

# **Signature Builders Private Limited**

## **Registered Office:**

13<sup>TH</sup> Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road,  
Connaught Place, New Delhi Central, Delhi 110001

## **Annual Financial Statements**

**2021-22**



**INDEPENDENT AUDITOR'S REPORT**

**To The Members of M/s Signature Builders Private Limited**

**Report on the Audit of the Standalone Financial Statements**

**Opinion**

We have audited the accompanying standalone financial statements of Signature Builders Private Limited (the "Company"), which comprise the Balance Sheet as at March 31, 2022, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date and a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022 and its Profit, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

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

**Information Other than the Financial Statements and Auditor's Report Thereon**

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

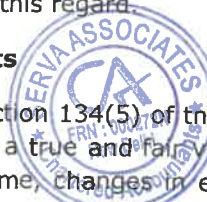
Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

**Management's Responsibilities for the Standalone Financial Statements**

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally





accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

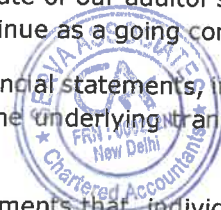
### **Auditor's Responsibilities for the Audit of the Standalone Financial Statements**

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial 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 system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of 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 standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the





standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

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.

### **Report on Other Legal and Regulatory Requirements**

#### **1. As required by Section 143(3) of the Act, based on our audit we report that:**

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c. The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.
- d. In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164(2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- g. That no remuneration has been paid to the Directors of the company subsequent to applicability of the provisions of Section 197 of the Companies Act, 2013 to the Company and hence the reporting under Section 197 is not applicable to the company.
- h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
  - I. The Company has disclosed the impact of pending litigations on its financial position in its financial statements in Note 40.
  - II. The Company had not entered into any long-term contracts including derivative contracts.
  - III. There was no amount which was required to be transferred to investors education & protection fraud.
- IV.
- a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested



**SERVA ASSOCIATES**  
CHARTERED ACCOUNTANTS

- (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("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 (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("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;
- c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

**For Serva Associates**  
**Chartered Accountants**  
**Firm Registration Number: 000272N**

  
**Nitin Jain**  
**(Partner)**

**Membership Number: 506898**

**UDIN: 22500898AJ22F7335**

**Place: Delhi**

**Date: 25.05.2022**







**ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT**

**(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements'  
Section of our report to the Members of Signature Builders Private Limited**

**Report on the Internal Financial Controls Over Financial Reporting 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 **Signature Builders Private Limited** (the "Company") as of March 31, 2022 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

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

The Management of the Company 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 (the "ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

**Auditor's Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting of the Company 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") issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 Company's internal financial controls system over financial reporting.

**Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in





accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

**Inherent Limitations of Internal Financial Controls over Financial Reporting**

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

**Opinion**

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the criteria for internal financial control over financial reporting 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 ICAI.

For Serva Associates  
Chartered Accountants  
Firm Registration Number: 000272N

  
Nitin Jain  
(Partner)

Membership Number: 506898

UDIN: 22506898AJ22FT7335

Place: Delhi

Date: 25.05.2022





**ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT**

**(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements')**

**Section of our report to the Members of Signature Builders Private Limited**

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, 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.  
(B). The company has maintained proper records showing full particulars of intangible assets.
  - b. The assets have been physically verified by the management during the year at which, in our opinion, is reasonable having regard to the size of the company and nature of its assets. No material discrepancies were noticed on such verification.
  - c. The company is not in possession of any immovable property in the nature of fixed assets hence the provision of para (i) (c) are not applicable.
  - d. The Company has not revalued any of its Property, Plant and Equipment (including right of-use assets) and intangible assets during the year.
  - e. No proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii.
  - a. The physical verification of inventory has been stated to be conducted at reasonable intervals by the company & no material discrepancies have been stated to be noticed on physical verification of the inventory during the year. The inventory has been taken as qualified, valued and certified by management.
  - b. That the company has not been sanctioned working capital limit from any banks or financial institutions on the basis of security of current assets, therefore clause (ii) (b) is not applicable.
- iii.
  - a) That with regard to the security, guarantee and loan provided:
    - A. the company does not have any subsidiaries, Joint venture and associate, and hence, clause (iii)(a)(A) is not applicable.
    - B. That company has granted security and guarantee to its holding company, fellow subsidiary and 1 Group company the details of which are as under:

	Guarantees	Securities	Loans
Aggregate Amount Granted or Provided during the year			
Holding Company	Nil	Nil	Nil
Fellow Subsidiary(s)	Nil	Nil	3880 Lacs
Group companies	Nil	Nil	50 Lacs
Balance amount outstanding as at the Balance Sheet date			
Holding Company	12175 Lacs	12175 Lacs	Nil
Fellow Subsidiary(s)	Nil	Nil	824.03 Lacs
Group companies	1509 Lacs	1509 Lacs	Nil

- b) That with regard to loan, guarantee & securities given to parties covered under Section 189 of the Companies Act, 2013 as at 31st March, 2022, the conditions of such loan prima facie do not appear to be prejudicial to the interest of the company.





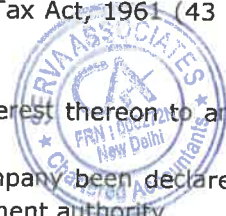
- c) That the loan do not carry any stipulated repayment of terms & are repayable on demand.
- d) That the loan do not carry any stipulated repayment of terms & are repayable on demand and hence clause (iii)(d) is not applicable.
- e) That the loan do not carry any stipulated repayment of terms & are repayable on demand and hence clause (iii)(e) is not applicable.
- f) That the company has granted loans that do not carry any stipulated repayment terms and are repayable on demand of which details are as under:

Particulars	All Parties	Promoters	Related Parties
Aggregate outstanding amount of loans/advances in nature of - loans repayable on demand	824.03 Lacs	Nil	824.03 Lacs
Percentage of loans/advances in nature of loans to the total loans	100%	Nil	100%

- iv. That the loans, guarantees & securities have been granted in compliance with the provision contained in Section 185 of the Companies Act, 2013. Further being engaged in the Business of Construction & Development of Affordable Housing infrastructure facilities, the Provisions of Section 186 of the Companies act 2013 not applicable to the company.
- v. The Company has not accepted any deposit or amounts which are deemed to be deposits covered under Sections 73 to 76 of the Companies Act, 2013. Hence, reporting under clause 3(v) of the Order is not applicable.
- vi. The maintenance of cost records has not been specified by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.
- vii.

In respect of statutory dues:

- (a) The company is regular in depositing with appropriate authorities undisputed statutory dues including Income Tax, Cess and other statutory dues applicable to it. According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees state insurance, income tax, duty of customs, Goods & Services Tax (GST), cess and other statutory dues were in arrears as at 31st March 2022 for a period of more than six months from the date they become payable except for labour cess payable of Rs. 4.24 Lacs
- (b) There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2022 for a period of more than six months from the date they became payable.
- (c) According to the information and explanation given to us, there was no outstanding statutory dues which have been deposited on account of dispute with the authorities.
- viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix.
- a) The Company has not defaulted in repayment of loans or in the payment of interest thereon to any lender.
- b) That no instance or information has come on our records in context to the Company being declared wilful defaulter by any bank or financial institution or government or any government authority.





- c) That the loans have been applied for the purpose for which the loans were obtained.
- d) On an overall examination of the financial statements of the Company, funds raised on short term basis have, prima facie, not been used during the year for long-term purposes by the Company.
- e) The company does not have any subsidiaries, Joint venture or associate, therefore clause (ix) (e) is not applicable.
- f) The company does not have any subsidiaries, Joint venture or associate, therefore clause (ix) (f) is not applicable.
- x.
  - a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
  - b) According to the information and explanations given to us and on an overall examination of the balance sheet, during the year, the Company has not made any preferential allotment of shares during the year under review and hence compliance with the provisions of Section 42 of Companies Act 2013 is not applicable.
- xi.
  - a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
  - b) No report under sub-Section (12) of Section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
  - c) That as represented by the management, there are no whistle blower complaints received by the company during the year.
- xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
- xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties, where applicable and the details of related party transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv.
  - a) The provision of this para is not applicable to the company, therefore clause (xiv) (a) of the order is not applicable.
  - b) Internal audit under Section 138 read with rule 13 of company act is not applicable to the company therefore clause (xiv) (b) of the order is not applicable.
- xv. Based on our audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, the Company has not entered into non-cash transactions with directors or persons connected with him.
- xvi. In our opinion, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- xvii. The Company has not incurred Cash losses during the financial year covered by our audit and the immediately preceding financial year.
- xviii. That as represented to us due to Listing regulation under SEBI the previous auditors since were not peer reviewed, had tendered their resignation as auditors of the company. Confirmation from the outgoing auditors have been the same.
- xix. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and 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





## SERVA ASSOCIATES

CHARTERED ACCOUNTANTS

that any material uncertainty exists as on the date of the audit report indicating 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. There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-Section (5) of Section 135 of the said Act.
- b. There is no unspent amount under sub-Section (5) of Section 135 of the Companies Act, therefore clause (xx)(b) is not applicable.

