets as at March 31, 2023 can be realised, the same has not been recognised. Accordingly, tax asset has been recognised only to the extent of deferred tax liability.

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Tax losses and MAT credit available for set off against future taxable profits of the company are mentioned below:

Particulars	31st March 2023		31st March 2022	
	Amount	Offsetting maximum period	Amount	Offsetting maximum period
Specified Business losses	26,341	Indefinite	25,748	Indefinite
Minimum Alternate Tax Credit				
A.Y. 2019-20	203.74	31st March 2034	436.61	31st March 2034

Deferred tax assets have not been recognized in respect of these losses and MAT credit as they may not be used to offset taxable profits and there are no other tax planning opportunities or other evidence of recoverability in the near future. If the Company were able to recognize all unrecognized deferred tax assets, the loss would decrease by Rs. 7,644.16 Lakhs (31 March 2022: Rs. 7,624.91) lakhs.

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

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(All amounts are Rs. in lakhs, unless otherwise stated)

Note 32 - Segment Information

(i) Revenue from hotel operations - Revenue from hotel operation comprise of revenue from sale of room, food and beverages and allied services related to hotel operation, including income from telecommunication and internet services.

(ii) Revenue from leasing - Revenue from leasing operations comprises of lease rentals from the properties given under lease.

(iii) Revenue from windmill - Revenue is recognised when all the significant risk and rewards of ownership have been passed to the buyer which is usually on credit provided for transmission of electricity based on the data provided by the Maharashtra State Electricity Distribution Company Limited in electricity bills.

Year ended March 31, 2023

Particulars	Commercial Leasing	Hotel	Windmills	Eliminations	Total
Revenue					
External customers	20,266.80	22,627.64	197.04	-	43,091.49
Inter-segment	86.65	-	1,243.10	(1,329.75)	-
Total revenue	**20,353.46**	**22,627.64**	**1,440.14**	**(1,329.75)**	**43,091.49**
Segment result	12,186.04	8,383.02	868.85	(1,329.75)	20,108.16
Segment Profit	**12,186.04**	**8,383.02**	**868.85**	**(1,329.75)**	**20,108.16**
Segment assets	51,922.54	17,665.29	672.34	-	70,260.17
Total Assets	**51,922.54**	**17,665.29**	**672.34**	**-**	**70,260.17**
Segment liabilities	16,046.46	2,585.12	3.86	-	18,635.44
Total Liabilities	**16,046.46**	**2,585.12**	**3.86**	**-**	**18,635.44**
Depreciations	3,430.09	1,370.61	117.39	-	4,918.09
Capital Expenditure during the year	1,559.39	749.20	-	-	2,308.59

Year ended March 31, 2022

Particulars	Commercial Leasing	Hotel	Windmills	Eliminations	Total
Revenue					
External customers	13,488.89	9,168.53	259.54	-	22,916.96
Inter-segment	42.65	-	871.42	(914.07)	-
Total revenue	**13,531.54**	**9,168.53**	**1,130.96**	**(914.07)**	**22,916.96**
Segment result	7,689.51	351.90	633.42	(914.07)	7,760.76
Segment Profit	**7,689.51**	**351.90**	**633.42**	**(914.07)**	**7,760.76**
Segment Assets	59,441.93	17,612.37	839.39	-	77,893.69
Total Assets	**59,441.93**	**17,612.37**	**839.39**	**-**	**77,893.69**
Segment Liabilities	15,648.80	3,433.05	0.92	-	19,082.77
Total Liabilities	**15,648.80**	**3,433.05**	**0.92**	**-**	**19,082.77**
Depreciations	3,210.80	1,431.16	138.65	-	4,780.61
Capital Expenditure during the year	1,683.83	112.44	-	-	1,796.27

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(All amounts are Rs. in lakhs, unless otherwise stated)

Reconciliations to amounts reflected in the financial statements

Reconciliation of profit	March 31, 2023	March 31, 2022
Segment profit	**20,108.16**	**7,760.76**
Finance income	430.38	337.27
Other finance costs	(4,158.70)	(4,060.75)
Unallocated expenses	(585.13)	(470.24)
Unallocated income	124.14	35.55
Profit before tax	**15,918.85**	**3,602.59**