**For Serva Associates**

**Chartered Accountants**

**Firm Registration Number: 000272N**

**Nitin Jain**  
**(Partner)**

**Membership Number: 506898**

**UDIN: 24506899 AJ22 FT 7335**

**Place: Delhi**

**Date: 25.05.2022**



**Signature Builders Private Limited**  
**Balance Sheet as at 31 March 2022**  
*(All amounts are in lac(₹), unless otherwise specified)*

	Note	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
<b>ASSETS</b>				
<b>Non-current assets</b>				
Property, plant and equipment	3 (i)	9.78	504.31	703.15
Capital work-in-progress	3 (ii)	-	-	-
Intangible Assets	3 (iii)	1.79	3.21	7.78
<b>Financial assets</b>				
Investments	4	3.95	1.60	1.33
Others	5	326.95	684.94	117.73
Deferred tax assets (net)	6	486.60	925.99	978.22
Income tax assets (net)	7	126.99	59.99	19.52
		<b>956.06</b>	<b>2,180.04</b>	<b>1,827.73</b>
<b>Current assets</b>				
Inventories	8	22,878.91	30,337.53	26,073.80
<b>Financial assets</b>				
Trade Receivable	9	607.92	205.35	121.24
Cash and cash equivalents	10	1,522.36	1,090.90	266.14
Other Bank Balances	11	1,595.55	739.88	101.80
Loans	12	824.03	4,171.61	4,319.35
Other current financial assets	13	1,400.00	-	-
Other current assets	14	3,204.40	3,017.47	2,460.41
<b>Total current assets</b>		<b>32,033.17</b>	<b>39,562.74</b>	<b>33,342.74</b>
<b>Total assets</b>		<b>32,989.23</b>	<b>41,742.78</b>	<b>35,170.47</b>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity</b>				
Equity share capital	15	2,499.00	2,499.00	2,499.00
Other equity	16	(181.09)	(473.15)	(389.61)
<b>Total equity</b>		<b>2,317.91</b>	<b>2,025.85</b>	<b>2,109.39</b>
<b>Non current liabilities</b>				
<b>Financial liabilities</b>				
Long term Borrowing	17	478.95	-	11.67
Other Non current financial liabilities	18	345.36	189.98	194.90
Provisions	19	78.60	64.55	81.03
		<b>902.91</b>	<b>254.53</b>	<b>287.60</b>
<b>Current liabilities</b>				
<b>Financial liabilities</b>				
Short term Borrowings	20	703.77	1,525.39	1,176.90
Trade payables	21	-	-	-
Total outstanding dues of micro enterprises and small enterprises		134.97	205.58	218.85
Total outstanding dues of creditors other than micro and small enterprises		1,438.69	2,568.95	3,079.30
Lease liabilities		-	-	-
Other financial liabilities	22	2,397.63	397.17	273.79
Other current liabilities	23	25,090.93	34,762.31	28,022.05
Income tax liability (net)	24	-	-	-
Short term provisions	25	2.42	3.00	2.59
<b>Total current liabilities</b>		<b>29,768.41</b>	<b>39,462.40</b>	<b>32,773.48</b>
<b>Total equity and liabilities</b>		<b>32,989.23</b>	<b>41,742.78</b>	<b>35,170.47</b>

The accompanying notes form an integral part of these financial statements.  
This is the Balance Sheet referred to in our report of even date.

For **Serva Associates**

Chartered Accountants

Firm's Registration No. 000272N

New Delhi

Member

Membership No.: 506898



For and on behalf of the Board of Directors of  
**Signature Builders Private Limited**

**Devender Aggarwal**

Director

DIN No 00161465

**Ravi Aggarwal**

Director

DIN No 00203856

**Shinkee Goyal**

Company Secretary

M.No A41872

Place: Delhi

Date: 25-May-2022

**Signature Builders Private Limited**

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

(All amounts are in lac(₹), unless otherwise specified)

	Note	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Revenue:</b>			
Revenue from operations	26	17,307.57	568.56
Other income	27	892.51	666.70
<b>Total income</b>		<b>18,200.08</b>	<b>1,235.26</b>
<b>Expenses:</b>			
Cost of sales	28	16,043.76	309.94
Employee benefits expense	29	446.37	443.23
Finance costs	30	229.12	44.15
Depreciation and Amortisation Expenses	31	102.42	185.83
Other expenses	32	646.92	302.14
<b>Total expenses</b>		<b>17,468.59</b>	<b>1,285.29</b>
<b>Loss before tax</b>		<b>731.49</b>	<b>(50.03)</b>
<b>Tax expense:</b>	33		
Current tax		-	-
Deferred tax credit		439.40	46.78
Earlier years tax adjustments (net)		-	(0.02)
Mat Credit adjustments		-	-
<b>Total tax expense</b>		<b>439.40</b>	<b>46.76</b>
<b>Profit / (Loss) for the year</b>		<b>292.09</b>	<b>(96.79)</b>
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to profit or loss</b>			
Re-measurements of the defined benefit plans		(2.39)	18.43
Income tax relating to above item		0.60	(5.37)
Equity instruments designated through other comprehensive income		2.35	0.27
Income tax relating to above item		(0.59)	(0.08)
<b>Other comprehensive income / (loss)</b>		<b>(0.03)</b>	<b>13.25</b>
<b>Total comprehensive Profit / (loss) for the year</b>		<b>292.06</b>	<b>(83.54)</b>
<b>Earnings per equity share (₹ 10 per share)</b>			
Basic and diluted	34	1.17	(0.39)

The accompanying notes form an integral part of these financial statements.  
This is the Statement of Profit and Loss referred to in our report of even date.

For **Serva Associates**

Chartered Accountant

Firm's Registration No. 00072N

Nitin Jain

Partner

Membership No.: 306498



For and on behalf of the Board of Directors of  
**Signature Builders Private Limited**

Devender Aggarwal

Director

DIN No 00161465

Ravi Aggarwal

Director

DIN No 00203856

Shikha Goyal

Company Secretary

M.No A41872

Place: Delhi

Date: 25-May-2022



**Signature Builders Private Limited**  
**Cash flow statement for the year ended 31 March 2022**  
*(All amounts are in lacs(₹), unless otherwise specified)*

	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>A Cash flow from operating activities</b>		
Profit/ (Loss) before tax	731.49	(50.03)
<b>Adjustments for:</b>		
Depreciation and amortisation expense	102.42	185.83
Interest income on bank deposits	(86.98)	(47.19)
Loss/(Profit) on sale of PPE	0.73	-
Provision for ECL on advances/ balance written off	34.95	14.40
Recovery of Bad debts written off	(23.21)	-
Excess liability provision written back	(51.83)	-
Interest expense on borrowings	229.12	-44.15
<b>Operating profit before working capital changes</b>	<b>936.69</b>	<b>147.15</b>
<b>Movement in working capital</b>		
Inventories	7,656.45	(4,182.86)
Trade Receivables	(402.57)	(84.11)
Loans	3,347.58	147.74
Other financial assets	(1,905.36)	(1,194.16)
Other current assets	(221.89)	(571.46)
Other financial liabilities	2,155.85	118.45
Other current liabilities	(9,619.56)	6,740.26
Provision	11.08	2.36
Trade payables	(1,177.65)	(523.59)
<b>Cash used in operating activities post working capital changes</b>	<b>780.63</b>	<b>599.77</b>
Income tax paid (net)	67.00	(40.45)
<b>Net cash used in operating activities (A)</b>	<b>713.63</b>	<b>559.32</b>
<b>B Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(0.81)	(1.38)
Sale of property, plant and equipment	382.13	-
Investment made in others	-	-
Interest received	94.66	36.06
<b>Net cash used in investing activities (B)</b>	<b>475.98</b>	<b>34.69</b>
<b>C Cash flows from financing activities</b>		
Finance cost paid	(368.69)	(68.99)
Repayment of borrowing	(2,346.66)	(1,862.62)
Proceeds from borrowings (net)	2,157.20	2,162.36
<b>Net cash flows from financing activities (C)</b>	<b>(758.15)</b>	<b>230.75</b>
<b>Net increase in cash and cash equivalents (A+B+C)</b>	<b>431.46</b>	<b>824.76</b>
Cash and cash equivalents at the beginning of the year	1,090.90	266.14
<b>Cash and cash equivalents at the end of the year</b>	<b>1,522.36</b>	<b>1,090.90</b>

**Note:**

(i) The above cash flow statement has been prepared under the "Indirect method" as set out in the Indian Accounting Standard (Ind AS-7) statement of cash flow.

(ii) Reconciliation of liabilities arising from financing activities under Ind As 7

	For the year ended 31 March 2022	For the year ended 31 March 2021
<b>Borrowings</b>		
Balance at the beginning of the year	1,525.39	1,188.57
Cash flow	(389.46)	299.74
Non cash changes		
Interest cost	32.44	37.08
Finance cost amortisation	14.35	-
<b>Balance at the end of the year</b>	<b>1,182.72</b>	<b>1,525.39</b>

The accompanying notes form an integral part of these financial statements  
This is statement of cash flows referred to in our report of even date

**For Serva Associates**  
Chartered Accountant  
Firm's Registration No. 000272N

**Nitin Jain**  
Partner  
Membership No.: 06898



For and on behalf of the Board of Directors of  
**Signature Builders Private Limited**

**Devender Aggarwal**  
Director  
DIN No 00161465

**Havi Aggarwal**  
Director  
DIN No 00203856

**Shikha Goyal**  
Company Secretary  
M.No A41872

Place: Delhi  
Date: 25-May-2022

**Signature Builders Private Limited**  
**Statement of Changes in Equity for the year ended 31 March 2022**  
*(All amounts are in lakhs, unless otherwise specified)*

**A. Equity share capital\***

Particulars	Opening balance as at 1 April 2020	Changes in equity share capital during the year	Balance as at 31 March 2021	Changes in equity share capital during the year	Balance as at 31 March 2022
Equity share capital	2,499.00	-	2,499.00	-	2,499.00

**B. Other equity\*\***

Particulars	Reserves and Surplus			OCI		Total
	Security Premium	Retained Earnings		Re measurement of defined benefit plans	Equity instruments designated through OCI	
Balance as at 1 April 2020	-	(350.31)		0.64	(39.94)	(389.61)
Loss for the year	-	(96.79)		-	-	(96.79)
Other comprehensive income for the year (net of tax impact)	-	-		13.06	0.19	13.25
Balance as at 31 March 2021	-	(447.10)		13.70	(39.75)	(473.15)
Loss for the year	-	292.09		-	-	292.09
Other comprehensive income for the year (net of tax impact)	-	-		(1.79)	1.76	(0.03)
Balance as at 31 March 2022	-	(155.01)		11.91	(37.99)	(181.09)

\*Refer note 15 for details

\*\*Refer note 16 for details

The accompanying notes form an integral part of these financial statements.  
This is statement of changes in equity referred to in our report of even date

**For Serva Associates**

Chartered Accountants



Pravin Jain

Partner

Membership No.: 506810

For and on behalf of the Board of Directors of  
**Signature Builders Private Limited**

**Devender Aggarwal**

Director

DIN No 001614652

**Ravi Aggarwal**

Director

DIN No 00203856

**Shinku Goyal**

Company Secretary

MLNo A41872

Place: Delhi

Date: 25-May-2022

## **Signature Builders Private Limited**

### **Summary of significant accounting policies and other explanatory information**

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

#### **1. (i) Company information**

Signature Builders Private Limited was incorporated on 02 June 2011 is engaged in the business of real estate development and focuses on affordable housing projects. The Company is domiciled in India and the registered office is located at Unit No.1309, 13th Floor, Dr. Gopal Das Bhawan 28, Barakhamba Road, Connaught Place, New Delhi - 110001.