Reconciliation of assets	March 31, 2023	March 31, 2022
Segment operating assets	**70,260.17**	**77,893.69**
Tax asset (net)	1,549.53	2,383.73
Other unallocated assets	6,119.68	2,214.10
Total assets	**77,929.38**	**82,491.51**

Reconciliation of liabilities	March 31, 2023	March 31, 2022
Segment operating liabilities	18,635.44	19,082.77
Borrowings	42,516.73	40,025.99
Other unallocated liabilities	0.00	1,874.02
Total liabilities	**61,152.17**	**60,982.78**

Information about major customers

There are no customers amounting to 10% or more of the segment revenue in current year and previous year.

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(All amounts are Rs. in lakhs, unless otherwise stated)

Note 33. Disclosure pursuant to Employee benefits

A. Defined benefit plans:

The Company operates a defined benefit gratuity plan. Under the gratuity plan, every employee who has completed at least five years of service gets a gratuity on departure at 15 days of last drawn salary for each completed year of service. The scheme is non-funded.

Changes in defined benefit obligation and plan assets as at March 31, 2023

	April 1, 2022	Gratuity cost charged to statement of profit and loss				Benefit paid	Remeasurement gains/(losses) in other comprehensive income					Contributions by employer	March 31, 2023
		Service cost	Transfer In /Out	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity													
Defined benefit obligation	(140.76)	(40.23)	-	(7.38)	(47.61)	23.76	-	(0.77)	4.97	(12.90)	(8.70)	-	(173.31)
Fair value of plan assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Benefit Liability	(140.76)	(40.23)	-	(7.38)	(47.61)	23.76	-	(0.77)	4.97	(12.90)	(8.70)	-	(173.31)
Total benefit liability	**(140.76)**	**(40.23)**	**-**	**(7.38)**	**(47.61)**	**23.76**	**-**	**(0.77)**	**4.97**	**(12.90)**	**(8.70)**	**-**	**(173.31)**

Changes in defined benefit obligation and plan assets as at March 31, 2022

	April 1, 2021	Gratuity cost charged to statement of profit and loss				Benefit paid	Remeasurement gains/(losses) in other comprehensive income					Contributions by employer	March 31, 2022
		Service cost	Transfer In /Out	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity													
Defined benefit obligation	(139.66)	(37.23)	-	(6.89)	(44.12)	16.14	-	(0.70)	(1.30)	28.88	26.88	-	(140.76)
Fair value of plan assets	-	-	-	-	-	-	-	-	-	-	-	-	-
Benefit Liability	(139.66)	(37.23)	-	(6.89)	(44.12)	16.14	-	(0.70)	(1.30)	28.88	26.88	-	(140.76)
Total benefit liability	**(139.66)**	**(37.23)**	**-**	**(6.89)**	**(44.12)**	**16.14**	**-**	**(0.70)**	**(1.30)**	**28.88**	**26.88**	**-**	**(140.76)**

The principal assumptions used in determining above defined benefit obligations for the Company's plans are shown below:

	For Hotel operations		For Commercial Leasing	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Discount rate	7.30%	5.30%	7.50%	7.00%
Future salary increase	8.50%	6.00%	9.00%	10.00%
Expected rate of return on plan assets	0.00%	0.00%	0.00%	0.00%
Rate of Employee Turnover	36.00%	44.00%	9.00%	9.00%
Mortality Rate During Employment	IALM(2012-14) ult	IALM(2012-14) ult	IALM(2012-14) ult	IALM(2012-14) ult

A quantitative sensitivity analysis for significant assumption is as shown below:

	As at March 31, 2023		As at March 31, 2022	
	Sensitivity level	(increase) / decrease in defined benefit obligation (Impact) for the current year	Sensitivity level	(increase) / decrease in defined benefit obligation (Impact) for the current year
Discount rate	1% increase	5.50	1% increase	4.31
	1% decrease	(5.94)	1% decrease	(4.68)
Future salary increase	1% increase	(4.04)	1% increase	(3.22)
	1% decrease	3.83	1% decrease	3.02
Withdrawal rate	1% increase	0.23	1% increase	0.36
	1% decrease	(0.25)	1% decrease	(0.40)

The sensitivity analyses above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period.