#### **(ii) Basis of preparation and statement of compliance with Ind AS**

The standalone financial statements comply in all material aspects with Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules 2015, as amended and other relevant provisions of the Act.

For all periods up to and including the year ended 31 March 2021, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Companies Act 2013, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP) which is considered as "Previous GAAP". The financial statements for the year ended 31 March 2022 are the first Ind AS Financial statements of the Company. As per the principles of Ind AS 101, the transition date to Ind AS is 1 April 2020 and hence the comparatives for the previous year ended 31 March 2021 & balances as on 1 April 2020 have been restated as per the principles of Ind AS, wherever deemed necessary. Refer note 46 for understanding the transition from previous GAAP to Ind AS and its effect on the Company's financial position and financial performance.

#### **2. Summary of significant accounting policies**

The standalone financial statements have been prepared using the significant accounting policies and measurement basis summarised below. These were used throughout all periods presented in the financial statements, except where the Company has applied certain accounting policies and exemptions upon transition to Ind AS.

##### **(a) Historical cost basis**

The standalone financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities which are measured at fair value as explained in relevant accounting policies.

##### **(b) Current versus non-current classification**

All assets and liabilities have been classified as current or non-current as per operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

##### **(c) Recent accounting pronouncement**

###### **Amendments to Schedule III of the Act**

On 24 March 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Act. The amendments revise Division I, II and III of Schedule III and are applicable from 1 April 2021. The revised Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015, as amended, prescribes certain presentation amendments and additional disclosures. The Company has complied with the applicable changes in current and previous period.

##### **(d) Property, plant and equipment ('PPE')**

###### *Recognition, measurement and de-recognition*

PPE are stated at cost; net of tax or duty credits availed, less accumulated depreciation and impairment losses, if any. Cost includes original cost of acquisition, including incidental expenses related to such acquisition and installation.



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**Signature Builders Private Limited****Summary of significant accounting policies and other explanatory information**

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

Subsequent expenditure related to an item of PPE is added to its book value only if it increases the future benefits from the existing asset beyond its previously assessed standard of performance. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Gains or losses arising from de-recognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is de-recognised.

*Subsequent measurement (depreciation and useful lives)*

Depreciation on PPE is provided on the written down value method, computed on the basis of useful life prescribed in Schedule II to the Act ("Schedule II").

Considering the applicability of Schedule II as mentioned above, in respect of certain class of assets – the Management has assessed the useful lives (as mentioned in the table below) lower than as prescribed in the Schedule II, based on the technical assessment.

Assets category	Useful life estimated by the management based on technical assessment (years)	Useful Life as per Schedule II (years)
Plant and machinery other than Mivon	15 Years	15 Years
Plant and machinery – Mivon	8 Years	
Office equipment	5 Years	5 Years
Computers	3-6 Years	3-6 Years
Furniture and fixture	10 Years	10 Years
Vehicle	8 Years	8 Years

Leasehold improvements are amortized on over the period of lease.

**(e) Intangible assets**

Intangible assets comprise softwares including accounting software, related licences and implementation cost of accounting software. Intangible assets are stated at cost of acquisition less impairment (if any) and include all attributable costs of bringing intangible assets to its working condition for its indented use. These are amortised over the estimated useful economic life, which are as follows:

Particulars	Life
Computer softwares	2-5 years
Brands/trademarks	4 years

**(f) Capital work-in-progress**

Property plant and equipment under construction and cost of assets not ready for use before the year-end, are classified as capital work in progress.

**(g) Intangible assets under development**

Intangible assets under development represent expenditure incurred during development phase in respect of intangible asset under development and are carried at amortized cost. Cost includes computer software's cost and its related acquisition expenses.

**(h) Impairment of non-financial assets**

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## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information

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

At each balance sheet date, the Company assesses whether there is an indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount and the reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciated historical cost and impairment loss is accordingly reversed in the Statement of Profit and Loss.

#### (i) Leases

##### Company as a lessee – Right of use assets and lease liabilities

A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'.

##### *Classification of leases*

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

##### *Recognition and initial measurement of right of use assets*

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

##### *Subsequent measurement of right of use assets*

The Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Company also assesses the right-of-use asset for impairment when such indicators exist.

##### *Lease liabilities*

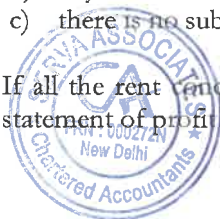
At lease commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Company's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

The Company has elected to account for short-term leases using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these short-term leases are recognised as an expense in statement of profit and loss on a straight-line basis over the lease term.

Further, the Company has also elected to apply another practical expedient whereby it has assessed all the rent concessions occurring as a direct consequence of the COVID-19 pandemic, basis the following conditions prescribed under the standard:

- the change in lease payments results in revised consideration for the lease that is substantially the same as, or less than, the consideration for the lease immediately preceding the change;
- any reduction in lease payments affects only payments originally due on or before the 30 June 2022; and
- there is no substantive change to other terms and conditions of the lease.

If all the rent concessions meet the above conditions, then, the related rent concession has been recognised in statement of profit and loss.





## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information

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

#### Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. The respective leased assets are included in the balance sheet based on their nature. Rental income is recognized on straight-line basis over the lease-term.

#### (j) Financial instruments

##### *Recognition and initial measurement*

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs, except for those carried at fair value through profit or loss which are measured initially at fair value.

The classification depends on the Company's business model for managing the financial assets and the contractual terms of the cash flows. For assets measured at fair value, gains and losses will either be recorded in the statement of profit and loss or other comprehensive income. For investments in debt instruments, this will depend on the business model in which the investment is held. For investments in equity instruments, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income ('FVOCI').

#### Non-derivative financial assets

##### *Subsequent measurement*

**Financial assets carried at amortised cost** – a financial asset is measured at amortised cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

**Investments in other equity instruments** – Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVTOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Company transfers the cumulative gain or loss within equity. Dividends on such investments are recognised in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

**Investments in mutual funds** – Investments in mutual funds are measured at fair value through profit and loss (FVTPL).

##### *De-recognition of financial assets*

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

#### Non-derivative financial liabilities

##### *Subsequent measurement*

Subsequent to initial recognition, the measurement of financial liabilities depends on their classification, as described below:



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## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information

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

#### *De-recognition of financial liabilities*

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. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

#### **(k) Impairment of financial assets**

The Company assesses on a forward-looking basis the expected credit losses associated with its financial assets and the impairment methodology depends on whether there has been a significant increase in credit risk.

##### *Trade receivables*

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument.

##### *Other financial assets*

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

#### **(l) Inventories**

Inventories comprises of following: -

- i. Projects in progress includes cost of land/development cost of land, internal development costs, external development charges, construction costs, development/construction materials, overheads, borrowing costs and other directly attributable expenses and is valued at cost or net realisable value ('NRV'), whichever is lower.
- ii. Stock at site valued at cost or NRV, whichever is lower. Cost is determined on the basis of FIFO method. Cost includes purchase cost and expenses to bring it to current locations.
- iii. Traded goods are valued at lower of cost or NRV. Cost includes cost of purchase and other costs incurred in bringing the inventories to their present location and condition. Cost is determined on a weighted average basis.



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## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information

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

- iv. Land received under collaboration arrangements is measured at the fair value of the estimated revenue share to be transferred to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Company under the collaboration agreement is recognised as deposit under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress. Further, the amount of refundable deposit paid by the Company under the collaboration agreement is recognized as deposits under other financial assets.

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.

#### (m) Borrowing costs

Borrowing costs directly attributable to the acquisition and/or construction/production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are charged to the statement of profit and loss as incurred. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

#### (n) Revenue recognition

Revenue from contracts with customers 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 and services before transferring them to the customers.

##### *Revenue from sale of properties and developed plots*

Revenue from sale of properties is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be complete when control over the property has been transferred to the buyer i.e. offer for possession (possession request letter) of properties have been issued to the customers and substantial sales consideration is received from the customers.

The considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Company when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

##### *Construction projects*

Construction projects where the Company is acting as contractor, revenue is recognised in accordance with the terms of the construction agreements. Under such contracts, assets created does not have an alternative use and the Company has an enforceable right to payment. The estimated project cost includes construction cost, development and construction material and overheads of such project.



## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information

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

The Company uses cost based input method for measuring progress for performance obligation satisfied over time. Under this method, the Company recognises revenue in proportion to the actual project cost incurred as against the total estimated project cost. The management reviews and revises its measure of progress periodically and are considered as change in estimates and accordingly, the effect of such changes in estimates is recognised prospectively in the period in which such changes are determined. However, when the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately. As the outcome of the contracts cannot be measured reliably during the early stages of the project, contract revenue is recognised only to the extent of costs incurred in the statement of profit and loss.

#### *Sale of traded goods*

Revenue from sale of goods is recognized when the control of goods is transferred to the buyer as per the terms of the contract, in an amount that reflects the consideration the Company expects to be entitled to in exchange for those goods. Control of goods refers to the ability to direct the use of and obtain substantially all of the remaining benefits from goods. The Company collects goods and services tax (GST) on behalf of the government and, therefore, they are excluded from revenue.

#### *Royalty income and business support service income*

Such income is recognized on an accrual basis in accordance with the terms of the relevant agreements.

#### *Scrap sale*

Scrap sales are recognised when control of scrap goods are transferred i.e. on dispatch of goods and are accounted for net of returns and rebates.

#### *Interest on bank deposits*

Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

#### *Dividend income*

Dividend income is recognized when the Company's right to receive dividend is established by the reporting date.

#### *Commission income*

Commission income is recognized on accrual basis in accordance with the terms of the agreement.

### **(o) Cost of sales in respect of properties and developed plots**

Cost of constructed properties includes cost of land (including development rights), estimated internal development costs, external development charges, other related government charges, borrowing costs, overheads construction costs and development/construction materials, which is charged to the Statement of Profit and Loss proportionate to the revenue recognised as per accounting policy on revenue from sale of properties and developed plots.

### **(p) Foreign currency transaction and balances**

#### *Functional and presentation currency*

The standalone financial statements are presented in Indian Rupee which is also the functional and presentation currency of the Holding Company.

#### *Transactions and balances*

Foreign currency transactions are recorded in the functional currency, by applying the exchange rate between the functional currency and the foreign currency at the date of the transaction. Foreign currency monetary items outstanding at the balance sheet date are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transactions.

Exchange differences arising on settlement of monetary items, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.



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## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information

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

#### (q) Retirement and other employee benefits

##### i) *Provident fund*

The Company makes contributions to statutory provident fund in accordance with the Employees Provident Fund and Miscellaneous Provisions Act, 1952, which is a defined contribution plan. The Company's contributions paid/payable under the scheme is recognised as an expense in the Statement of Profit and Loss during the period in which the employee renders the related service.

##### ii) *Gratuity*

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognised in the balance sheet in respect of gratuity is the present value of the defined benefit obligation at the balance sheet date, together with adjustments for unrecognised actuarial gains or losses and past service costs. The defined benefit obligation is determined by actuarial valuation as on the balance sheet date, using the projected unit credit method.

Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to profit or loss in subsequent periods.

##### iii) *Compensated absences*

Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of undiscounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are credited or charged to the statement of profit and loss in the year in which such gains or losses are determined.

##### iv) *Other short-term benefits*

Expense in respect of other short-term benefits is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

#### (r) Earnings per share

Basic earnings per share is 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. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, share split and any new equity issue. For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

#### (s) Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation (legal or constructive), as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and when a reliable estimate of the amount of obligation can be made at the reporting date. Provisions are discounted to their present values, where the time value of money is material, 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.

When the Company expects some or all of a provision to be reimbursed, 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.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company.



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## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information

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

- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

#### (t) Cash and cash equivalents

Cash and cash equivalents for the purposes of cash flow statements comprise cash at bank and in hand and short-term bank deposits with an original maturity of three months or less. For cash flow statement purposes, cash and cash equivalents includes bank overdrafts that are repayable on demand and form an integral part of the Company's cash management.

#### (u) Income taxes

Tax expense comprises current and deferred tax. Current and deferred tax is recognised in statement of profit and loss except to the extent that it relates to items recognised directly in equity or other comprehensive income.

The current income-tax charge is calculated on the basis of the tax laws enacted at the balance sheet date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred tax is provided in full, on temporary differences arising between the tax base of assets and liabilities and their carrying amounts in the standalone financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled. Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously. Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority.

Minimum Alternate Tax (MAT) paid in a year is charged to the statement of profit and loss as current tax for the year. The deferred tax asset is recognised for MAT credit available only to the extent that it is probable that the respective entity will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. In the year in which the entity recognizes MAT credit as an asset, it is created by way of credit to the statement of profit and loss and shown as part of deferred tax asset. The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent that it is no longer probable that it will pay normal tax during the specified period.

#### (v) Critical estimates and judgements

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

##### *Impairment of non-financial assets*

The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

##### *Impairment of financial assets*



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## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information

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

The Company estimates the recoverable amount of trade receivables and other financial assets where collection of the full amount is expected to be no longer probable. For individually significant amounts, this estimation is performed on an individual basis considering the length of time past due, financial condition of the counter-party, impending legal disputes, if any and other relevant factors.

#### *Recognition of deferred tax assets*

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the Company's future taxable income against which the deferred tax assets can be utilized.

#### *Provisions*

At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

#### *Contingencies*

In the normal course of business, contingent liabilities may arise from litigation, taxation and other claims against the Company. A tax provision is recognised when the Company has a present obligation as a result of a past event; it is probable that the Company will be required to settle that obligation. Where it is management's assessment that the outcome cannot be reliably quantified or is uncertain the claims are disclosed as contingent liabilities unless the likelihood of an adverse outcome is remote. Such liabilities are disclosed in the notes but are not provided for in the financial statements. When considering the classification of a legal or tax cases as probable, possible or remote there is judgement involved. This pertains to the application of the legislation, which in certain cases is based upon management's interpretation of country specific tax law, in particular India, and the likelihood of settlement. Management uses in-house and external legal professionals to inform their decision. Although there can be no assurance regarding the final outcome of the legal proceedings, the Company does not expect them to have a materially adverse impact on the Company's financial position or profitability.

#### *Leases*

The Company evaluates if an arrangement qualifies to be a lease as per the requirements of Ind AS 116. Identification of a lease requires significant judgment. The Company uses significant judgement in assessing the lease term (including anticipated renewals) and the applicable discount rate. The Company determines the lease term as the non-cancellable period of a lease, together with both periods covered by an option to extend the lease if the Company is reasonably certain to exercise that option; and periods covered by an option to terminate the lease if the Company is reasonably certain not to exercise that option. In assessing whether the Company is reasonably certain to exercise an option to extend a lease, or not to exercise an option to terminate a lease, it considers all relevant facts and circumstances that create an economic incentive for the Company to exercise the option to extend the lease, or not to exercise the option to terminate the lease. The Company revises the lease term if there is a change in the non-cancellable period of a lease.

#### *Revenue and inventories*

The estimates around total budgeted cost i.e., outcomes of underlying construction and service contracts, which further require estimates to be made for changes in work scopes, claims (compensation, rebates, etc.), the cost of meeting other contractual obligations to the customers and other payments to the extent they are probable, and they are capable of being reliably measured. For the purpose of making these estimates, the Company used the available contractual and historical information and also its expectations of future costs. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

#### *Useful lives of depreciable/amortisable assets*

Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utilisation of assets.

#### *Fair value measurement*



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**Signature Builders Private Limited**

**Summary of significant accounting policies and other explanatory information**

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

Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

*Defined benefit obligation (DBO)*

Management's estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.



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**Signature Builders Private Limited**

**Summary of significant accounting policies and other explanatory information for the year ended 31 March 2022**

(All amounts are in lakhs ₹, unless otherwise specified)

**3 (i) Property, plant and equipment**

Particulars	Plant & machinery	Office equipment	Computers	Furniture & fixtures	Vehicles	Total	Capital work-in-progress
<b>Gross block</b>							
Balance as at 1 April 2020	1,719.03	53.07	22.53	17.51	18.25	1,830.39	-
Additions	27.30	0.30	-	-	-	27.60	-
Disposals	(26.22)	-	-	-	-	(26.22)	-
Balance as at 31 March 2021	1,720.11	53.37	22.53	17.51	18.25	1,831.77	-
Additions	-	0.81	-	-	-	0.81	-
Disposals	(1,703.10)	(50.36)	(17.61)	(11.75)	-	(1,782.82)	-
Balance as at 31 March 2022	17.01	3.82	4.92	5.76	18.25	49.76	-
<b>Accumulated depreciation</b>							
Balance as at 1 April 2020	1,037.83	44.47	19.07	9.96	15.91	1,127.24	-
Charge for the year*	192.34	3.40	1.77	1.95	0.76	200.22	-
Disposals	-	-	-	-	-	-	-
Balance as at 31 March 2021	1,230.17	47.87	20.84	11.91	16.67	1,327.46	-
Charge for the year	108.66	1.64	0.37	1.28	0.53	112.48	-
Disposals	(1,326.80)	(46.92)	(16.73)	(9.51)	-	(1,399.96)	-
Balance as at 31 March 2022	12.03	2.59	4.48	3.68	17.20	39.98	-
Net block as at 1 April 2020	681.20	8.60	3.46	7.55	2.34	703.15	-
Net block as at 31 March 2021	489.94	5.50	1.69	5.60	1.58	504.31	-
Net block as at 31 March 2022	4.97	1.23	0.44	2.08	1.05	9.78	-