The followings are the expected future benefit payments for the defined benefit plan :

Disclosure pursuant to Employee benefits	Year ended March 31, 2023	Year ended March 31, 2022
Within the next 12 months (next annual reporting period)	42.53	40.36
Between 2 and 5 years	109.50	79.05
Beyond 5 years	109.46	60.25
Total expected payments	261.49	179.66

Weighted average duration of defined plan obligation (based on discounted cash flows)

	Year ended March 31, 2023	Year ended March 31, 2022
Gratuity	3.52-10.65	2.48-10.58

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Note 34 - Commitments and contingencies

a. Leases

Operating lease commitments: where the Company is the lessor

The Company has entered into operating leases on its investment property portfolio consisting of commercial space along with interior fit-outs such as furniture and fixture, air conditioners, etc.. These leases have terms of between 1 and 5 years. Some of the leases include a clause to enable upward revision of the rental charge on an annual basis according to prevailing market conditions. There are no restrictions imposed by the lease agreement. Rental income recognised by the Company during the year is Rs. 17,796.27 lakhs (March 31, 2022: Rs. 11,781.76 lakhs).

Future minimum rentals receivable under non-cancellable operating leases are, as follows:

	As at March 31, 2023	As at March 31, 2022
Within one year	13,222.94	5,385.67
After one year but not more than five years	24,985.27	11,582.65
Above 5 years	153.34	190.75

b. Capital commitments

Particulars	As at March 31, 2023	As at March 31, 2022
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances)	615.32	268.68

c. Contingent Liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
Contingent Liabilities	-	-

d. Company as a lessee

The Company has lease contracts for leasehold office used in its operations. Lease of office generally have lease term of 15 years. The Company's obligations under its leases are secured by the lessor's title to the leased assets.

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the period:

	Right of Use (ROU) Asset	Total
Gross Block		
As at April 1, 2022	**6,392.88**	**6,392.88**
Additions	-	-
Disposals	-	-
As at March 31, 2023	**6,392.88**	**6,392.88**
Depreciation		
As at April 1, 2022	142.06	142.06
Depreciation charge for the year	426.14	426.14
Disposals	-	-
As at March 31, 2023	**568.20**	**568.20**
Net Block as at March 31, 2023	**5,824.68**	**5,824.68**

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(All amounts are Rs. in lakhs, unless otherwise stated)

Set out below are the carrying amounts of right-of-use assets recognised and the movements as at March 31, 2022:

	Right of Use (ROU) Asset	Total
Gross Block		
As at April 1, 2021	-	-
Additions	6,392.88	6,392.88
Disposals	-	-
As at March 31, 2022	**6,392.88**	**6,392.88**
Depreciation		
As at April 1, 2021		-
Depreciation charge for the year	142.06	142.06
Disposals		
As at March 31, 2022	**142.06**	**142.06**
Net Block as at March 31, 2022	**6,250.82**	**6,250.82**

Set out below are the carrying amounts of lease liabilities and the movements during the year:

	As at March 31, 2023	As at March 31, 2022
Opening	5,982.32	-
Additions		6,124.55
Accretion of interest	438.50	149.64
Payments	(555.96)	(291.87)
Closing Balance	**5,864.86**	**5,982.32**
Current	126.07	117.46
Non-current	5,738.79	5,864.86

The effective interest rate for lease liabilities is 7.33%, with maturity of 2036

The following are the amounts recognised in profit or loss:

	As at March 31, 2023	As at March 31, 2022
Depreciation expense of right-of-use assets	426.14	142.06
Interest expense on lease liabilities	438.50	149.64
Variable lease payments (included in other expenses)	-	-
Total amount recognised in profit or loss	**864.64**	**291.70**

The Maturity analysis of lease liabilities is disclosed in note No 39

Note 35 - Particulars of unhedged foreign currency exposure as at the balance sheet date

	Amount in foreign currency	Amount in Rs.
Payables (USD)		
As at March 31, 2023	2.33	191.81
As at March 31, 2022	14.90	1,122.03

Note 36 - Related Party Disclosures

Disclosures of transactions with Related Parties are as under:

A. Description of Related Parties

i) Name of the Related party and nature of relationship

A. Related parties where control exists

Nature of relationship	Name of the Company
Investors	Atul Chordia -HUF
	Premsagar Infra Reality Private Limited
	BRE Asia ICC Holdings Ltd (Earlier Known as Xander Investment Holding XVI Limited)

B. Names of other related parties with whom transactions have taken place during the year:

Key managerial personnel	Atul Chordia (Director)
Enterprises owned or significantly influenced by key management personnel or their relatives or major shareholders of the Company	EON Kharadi infrastructure Private Limited
	EON Hinjewadi infrastructure Private Limited
	Panchshil Infrastructure Holdings Private Limited
	Panchshil Corporate Park Private Limited
	A2Z Online Services Private Limited
	Gramercy Trade Industries Private Limited
	Le-Style Enterprise Private Limited
	Lifestyle Interior Private Limited
	Lifestyle Interior LLP
	Panchshil Realty & Developers Private Limited
	P ONE Infrastructure Private Limited
	Panchshil Foundation
	Brightside Techpark Private Limited (Till October 31, 2022)

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ICC Realty (India) Private Limited *

ICC Realty (India) Private Limited
Notes to the Ind AS financial statements as at and for the year ended March 31, 2023
(All amounts are Rs. in lakhs, unless otherwise stated)

C. Transactions with Related Parties

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Reimbursement of expenses		
Eon Hinjewadi Infrastructure Private Limited	-	2.13
Panchshil Infrastructure Holdings Private Limited	-	2.26
Panchshil Corporate Park Private Limited	0.71	10.27
Professional fees		
A2Z Online Services Private Limited	-	118.97
Asset Management Charges		
A2Z Online Services Private Limited	285.47	237.59
Sales Of Construction Material		
Lifestyle Interior LLP	16.65	-
CAM Income-Office Block Recovery		
A2Z Online Services Private Limited	122.85	61.73
Reimbursement of expenses received or receivable		
Panchshil Corporate Park Private Limited	8.96	-
Panchshil Infrastructure Holdings Private Limited	4.23	-
EON Hinjewadi infrastructure Private Limited	8.44	-
EON Kharadi infrastructure Private Limited	2.30	
Rental income		
Le-Style Enterprise Private Limited	2.77	7.50
Unsecured loan given to		
A2Z Online Services Private Limited	100.00	-
Gramercy Trade Industries Private Limited	800.00	-
Brightside Techpark Private Limited	3,500.00	
Unsecured loan repaid from		
A2Z Online Services Private Limited	100.00	-
Gramercy Trade Industries Private Limited	800.00	-
Brightside Techpark Private Limited	3,500.00	
Unsecured loan taken from		
A2Z Online Services Private Limited	9,700.00	-
Unsecured loan repaid to		
A2Z Online Services Private Limited	9,700.00	-
Services received		
A2Z Online Services Private Limited	41.63	-
Lifestyle Interior LLP	7.52	-
Purchase of material		
Lifestyle Interior LLP	2.88	-
Rent ,Rate & Taxes		
Lifestyle Interior LLP	0.01	-
Repair & Maintenance		
Lifestyle Interior LLP	93.67	-
Income others		
Panchshil Realty & Developers Private Limited	217.49	-
Brokerage Expenses		
A2Z Online Services Private Limited	507.61	597.89
Interest expenses		
A2Z Online Services Private Limited	5.98	-
Brightside Techpark Private Limited	6.04	-
Interest income		
A2Z Online Services Private Limited	0.03	-
Gramercy Trade Industries Private Limited	48.25	-

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ICC Realty (India) Private Limited *

(All amounts are Rs. in lakhs, unless otherwise stated)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Buy Back of shares including security premium		
Atul Chordia	166.57	-
Atul Chordia -HUF	150.57	-
Premsagar Infra Realty Private Limited	3,085.39	-
BRE Asia ICC Holdings Limited	3,402.55	-
Dividend		
Atul Chordia	236.72	-
Atul Chordia -HUF	213.96	-
Premsagar Infra Realty Private Limited	4,384.35	-
BRE Asia ICC Holdings Limited	4,835.03	-
Roc Fees		
A2Z Online Services Private Limited	-	0.05
CSR Expenses (Donation)		
Panchshil Foundation	88.00	130.00
Signage Income		
Panchshil Infrastructure Holdings Private Limited	18.74	2.06
Room, Food & Beverage Revenue		
EON Kharadi infrastructure Private Limited	-	1.61
A2Z Online Services Private Limited	58.91	44.64
Panchshil Infrastructure Holdings Private Limited	0.89	62.19
Atul Chordia	4.31	-
Resham Chordia	1.30	-
Panchshil Corporate Park Private Limited	0.49	18.56
Advance for purchase of material		
Panchshil Realty & Developers Private Limited	-	53.55