**3 (ii) Intangible assets**

Particulars	Website	Other Intangible Assets	Total
<b>Gross block</b>			
Balance as at 1 April 2020	1.97	22.16	24.13
Additions	-	-	-
Disposals	-	-	-
Balance as at 31 March 2021	1.97	22.16	24.13
Additions	-	-	-
Disposals	-	(14.97)	(14.97)
Balance as at 31 March 2022	1.97	7.19	9.16
<b>Accumulated depreciation</b>			
Balance as at 1 April 2020	1.97	14.38	16.35
Charge for the year*	-	4.57	4.57
Disposals	-	-	-
Balance as at 31 March 2021	1.97	18.95	20.92
Charge for the year*	-	1.42	1.42
Disposals	-	(14.97)	(14.97)
Balance as at 31 March 2022	1.97	5.40	7.37
Net block as at 1 April 2020	-	7.78	7.78
Net block as at 31 March 2021	-	3.21	3.21
Net block as at 31 March 2022	-	1.79	1.79

\* Following amount of Depreciation has been charged to Inventory during the year

Particular	31/03/2022	31/03/2021
Depreciation Charged to Inventory	11.48	18.97
Depreciation Charged to Profit and loss	102.42	185.83

Depreciation Incurred during the year	113.90	204.79
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## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information for the year ended 31 March 2022

(All amounts are in lacs(₹), unless otherwise specified)

#### 4 Investments

##### Investments at fair value through Other comprehensive Income

Investment in equity shares (a)

Quoted

Non Trade investment (at cost)

Corpus contribution in Signatureglobal Foundation Trust

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
3.94	1.59	1.32
0.01	0.01	0.01
<b>3.95</b>	<b>1.60</b>	<b>1.33</b>
3.94	1.59	1.32
0.01	0.01	0.01

Aggregate amount of quoted investments

Aggregate amount of unquoted investments

Investment Properties	Subsidiary / Associate / JV / Controlled Entity / Others	Quoted / Unquoted	Partly Paid / Fully paid	Details of Trade Investments		
				As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
(a) Investment in Equity Shares						
A2Z Infra Engineering Limited	Others	Quoted	Fully Paid	39,000 Shares	39,000 Shares	39,000 Shares
Chromatic India Limited	Others	Quoted	Fully Paid	18,000 Shares	18,000 Shares	18,000 Shares

#### 5 Other financial assets

Margin money deposits (including accrued interest)\*

Performance security deposit\*\*

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
248.71	667.96	94.83
78.24	16.98	22.90
<b>326.95</b>	<b>684.94</b>	<b>117.73</b>

\* Margin money deposits have been pledged as security for bank guarantees issued by bank in favor of various statutory, and government authorities.

\*\* Includes security deposit with bank against loan (Refer note 17(b))

#### 6 Deferred tax assets (net)

Deferred tax assets on account of:-

Property, plant and equipment

Unused business losses

Origination and reversal of temporary difference

Effect of adoption of Ind AS 115

Others

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
15.14	123.81	112.47
371.54	116.51	-
86.35	41.09	73.35
-	635.05	787.07
13.57	9.53	5.33
<b>486.60</b>	<b>925.99</b>	<b>978.22</b>

##### (i) Movement in deferred tax assets/ (liabilities) (net)

Particulars	31 March 2021	Recognised/ reversed through profit and loss	Recognised in other comprehensive income	As at 31 March 2022
<b>Assets</b>				
Property, plant and equipment	123.81	(108.67)	-	15.14
Unused business losses	116.51	255.03	-	371.54
Origination and reversal of temporary difference	41.09	45.25	0.01	86.35
Effect of adoption of Ind AS 115	635.05	(635.05)	-	-
Others	9.53	4.04	-	13.57
<b>Total</b>	<b>925.99</b>	<b>(439.40)</b>	<b>0.01</b>	<b>486.60</b>

Particulars	1 April 2020	Recognised/ reversed through profit and loss	Recognised in other comprehensive income	31 March 2021
<b>Assets</b>				
Property, plant and equipment	112.47	11.34	-	123.81
Unused business losses	-	116.51	-	116.51
Origination and reversal of temporary difference	73.35	(26.81)	(5.45)	41.09
Effect of adoption of Ind AS 115	787.07	(152.02)	-	635.05
Others	5.33	4.20	-	9.53
<b>Total</b>	<b>978.22</b>	<b>(46.78)</b>	<b>(5.45)</b>	<b>925.99</b>

#### 7 Income tax assets

Advance tax paid (net of provision for taxation)

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
126.99	59.99	19.52
<b>126.99</b>	<b>59.99</b>	<b>19.52</b>

#### 8 Inventories

(Valued at lower of cost or net realisable value, unless otherwise stated)

Projects-in-progress\*\*

Goods in Transit

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
22,878.91	30,337.53	26,070.95
-	-	2.85
<b>22,878.91</b>	<b>30,337.53</b>	<b>26,073.80</b>





\*Inventory have been pledged/mortgaged as security for borrowing taken by Holding & group Company as follows:

#### For 31 March 2022

The Signatureglobal (India) private Limited (the holding company) has availed the credit facility from HDFC Capital Affordable Real Estate Fund - II for an amount of Rs 250 cr and Sarvpriya Securities Pvt Ltd has availed the credit facility from HDFC Capital Affordable Real Estate Fund - II for an amount of Rs 40 cr to secure such facilities, Signature Builder Private Limited has provide the following securities:

- First ranking pari passu charge by way of mortgage, together with all current and future rights, title, interest, benefits, receivables and authorization in relation to the land admeasuring 9.56 acres situated in Sub-Tehsil Harsaru, Hadbast No. 115 (now in the development plan of Sector 93), District Gurugram, Haryana..
- Hypothecation on receivables together with all current and future rights, title, interest, benefits, receivables and authorization in relation on Land admeasuring 8.04 acres, in the revenue estate of Village Wazirpur, Tehsil and District Gurgaon, Haryana .
- Charge by way of mortgage on the land admeasuring 0.33125 acres situated at Village Wazirpur, Tehsil and District Gurgaon, Haryana .
- Corporate Guarantee of Signature Builders pvt.Ltd.

#### For 31 March 2021, 1 April 2020

(a) Signature Builders Private Limited has provided Security over following Assets to Altico Capital India Limited (Original Lender) on behalf of Signatureglobal (India) Limited (Formerly known as Signatureglobal (India) private Limited) and Sarvpriya Securities Private Limited-

- First ranking pari passu charge by way of mortgage, together with all current and future rights, title, interest, benefits, receivables and authorization in relation to the land admeasuring 6.125 acres approx. situated in the revenue estates of village Dhampur, Sector 107, Gurugram, Haryana.
- However, the said securities have been released by Altico on 16th April, 2021 and 22nd March, 2021 from Sarvpriya Securities Private Limited and Signatureglobal ( India) private Limited respectively.

(b) Signature Builders Private Limited has provided Security over following Assets to HDFC Capital Affordable Real Estate fund -II (Original Lender) on behalf of Signatureglobal (India) Limited (Formerly known as Signatureglobal (India) private Limited) and Sarvpriya Securities Private Limited-

- First ranking pari passu charge by way of mortgage, together with all current and future rights, title, interest, benefits, receivables and authorization in relation to the land admeasuring 1.76 acres approx. of project Orchard Avenue-II situated in the revenue estates of village Hyatpur, Sector 93, Gurugram, Haryana.

(c) Signature Builders Private Limited has provided Security over following Assets to HDFC Capital Affordable Real Estate fund -II & Yes Bank Limited (Original Lender) on behalf of Signatureglobal (India) Limited (Formerly known as Signatureglobal (India) private Limited)-

- First ranking pari passu charge by way of mortgage, together with all current and future rights, title, interest, benefits, receivables and authorization in relation to the land admeasuring 5 acres approx. of project Orchard Avenue-II situated in the revenue estates of village Hyatpur, Sector 93, Gurugram, Haryana.

(d) Signature Builders Private Limited has provided Security over following Assets to Yes Bank Limited (Original Lender) against non-fund facilities availed by the company-

- First ranking pari passu charge by way of mortgage, together with all current and future rights, title, interest, benefits, receivables and authorization in relation to the land admeasuring 5 acres approx. of project Orchard Avenue-I situated in the revenue estates of village Hyatpur, Sector 93, Gurugram, Haryana.
- First ranking pari passu charge by way of mortgage, together with all current and future rights, title, interest, benefits, receivables and authorization in relation to the land admeasuring 3 acres approx. of project Solera-II situated in the revenue estates of village Dhampur, Sector 107, Gurugram, Haryana.

# Includes complete units

#### 9 Trade Receivable

Unsecured, considered good  
Unsecured, considered doubtful

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
	607.92	205.35	121.24
	<b>607.92</b>	<b>205.35</b>	<b>121.24</b>

#### Trade receivable aging schedule as at 31st March 2022

Particulars	Not due	Outstanding for following periods from due date of payment					Total
		0-6 Months	6-12 Months	1-2 Years	2-3 Years	above 3 years	
Undisputed Trade Receivables- considered good	-	502.64	105.28	-	-	-	607.92
Undisputed Trade Receivables- considered doubtful	-	-	-	-	-	-	-
	-	<b>502.64</b>	<b>105.28</b>	-	-	-	<b>607.92</b>

#### Trade receivable aging schedule as at 31st March 2021

Particulars	Not due	Outstanding for following periods from due date of payment					Total
		0-6 Months	6-12 Months	1-2 Years	2-3 Years	above 3 years	
Undisputed Trade Receivables- considered good	-	146.11	51.57	7.67	-	-	205.35
Undisputed Trade Receivables- considered doubtful	-	-	-	-	-	-	-
	-	<b>146.11</b>	<b>51.57</b>	<b>7.67</b>	-	-	<b>205.35</b>

#### Trade receivable aging schedule as at 1st April 2020

Particulars	Not due	Outstanding for following periods from due date of payment					Total
		0-6 Months	6-12 Months	1-2 Years	2-3 Years	above 3 years	
Undisputed Trade Receivables- considered good	-	121.24	-	-	-	-	121.24
Undisputed Trade Receivables- considered doubtful	-	-	-	-	-	-	-
	-	<b>121.24</b>	-	-	-	-	<b>121.24</b>

#### 10 Cash and cash equivalents

Cash on hand  
Balances with banks  
In current accounts  
In deposit accounts (including accrued interest)  
DD in hand

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
	20.14	22.20	18.65
	-	-	-
	965.71	271.36	242.28
	473.73	797.34	5.21
	62.78	-	-
	<b>1,522.36</b>	<b>1,090.90</b>	<b>266.14</b>

#### 11 Other Bank Balances

Balance with bank in deposit account having maturity of more than three months but are due for maturity within twelve months from balance sheet date (\*)

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
	1,595.55	739.88	101.80
	<b>1,595.55</b>	<b>739.88</b>	<b>101.80</b>

\* Margin money deposit have been pledged as security for bank guarantees issued by bank in favor of various statutory, and government authorities.



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12 Loans	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
(Unsecured, considered good)			
Loans to related parties	824.03	4,171.61	4,319.35
	<b>824.03</b>	<b>4,171.61</b>	<b>4,319.35</b>

Loan & Advances Schedule for 31st March 2022			As at 31 March 2021		As at 1 April 2020	
Type of Borrower	Amount of loan or advances in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans	Amount of loan or advances in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans	Amount of loan or advances in the nature of loan outstanding	Percentage to the total Loans and Advances in the nature of loans
Promoters	-	-	-	-	-	-
Directors	-	-	-	-	-	-
KMPs	-	-	-	-	-	-
Related Parties	824.03	100%	4,171.61	100%	4,319.35	100%
	824.03	100%	4,171.61	100%	4,319.35	100%

13 Other current financial assets	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Refundable Property advance	1,400.00	-	-
	<b>1,400.00</b>	<b>-</b>	<b>-</b>

14 Other current assets	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Prepaid expenses	256.96	226.17	189.30
Advance against Property	-	1,057.56	1,089.67
Security deposit against project/land/collaboration	680.99	650.00	650.00
Advances to contractors and material suppliers (unsecured, considered good)	2,115.81	614.81	264.62
Advances to contractors and material suppliers (unsecured, considered doubtful)	75.94	81.42	49.22
Other advances recoverable	25.30	31.62	31.92
Balances with government authorities	103.32	388.61	204.00
	<b>3,258.32</b>	<b>3,050.19</b>	<b>2,478.73</b>
Less : Allowance for Impairment on doubtful advances (net)	(53.92)	(32.72)	(18.32)
	<b>3,204.40</b>	<b>3,017.47</b>	<b>2,460.41</b>

15 Equity Share capital	As at 31 March 2022		As at 31 March 2021		As at 1 April 2020	
Authorized shares	Number*	Amount	Number*	Amount	Number*	Amount
Equity shares of ₹ 10 each with voting rights	2,50,00,000	2,500.00	2,50,00,000	2,500.00	2,50,00,000	2,500.00
	<b>2,50,00,000</b>	<b>2,500.00</b>	<b>2,50,00,000</b>	<b>2,500.00</b>	<b>2,50,00,000</b>	<b>2,500.00</b>
Issued, subscribed and fully paid up						
Equity share capital of face value of ₹ 10 each	2,49,90,000	2,499	2,49,90,000	2,499.00	2,49,90,000	2,499
	<b>2,49,90,000</b>	<b>2,499</b>	<b>2,49,90,000</b>	<b>2,499</b>	<b>2,49,90,000</b>	<b>2,499</b>

a. Reconciliation of number of equity shares outstanding at the beginning and at the end of the year						
	As at 31 March 2022		As at 31 March 2021		As at 1 April 2020	
	Number*	Amount	Number*	Amount	Number*	Amount
Balance at the beginning of the year	2,49,90,000	2,499	2,49,90,000	2,499	2,49,90,000	2,499
Issued during the year	-	-	-	-	-	-
<b>Balance at the end of the year</b>	<b>2,49,90,000</b>	<b>2,499</b>	<b>2,49,90,000</b>	<b>2,499</b>	<b>2,49,90,000</b>	<b>2,499</b>

\* These are in absolute numbers

#### b. Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividend in Indian rupees. The dividend proposed by the Board of Directors in any financial year is subject to the approval of the shareholders in the ensuing Annual General Meeting, except interim dividend. 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 all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders. The equity shares shall be transferable subject to the provisions contained in the Articles of Association and in the agreements entered/to be entered into with the investors/shareholders from time to time.

#### c. Details of shares held by Holding Company and shareholders holding more than 5% shares in the Company

Details of shares held by Holding Companies and Shareholders holding more than 5% shares in the Company						
Name of the equity shareholder (Promotor)	As at 31 March 2022		As at 31 March 2021		As at 1 April 2020	
	Number*	%	Number*	%	Number*	%
Signatureglobal (India) Limited (Formerly known as Signatureglobal (India) private Limited)**	2,49,90,000		1,74,75,000		1,74,75,000	
		100.00%		69.92%		69.92%
Geeta Devi Aggarwal	-	-	-	-	37,19,800	14.89%
Rashmi Aggarwal	-	-	18,78,750	7.52%	-	-
Bhawana Aggarwal	-	-	18,78,750	7.52%	-	-
Madhu Aggarwal	-	-	18,78,750	7.52%	-	-
Shilpa Aggarwal	-	-	18,78,750	7.52%	-	-
	<b>2,49,90,000</b>	<b>100.00%</b>	<b>2,49,90,000</b>	<b>100.00%</b>	<b>2,11,94,800</b>	<b>84.81%</b>

\* These are in absolute numbers

\*\* 10 share is held by Mr. Ravi Aggarwal as a nominee of Signatureglobal (India) Limited (formerly known as Signatureglobal (India) Private Limited)

d. There are no equity shares have been issued for consideration other than cash also there are no equity shares which are reserve for issue under any option.



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**16 Other Equity****Deficit in the statement of profit and loss**

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Opening balance	(473.15)	(389.61)	(660.64)
Add: Loss for the year	292.09	(96.79)	269.73
Add: Other comprehensive income for the year (net of tax impact)	(0.03)	13.25	1.29
<b>Closing balance (A)</b>	<b>(181.09)</b>	<b>(473.15)</b>	<b>(389.61)</b>
<b>Total (A)</b>	<b>(181.09)</b>	<b>(473.15)</b>	<b>(389.61)</b>

**17 Borrowings****Long term Borrowing**

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Indian rupees loan from bank (a)	-	-	11.67
Indian rupees loan from others (b)	478.95	-	-
	<b>478.95</b>	<b>-</b>	<b>11.67</b>

(a) Vehicle loan of ₹ 1,167,420 (Previous year ₹ 2,240,075) from HDFC Bank Limited, is secured by hypothecation of Motor Vehicle purchased there under. The loan is repayable in total 36 equal monthly installments of ₹ 101,820 each including interest. Interest rate being 8.50% p.a. As on 31st March 2022, Nil installments are outstanding but not due. (12 installments as on 31 March 2021, 24 installments as on 1 April 2020)

(b) Term Loan from Tata Capital Financial Services Limited

During the year, Company has availed the term loan facility from Tata Capital financial services limited of Rs. 2000 Lacs @ Effective interest rate 14.31% for following Orchard Avenue 2 Project. Term loan tenure shall be 24 months and shall be reduced by equal amount in 4 Subsequent half years, further, All receivables of the project Orchard Avenue 2 and any other inflows related to the project will be paid into an escrow account maintained with a Yes bank and monitored by TCFSL, 30% of the cash flows in the said Escrow account will be first use for Servicing the debt of TCFSL and any excess of cash flows over and above 30% shall be released to Borrower. Upto 31st March 2022, Rs. 20 Crores have been disbursed to SignatureBuilder Private Limited. As on 31 March 2022, outstanding amount is Rs. 1071.16 Lacs (Outstanding figures represent outstanding borrowings before adjusting loan issue cost) (P.Y Nil)

Company has provided following security mainly:-

(i) First & exclusive charge by way of Equitable Mortgage on Freehold land (admeasuring approx. 5 acres) along with buildings constructed/to be constructed known as Project "Orchard Avenue 2" along with all existing / future potential FSI, TDR, Development rights, benefits, title and interest thereon along-with proportionate and applicable parking slots, situated at Sector 93, Hayatpur, Gurugram, Haryana-122103 owned by the Company.

(b) Hypothecation and escrow of - Escrow of "Eligible Receivables" from the Project "Orchard Avenue 2". Eligible receivables shall mean all the receivables and inflows from secured properties which are available to the mortgagor in accordance with the Real Estate (Regulation and Development) Act, 2016.

(iii) Corporate Guarantee of Signatureglobal (India) Limited (Formerly known as Signatureglobal (India) private Limited)

(iv) Personal Guarantee of Directors & Promoters Mr. Ravi Aggarwal, Mr. Lalit Aggarwal, Mr. Pradeep, Aggarwal, Mr. Devender Aggarwal.

**18 Other Non current financial liabilities**

Security deposit from customers

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
	345.36	189.98	194.90
	<b>345.36</b>	<b>189.98</b>	<b>194.90</b>

**19 Provisions****Provision for employee benefits (a)**

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Gratuity	49.97	39.06	43.47
Compensated absences	28.63	25.49	37.56
	<b>78.60</b>	<b>64.55</b>	<b>81.03</b>

(a) Refer note 38

**20 Short term borrowings****Secured**

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Overdraft facility from bank	-	-	-
Buyer's Credit Facility	-	680.99	707.21
Current maturities of long term borrowings from others (a)	571.17	11.67	10.73

**Unsecured**

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Indian rupee loan from related parties (b)	132.60	832.73	458.96
	<b>703.77</b>	<b>1,525.39</b>	<b>1,176.90</b>

**Total (Long term + Short term borrowing)**

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
	<b>1,182.72</b>	<b>1,525.39</b>	<b>1,188.57</b>

(a) Refer note 17

(b) In the absence of any stipulation regarding repayment the said loan being repayable on demand have been treated as short term in nature. The said loans and the terms & conditions are subject to confirmation from the respective parties.