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ICC Realty (India) Private Limited *

(All amounts are Rs. in lakhs, unless otherwise stated)

Balances outstanding as at year end:

Related Party Disclosures-Balance outstanding

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Receivables		
A2Z Online Services Private Limited	81.94	54.74
Panchshil Infrastructure Holdings Private Limited	12.72	10.93
Panchshil Corporate Park Private Limited	12.42	3.46
Le-Style Enterprise Private Limited	2.34	8.85
Eon Hinjewadi Infrastructure Private Limited	19.47	11.03
P ONE Infrastructure Private Limited	-	0.38
Panchshil Realty & Developers Private Limited	217.49	-
Lifestyle Interior LLP	4.23	-
Eon Kharadi Infrastructure Private Limited	2.30	-
Panchshil Foundation	-	4.25
Payables		
Atul Chordia	5.97	5.97
A2Z Online Services Private Limited	38.00	-
Panchshil Corporate Park Private Limited	0.71	1.96
Panchshil Infrastructure Holdings Private Limited	3.78	0.16
Lifestyle Interior LLP	4.34	-
Advances given		
Panchshil Realty & Developers Private Limited	-	53.55
Security deposit given		
A2Z Online Services Private Limited	25.00	25.00
Unbilled revenue		
A2Z Online Services Private Limited	-	14.03

Transactions with key management personnel

Compensation of key management personnel of the Company

Particulars	As at March 31, 2023	As at March 31, 2022
Directors remuneration - Atul Chordia*	120.00	120.00

The amounts disclosed in the table are the amounts recognised as an expense during the reporting period related to key management personnel.

* The remuneration to the key managerial personnel does not include the provisions made for gratuity and leave encashment, as they are determined on an actuarial basis for the Company as a whole.

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(All amounts are Rs. in lakhs, unless otherwise stated)

Note 37 - Details of dues to Micro and Small enterprises as defined under MSMED Act, 2006"

Details of dues to Micro and Small enterprises

Particulars	As at March 31, 2023	As at March 31, 2022
The principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year		
- Principal amount due to micro and small enterprises	187.26	140.97
- Interest due on above	4.47	3.07
The amount of interest paid by the buyer in terms of section 16 of MSMED Act, 2006, along with the amount of payment made to the supplier beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period of delay in making the payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act 2006.	3.61	6.15
The amount of interest accrued and remaining unpaid at end of each accounting year	8.09	9.22
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprises, for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006	17.31	9.22

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ICC Realty (India) Private Limited *

(All amounts are Rs. in lakhs, unless otherwise stated)

Note 38 - Fair values

Set out below is a comparison, by class, of the carrying amounts and fair value of the Company's financial instruments as of March 31, 2023

Particulars	Amortised Cost	Financial assets/liabilities at fair value through profit and loss	Total carrying value	Total fair value
Financial assets				
Current investments	-	4,847.18	4,847.18	4,847.18
Trade and other receivables	2,395.70	-	2,395.70	2,395.70
Cash and cash equivalents	2,253.89	-	2,253.89	2,253.89
Other bank balances	3,677.99	-	3,677.99	3,677.99
Other financial assets	2,022.91	-	2,022.91	2,022.91
Total-Financial assets	**10,350.49**	**4,847.18**	**15,197.67**	**15,197.67**
Financial liabilities				
Borrowings	42,516.73	-	42,516.73	42,516.73
Other financial liabilities	8,148.97	-	8,148.97	8,148.97
Lease liability	5,864.86	-	5,864.86	5,864.86
Trade payables	2,356.41	-	2,356.41	2,356.41
Total-Financial liabilities	**58,886.98**	-	**58,886.98**	**58,886.98**

Set out below is a comparison, by class, of the carrying amounts and fair value of the Company's financial instruments as of March 31, 2022

Particulars	Amortised Cost	Financial assets/liabilities at fair value through profit and loss	Total carrying value	Total fair value
Financial assets				
Current investments	-	1,000.13	1,000.13	1,000.13
Trade receivables	1,990.03	-	1,990.03	1,990.03
Cash and cash equivalents	1,596.47	-	1,596.47	1,596.47
Other bank balances	10,304.58	-	10,304.58	10,304.58
Other financial assets	1,409.01	-	1,409.01	1,409.01
Total	**15,300.09**	**1,000.13**	**16,300.22**	**16,300.22**
Financial liabilities				
Borrowings	41,899.99	-	41,899.99	41,899.99
Other financial liabilities	7,441.90	-	7,441.90	7,441.90
Lease liability	5,982.32	-	5,982.32	5,982.32
Trade payables	3,332.78	-	3,332.78	3,332.78
Total	**58,656.98**	-	**58,656.98**	**58,656.98**

The fair values of the financial assets and liabilities are included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values :

Current investments

The Company's current investments consist of investment in units of mutual funds. The fair value of investments in mutual funds is derived from the NAV of the respective units at the measurement date.

Fair value hierarchy

The following table provides the fair value measurement hierarchy after initial recognition:
Quantitative disclosures fair value measurement hierarchy for assets as at March 31, 2023:

	Date of valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets measured at fair value					
Investments in units of mutual funds	March 31 2023	4,847.18	4,847.18	-	-
Assets for which fair value are disclosed					
Investment property	March 31 2023	3,26,631.34	-	-	3,26,631.34

Quantitative disclosures fair value measurement hierarchy for assets as at March 31, 2022 :

	Date of valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Assets measured at fair value					
Investments in units of mutual funds	March 31 2022	1,000.13	1,000.13	-	-
Assets for which fair value are disclosed					
Investment property	March 31 2022	3,12,132.00	-	-	3,12,132.00

There were no transfers between level 1 and level 2 during the year ended March 31, 2023 and March 31, 2022.

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(All amounts are Rs. in lakhs, unless otherwise stated)

Note 39 - Financial instruments risk management objectives and policies

The Company's principal financial liabilities comprise trade payables, borrowings and security deposits. The main purpose of these financial liabilities is to finance the Company's operations and to support its operations. The Company's principal financial assets includes investments, trade 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 Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below:

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 prices comprise three types of risk: interest rate risk, currency risk and other price risk such as equity price risk and commodity price risk. Financial instruments affected by market risk include borrowings and investments.

The sensitivity analyses in the following sections relate to the position as at March 31, 2023 and March 31, 2022.

The sensitivity analysis have been prepared on the basis that the amount of net debt and the ratio of fixed-to floating interest rates of the debt are all constant as at March 31, 2023 and March 31, 2022.

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's exposure to the risk of changes in market interest rates relates primarily to the Company's long-term debt obligations with floating interest rates.

Interest rate sensitivity

The following table demonstrates the sensitivity to a reasonably possible change in interest rates on that portion of loans and borrowings affected the Company profit before tax is affected through the impact on floating rate borrowings, as follows:

Risk management- Interest rate sensitivity Table

	As at March 31, 2023		As at March 31, 2022	
	Increase / decrease in basis points	Effect on profit before tax	Increase / decrease in basis points	Effect on profit before tax
Rs.	+ 50	(197.80)	+ 50	(218.98)
	- 50	197.80	- 50	218.98

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, if any, investment in mutual fund and other financial instruments.

Trade receivables

Customer credit risk is managed by the Company's established policy, procedures and control relating to customer credit risk management. For the fixed lease income, the billing is done in advance i.e. at the beginning of the month and for variable lease rent and other maintenance charges, the credit period provided is of 7 to 10 days. Thus there are no major trade receivable balances outstanding at the year end.

In case of hospitality business, credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Credit quality of a customer is assessed based on an extensive credit rating scorecard and individual credit limits are defined in accordance with this assessment. Outstanding customer receivables are regularly monitored.