**21 Trade payables\***

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Due to micro and small enterprises	134.97	205.58	218.85
Due to others (a)	1,438.69	2,568.95	3,079.30
	<b>1,573.66</b>	<b>2,774.53</b>	<b>3,298.15</b>

On the basis of confirmation obtained from suppliers who have registered themselves under the Micro, Small and Medium Enterprise Development Act, 2006 (MSMED Act, 2006) and based on the information available with the Company, the following are the details:



*[Handwritten signature]*

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	134.97	205.58	218.85
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-	-
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act;	-	-	-
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	-	-	-
v) the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23	-	-	-
	<b>134.97</b>	<b>205.58</b>	<b>218.85</b>

#### Trade payable aging schedule as at 31st March 2022

Particulars	Not due	Outstanding for following periods from due date of payment					above 3 years	Total
		Unbilled dues	Less than 1 year	1-2 Years	2-3 Years			
Micro and Small Enterprises ("MSME")	55.07	5.30	74.04	0.09	0.47			134.97
Others	188.66	454.77	679.55	3.06	91.13	21.52		1,438.69
	<b>243.73</b>	<b>460.07</b>	<b>753.59</b>	<b>3.15</b>	<b>91.60</b>	<b>21.52</b>		<b>1,573.66</b>

#### Trade payable aging schedule as at 31st March 2021

Particulars	Not due	Outstanding for following periods from due date of payment					above 3 years	Total
		Unbilled dues	Less than 1 year	1-2 Years	2-3 Years			
Micro and Small Enterprises ("MSME")	54.05	3.28	129.42	4.35	12.34	2.15		205.58
Others	479.45	301.48	1,395.36	352.37	18.22	22.06		2,568.95
	<b>533.50</b>	<b>304.76</b>	<b>1,524.78</b>	<b>356.72</b>	<b>30.56</b>	<b>24.21</b>		<b>2,774.53</b>

#### Trade payable aging schedule as at 1st April 2020

Particulars	Not due	Outstanding for following periods from due date of payment					above 3 years	Total
		Unbilled dues	Less than 1 year	1-2 Years	2-3 Years			
Micro and Small Enterprises ("MSME")	32.64	2.47	169.76	12.20	1.63	0.16		218.85
Others	699.02	417.79	1,883.50	42.87	34.20	1.91		3,079.30
	<b>731.66</b>	<b>420.26</b>	<b>2,053.26</b>	<b>55.07</b>	<b>35.83</b>	<b>2.07</b>		<b>3,298.15</b>

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
(a) Includes Deferred payment liabilities represents the external development charges payable to the government authorities with following term	-	716.89	859.53

#### Terms of repayment

Deferred payment liabilities- 1			
Number of installments	10	10	10
Installment Amount (Rs. in lacs)	35.82	35.82	35.82
Number of Installments due	-	3	1
Number of Installments outstanding but not due	-	1	3
Deferred payment liabilities- 2			
Number of installments	10	10	10
Installment Amount (Rs. in lacs)	59.69	59.69	59.69
Number of Installments due	-	4	2
Number of Installments outstanding but not due	-	5	7
Deferred payment liabilities- 3			
Number of installments	-	-	10.00
Installment Amount (Rs. in lacs)	-	-	59.69
Number of Installments due	-	-	2.00
Number of Installments outstanding but not due	-	-	1.00
Deferred payment liabilities- 4			
Number of installments	-	-	-
Installment Amount (Rs. in lacs)	-	-	-
Number of Installments due	-	-	-
Number of Installments outstanding but not due	-	-	-

\*Includes payable against retention liability

#### 22 Other Financial liabilities

	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Interest accrued but not due on borrowings	-	0.07	0.13
Security deposits	-	45.00	45.00
Book overdraft*	1,597.90	135.42	15.55
Payable to employees	34.61	46.83	11.46
Customer Advance refundable (a)	762.31	167.25	198.37
Capital Goods Payable	-	-	-
Other Payable	2.61	2.60	3.28
	<b>2,397.63</b>	<b>397.17</b>	<b>273.79</b>

\*includes cheque issued but not presented for payments

(a) Includes refundable to customers against cancellation (P.Y. further includes amount collected & deposited under protest with haryana state department for which the final assesment completed & liability to the extent excess provided was written back.



**23 Other current liabilities**

Advance received from customers (a)  
Statutory dues payable

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
25,026.72	34,723.13	27,860.83
64.21	39.18	161.22
<b>25,090.93</b>	<b>34,762.31</b>	<b>28,022.05</b>

(a) (i) Reconciliation of income received in advance:

**Balance at the beginning of the year**

Add: Advances received during the year

Less: Revenue recognised during the year

**Balance at the end of the year**

<b>34,723.13</b>	<b>27,860.83</b>	<b>21,051.35</b>
7,291.80	7,333.68	8,540.39
(16,988.21)	(471.37)	(1,730.91)
<b>25,026.72</b>	<b>34,723.13</b>	<b>27,860.83</b>

**24 Income tax liabilities**

Income tax payable (Net)

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
-	-	-

**25 Short term provisions**

Provision for employee benefits (a)

Gratuity

Compensated absences

Provision for CSR \*

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
1.38	1.37	0.94
1.04	1.63	1.65
-	-	-
<b>2.42</b>	<b>3.00</b>	<b>2.59</b>

(a) Refer note 38

\* Corporate social responsibility

Amount require to be spent by the company during the year

Amount of actual expenditure

**Shortfall at end of the year**

Total of previous year shortfall

Excess expenditure carried forward to next year

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
5.45	15.61	20.37
27.69	18.07	26.36
Nil	Nil	5.99
-	-	-5.97
22.24	-	-

**Reason for shortfall**

**Nature of CSR activities**

Promotion of education

Eradicating extreme hunger and poverty

Combating other diseases

Others

**Contribution to a trust controlled by the company in relation to CSR expenditure**

Signatureglobal foundation trust

As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
NA	NA	NA
-	-	11.00
-	0.74	1.80
-	1.18	-
14.21	3.00	6.63
-	9.48	6.82
13.48	3.66	0.11

\*Calculated on the basis of audited financial statements under Indian GAAP as applicable in previous years



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# Signature Builders Private Limited

## Summary of significant accounting policies and other explanatory information for the year ended 31 March 2022

(All amounts are in INR), unless otherwise specified

### 26 Revenue from operations

#### Operating revenue

Revenue from real estate projects

#### Other operating revenue

Sale of construction material

Forfeiture income

Other income from customers

For the year ended  
31 March 2022

For the year ended  
31 March 2021

16,988.21

471.37

28.80

42.43

290.56

52.66

17,307.57

2.10

568.56

### 27 Other income

Interest income on:

Bank deposits

Loan Given

Delay payment by customer

Financial asset measured at amortised cost

Income tax refunds

Profit on sale of PPE

Rental income

Recovery of Bad debts written off

Excess liability provision written back

Miscellaneous income

For the year ended  
31 March 2022

For the year ended  
31 March 2021

86.98

47.19

516.23

459.95

141.82

69.03

-

-

1.21

-

-

-

67.78

90.37

23.21

-

51.83

-

3.45

0.16

892.51

666.70

### 28 Cost of sale

Project expenses incurred during the year

Project Land cost

Cost of Material and Contract service charges

Direct Labour Expenses

Other Construction Expenses

Finance & Incidental Cost

Depreciation on Fixed Assets

Maintenance expenses

Total (a)

For the year ended  
31 March 2022

For the year ended  
31 March 2021

4,432.34

690.11

3,416.34

3,368.94

147.73

140.65

207.68

239.06

172.00

61.91

11.48

18.97

167.57

56.88

8,585.14

4,576.52

Change in inventory

Inventory at the beginning of the year

Add: Project Expenses Incurred

Less: Cost against Revenue Recognised

Inventory at the end of the year

Total (b)

Total (a+b)

30,337.53

26,070.95

8,585.14

4,576.52

(16,043.76)

(309.94)

22,878.91

30,337.53

7,458.62

(4,266.58)

16,043.76

309.94

### 29 Employee benefits expense

Salaries, wages and bonus

Contribution to provident and other funds

Gratuity expenses

Staff welfare expenses

Less : Amount transferred to projects in progress

For the year ended  
31 March 2022

For the year ended  
31 March 2021

562.58

555.76

8.27

7.59

9.77

15.42

13.48

5.11

(147.73)

(140.65)

446.37

443.23

### 30 Finance costs

Interest expense

Other borrowing costs

Less : Amount transferred to projects in progress

For the year ended  
31 March 2022

For the year ended  
31 March 2021

377.82

106.06

23.30

-

(172.00)

(61.91)

229.12

44.15

### 31 Depreciation and Amortisation

Depreciation on Tangible Assets

Depreciation on Intangible Assets

For the year ended  
31 March 2022

For the year ended  
31 March 2021

101.00

181.26

1.42

4.57

102.42

185.83



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**32 Other expenses**

Rent	18.02	22.35
Rates and taxes	109.04	8.65
Repair and maintenance - office	1.27	5.00
Security charges	-	7.16
Advertisement and publicity	48.06	50.78
Business promotion	-	1.33
Business support services (#)	50.34	34.04
Commission and brokerage	136.76	60.70
Corporate Social Responsibility	27.69	18.07
Donation	0.02	0.15
Provision for ECL on advances/ balance written off	34.95	14.40
Project management cost	11.80	11.80
Travelling and conveyance	4.22	-
Legal and professional fees	167.27	32.84
Payments to auditors*	1.50	1.50
House keeping expenses	2.94	-
Bank charges	0.24	0.14
Printing and stationery	3.14	1.49
Power and fuel	-	-
Foreign Exchange loss	-	-
Miscellaneous expenses	29.66	31.74
	<b>646.92</b>	<b>302.14</b>