The Company assesses at each reporting date whether a trade receivable or a group of trade receivables is impaired. The Company recognises lifetime expected credit losses for all trade receivables that do not constitute a financing transaction and which are due for more than six months. The expected credit losses are measured at an amount equal to 12 month expected credit losses or at an amount equal to the lifetime expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition. The Company uses a practical expedient by computing the expected credit loss allowance for trade receivables based on a provision matrix.

Particulars	Not due	Within 120 days*	More than 120 days*	Total
March 31, 2023				
Estimated total gross carrying amount	6.38	1,972.65	856.80	2,835.83
ECL - Simplified approach	-	(2.12)	(438.01)	(440.13)
Net carrying amount	**6.38**	**1,970.53**	**418.79**	**2,395.70**

Particulars	Not due	Within 120 days*	More than 120 days*	Total
March 31, 2022				
Estimated total gross carrying amount	0.28	1,585.45	820.08	2,405.82
ECL - Simplified approach	-	-	(415.79)	(415.79)
Net carrying amount	**0.28**	**1,585.45**	**404.29**	**1,990.03**

* Provision is made for receivables where recovery is considered doubtful irrespective of due date. Where an amount is outstanding for more than 365 days the Company usually provides for the same unless there is clear visibility of recovery.

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's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue or expense is denominated in a foreign currency).

Foreign currency sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in USD exchange rates, with all other variables held constant. The impact on the Company's profit before tax is due to changes in the fair value of monetary assets and liabilities.

Particulars as at March 31, 2023

	Change in USD rate	Amount
USD	+ 5%	(9.59)
	- 5%	9.59

Particulars as at March 31, 2022

	Change in USD rate	Amount
USD	+ 5%	(56.10)
	- 5%	56.10

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(All amounts are Rs. in lakhs, unless otherwise stated)

Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at a reasonable price. The Company's finance department is responsible for liquidity, funding as well as settlement management. In addition, processes and polices related to such risk are overseen by Senior management. Management monitors the Company's net liquidity position on a monthly and quarterly basis through its Senior management meeting and board meetings. They use rolling forecasts on the basis of expected cash flows.

The Senior management ensures that the future cash flow needs are met through cash flow from the operating activities and short term borrowings from banks.

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

Risk management- Liquidity risk as at March 31, 2023

	On demand	Less than 3 months	3-12 months	1-5 years	More than 5 years	Total
As at March 31, 2023						
Borrowings	-	100.62	426.87	7,154.58	34,945.21	42,627.28
Security deposit	-	3,232.46	258.10	447.64	4,441.02	8,379.23
Trade Payables	-	1,054.10	1,302.31	-	-	2,356.41
Lease Liability	-	138.99	416.97	3,168.55	6,130.06	9,854.57
Other financial liabilities	-	156.42	327.97	-	-	484.39
Payable to employees	-	43.62	120.43	-	-	164.06
Total	-	4,726.22	2,852.66	10,770.77	45,516.29	63,865.94

Risk management- Liquidity risk As at March 31, 2022

	On demand	Less than 3 months	3-12 months	1-5 years	More than 5 years	Total
As at March 31, 2022						
Borrowings	-	771.40	2,343.34	36,911.23	-	40,025.97
Security deposit	3,771.72	-	522.09	2,046.91	370.94	6,711.65
Trade Payables	-	377.77	2,955.01	-	-	3,332.78
Lease Liability	-	29.36	88.09	830.06	5,034.80	5,982.32
Other financial liabilities	51.43	30.04	2,118.72	245.77	-	2,445.95
Payable to employees	-	20.24	138.07	-	-	158.32
Total	3,823.15	1,228.82	8,165.31	40,033.97	5,405.73	58,656.99

Capital management

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

The Company manages its capital structure and makes adjustments to it 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 the capital using gearing ratio. The Company includes within net debt, interest bearing loans and borrowings, less cash and cash equivalents and short-term and long term deposits.

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Borrowings (Note 17)	42,516.73	41,899.99
Less: cash and short-term and long term deposits (Note 14A and 14B)	6,776.17	12,099.20
Net debt	35,740.56	29,800.79
Equity share capital (Note 15)	1,044.40	1,071.40
Other equity (Note 16)	15,732.80	20,437.34
Total capital	16,777.20	21,508.74
Capital and net debt	52,517.76	51,309.53
Gearing ratio	68%	58%

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.

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ICC Realty (India) Private Limited *

(All amounts are Rs. in lakhs, unless otherwise stated)

Note 40. Social Security Code

The Code on Social Security 2020 ('the Code') relating to employee benefits, during the employment and post-employment, has received Presidential assent on September 28, 2020. The Code has been published in the Gazette of India. Further, the Ministry of Labour and Employment has released draft rules for the Code on November 13, 2020. However, the effective date from which the changes are applicable is yet to be notified and rules for quantifying the financial impact are also not yet issued.

The Company will assess the impact of the Code and will give appropriate impact in the financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

Note 41 : Other statutory information

i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

ii) The Company has borrowings from banks and details of charge are mentioned in Note 17.

iii) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

iv) The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

v) There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account.

vi) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall: a. 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 b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries 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: a. 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 b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

vii)The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

viii) The Company has one Core Investment Company as a part of the Group - Premsagar Infra Realty Private Limited.

ix) The Company has no transactions with the companies struck off under Companies Act, 2013 or Companies Act, 1956.

Note 42. Ratios

Particulars	Numerator	Denominator	As March 31,2023	As March 31,2022	% Increase/decrease in ratio	Remarks
(a) Current ratio	Current Assets	Current Liabilities	1.67	1.15	45%	Ratio has increased in FY 22-23 on account of decrease in current liability due to decrease in shot term borrowing.
(b) Debt-equity ratio	Total Debt	Shareholder's Equity	2.53	1.86	36%	Ratio has increased in FY 22-23 on account of decrease in share holders equity due to buy back of shares and distribution of dividend.
(c) Debt service coverage ratio	Earnings for debt service = Net profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.57	1.66	-66%	Ratio has decreased in FY 22-23 on account of repayment of 7.5% non convertible debentures during the year.
(d) Return on equity ratio	Net Profits after taxes	Average Shareholder's Equity	0.69	0.15	367%	Ratio has increased in FY 22-23 on account of increase in profit of the Company and decrease in shareholders equity on account of buyback.
(e) Inventory turnover ratio	Cost of goods sold	Average Inventory	9.72	5.26	85%	Ratio has increased in FY 22-23 on account of increase in consumption.
(f) Trade receivables turnover ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	19.65	9.68	103%	Ratio has increased in FY 22-23 is on account of increase in operations of the Company.
(g) Trade payables turnover ratio	Net credit purchases = Gross credit purchases - purchase return	Average Trade Payables	5.69	3.26	74%	Ratio has increased in FY 22-23 on account of increase in expenses and consumption during the year.
(h) Net capital turnover ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	6.66	10.20	-35%	Ratio has decreased in FY 22-23 on account of increase in current assets and decrease in current liability.
(i) Net profit ratio	Net Profit	Net sales = Total sales - sales return	0.30	0.13	137%	Ratio has increased in FY 22-23 on account of increase in sales of the Company.
(j) Return on capital employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	0.31	0.11	179%	Ratio has increased in FY 22-23 on account of increase in sales as well as a decrease in debt on account of repayment of 7.5% Non-Convertible Debentures and decrease in share capital due to buy back of shares and dividend distribution.
(k) Return on investment	Interest (Finance Income)	Investment	0.04	0.03	32%	Ratio has increased in FY 22-23 on account of increase in return on investment in mutual funds

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Note 43 - Comparative Financial Information

The comparative financial information included in these financial statements for the year ended March 31, 2022 is based on financial statements prepared in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, which were audited by a firm of chartered accountants other than S R B C & CO LLP.

As per our report of even date

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No.324982E/E300003

per Mustafa Saleem
Partner
Membership no. 136969
Place: Istanbul
Date : September 29, 2023

S R B C & CO LLP * CHARTERED ACCOUNTANTS *

For and on behalf of the Board of Directors of
ICC Realty (India) Private Limited

Atul Chordia
Director
DIN: 00054998
Place: Bangkok
Date : September 29, 2023

Resham Atul Cho
Director
DIN: 06652039
Place: Bangkok
Date : September

Simran Saluja
Company Secretary
MRN-A54767
Place: Pune
Date : September 29, 2023

ICC Realty (India) Private Limited *