# Includes reimbursement of expense against Rent, Maintenance, Security, Power & Housekeeping charges

**\*Remuneration to auditors comprises of:**

Audit fees	1.00	1.00
Tax audit	0.50	0.50
Reimbursement of expenses	-	-
	<b>1.50</b>	<b>1.50</b>

**33 Income tax****Tax expense comprises of:**

Current tax	-	-
Deferred tax credit	439.40	46.78
Earlier years tax adjustments (net)	-	(0.02)
Minimum Alternative Tax	-	-

**Income tax expense reported in the statement of profit and loss**

**439.40** **46.75**

**Deferred tax credit****Income tax expense reported in the Other comprehensive income**

**0.01** **(5.45)**  
**0.01** **(5.45)**

The major components of income tax expense and the reconciliation of expected tax expense based on the domestic effective tax rate of the Company and the reported tax expense in profit or loss are as follows:

Effective Income Tax Rate	25.168%	29.120%
Accounting profit before income tax	<b>731.49</b>	<b>(50.03)</b>
At India's statutory income tax rate	184.10	(14.57)
Tax effect of amounts which are not deductible (taxable) in calculating taxable income:		
Item on which deferred tax has not been created (including effect of tax incentive)	-	54.99
Tax impact of expenses which will never be allowed	129.63	6.35
Effect of tax incentive	-	-
Earlier years tax adjustments (net)	-	(0.02)
Impact of change in tax rate	125.67	-
Others	0.00	(0.00)
Income tax expense	<b>439.40</b>	<b>46.75</b>

**34 Earnings per share**

Net loss attributable to equity shareholders	292.09	(96.79)
Nominal value of equity share in ₹	10.00	10.00
Total number of equity shares outstanding at the beginning of the year*	2,49,90,000	2,49,90,000
Total number of equity shares outstanding at the end of the year*	2,49,90,000	2,49,90,000
Weighted average number of equity shares*	2,49,90,000	2,49,90,000
Basic and diluted	1.17	(0.39)

\* These are in absolute numbers



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**Signature Builders Private Limited**  
**Notes to the financial statements for the year ended 31 March 2022**  
*(All amounts are in INR, unless otherwise specified)*

**35 Financial instruments**

**i) Financial assets and liabilities**

The carrying amounts of financial instruments by category are as follows:

Particulars	As at 31 March 2022	As at 31 March 2022	As at 31 March 2021	As at 31 March 2021	As at 1 April 2020	As at 1 April 2020
	Amortised cost	FVTOCI	Amortised cost	FVTOCI	Amortised cost	FVTOCI
<b>Financial assets</b>						
Investments	0.01	3.94	0.01	1.59	0.01	1.32
Trade Receivables	607.92	-	205.35	-	121.24	-
Loans	824.03	-	4,171.61	-	4,319.35	-
Cash and cash equivalents	1,522.36	-	1,090.90	-	266.14	-
Other Bank Balances	1,595.55	-	739.88	-	101.80	-
Other financial assets	1,726.95	-	684.94	-	117.73	-
<b>Total financial assets</b>	<b>6,276.82</b>	<b>3.94</b>	<b>6,892.69</b>	<b>1.59</b>	<b>4,926.27</b>	<b>1.32</b>
<b>Financial liabilities</b>						
Borrowings	1,182.72	-	1,525.39	-	1,188.57	-
Lease liabilities	-	-	-	-	-	-
Trade payables	1,573.66	-	2,774.52	-	3,298.15	-
Other financial liabilities	2,742.99	-	587.14	-	468.69	-
<b>Total financial liabilities</b>	<b>5,499.38</b>	<b>-</b>	<b>4,887.06</b>	<b>-</b>	<b>4,955.41</b>	<b>-</b>

**ii) Fair value hierarchy**

Financial assets and financial liabilities are measured at fair value in the financial statements and are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: Quoted prices (unadjusted) in active markets for financial instruments.

Level 2: Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

Level 3: Inputs which are not based on observable market data (unobservable inputs). The input factors considered are Estimated cash flows and other assumptions.

Financial assets measured at fair value- recurring fair value measurements

Investment valued at FVTOCI	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Level-1	-	3.94	1.59
Level-2	-	-	-
Level-3	-	-	-

**Valuation technique used to determine fair value**

Specific valuation techniques used to value financial instruments include:

(i) the use of Quoted market rate for investment in equity instruments

**Fair value of instruments measured at amortised cost**

Fair value of instruments measured at amortised cost for which fair value is disclosed is as follows, these fair values are calculated using Level 3 inputs.

Particulars	As at 31 March 2022		As at 31 March 2021		As at 1 April 2020	
	Carrying value	Fair value*	Carrying value	Fair value*	Carrying value	Fair value*
<b>Financial assets</b>						
Investments	0.01	0.01	0.01	0.01	0.01	0.01
Trade Receivables	607.92	607.92	205.35	205.35	121.24	121.24
Loans	824.03	824.03	4,171.61	4,171.61	4,319.35	4,319.35
Cash and cash equivalents	1,522.36	1,522.36	1,090.90	1,090.90	266.14	266.14
Other Bank Balances	1,595.55	1,595.55	739.88	739.88	101.80	101.80
Other financial assets	1,726.95	1,726.95	684.94	684.94	117.73	117.73
<b>Total financial assets</b>	<b>6,276.82</b>	<b>6,276.82</b>	<b>6,892.69</b>	<b>6,892.69</b>	<b>4,926.27</b>	<b>4,926.27</b>
<b>Financial liabilities</b>						
Borrowings	1,182.72	1,182.72	1,525.39	1,525.39	1,188.57	1,188.57
Lease liabilities	-	-	-	-	-	-
Trade payables	1,573.66	1,573.66	2,774.52	2,774.52	3,298.15	3,298.15
Other financial liabilities	2,742.99	2,742.99	587.14	587.14	468.69	468.69
<b>Total financial liabilities</b>	<b>5,499.38</b>	<b>5,499.38</b>	<b>4,887.06</b>	<b>4,887.06</b>	<b>4,955.41</b>	<b>4,955.41</b>

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents, loans and other financial assets measured at amortised cost	Ageing analysis	Diversification of bank deposits and regular monitoring
Liquidity risk	Borrowings, lease liabilities and other financial liabilities	Cash flow forecasts	Availability of funds and credit facilities.
Market risk - interest rate	Variable rates borrowings	Sensitivity analysis	Negotiation of terms that reflect the market factors

**A) Credit risk**

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial asset fails to meet its contractual obligations. The Company's exposure to credit risk is influenced mainly by the individual characteristics of each financial asset. The carrying amounts of financial assets represent the maximum credit risk exposure. The Company monitors its exposure to credit risk on an ongoing basis.

**a) Credit risk management**

**i) Credit risk rating**

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

B: Moderate credit risk

C: High credit risk

The Company provides for expected credit loss based on the following:

Asset group/s	Basis of categorisation	Provision for expected credit loss
Low credit risk	Cash and cash equivalents, loans, and other financial assets	12 months expected credit loss

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Credit rating	Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Low credit risk	Cash and cash equivalents, loans and other financial assets	6,276.81	6,892.68	4,926.26

Cash and cash equivalents include bank balances

Credit risk related to cash and cash equivalents and bank deposits is managed by only diversifying bank deposits and accounts in different banks. Credit risk is considered low because the Company deals with reputed banks.



#### Loans and other financial assets

Loans and other financial assets measured at amortized cost includes security deposits and other receivables. Credit risk related to these financial assets is managed by monitoring the recoverability of such amounts continuously. Credit risk is considered low because the Company is in possession of the underlying asset. Further, the Company creates provision by assessing individual financial asset for expectation of any credit loss basis expected credit loss model.

#### ii) Concentration of financial assets

The Company carries on the business as a real estate developer. Loans and other financial assets majorly represents loans to related parties and deposits given for business purposes.

#### b) Credit risk exposure

##### i) Provision for expected credit losses

The Company provides for 12 month expected credit losses for following financial assets:

##### As at 31 March 2022

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	1,522.36	-	1,522.36
Other bank balances	1,595.55	-	1,595.55
Trade receivables	607.92	-	607.92
Loans	824.03	-	824.03
Other financial assets	1,726.95	-	1,726.95

##### As at 31 March 2021

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	1,090.90	-	1,090.90
Other bank balances	739.88	-	739.88
Trade receivables	205.35	-	205.35
Loans	4,171.61	-	4,171.61
Other financial assets	684.94	-	684.94

##### As at 1 April 2020

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	266.14	-	266.14
Other bank balances	101.80	-	101.80
Trade receivables	121.24	-	121.24
Loans	4,319.35	-	4,319.35
Other financial assets	117.73	-	117.73

#### B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

#### Maturities of financial liabilities

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities.

31 March 2022	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Non-derivatives					
Borrowings	815.94	533.82	-	-	1,339.76
Trade payable	1,573.66	-	-	-	1,573.66
Lease liabilities	-	-	-	-	-
Other financial liabilities	2,742.99	-	-	-	2,742.99
Total	5,132.59	533.82	-	-	5,656.41

31 March 2021	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Non-derivatives					
Borrowings	1,525.94	-	-	-	1,525.94
Trade payable	2,774.52	-	-	-	2,774.52
Lease liabilities	-	-	-	-	-
Other financial liabilities	587.14	-	-	-	587.14
Total	4,887.60	-	-	-	4,887.60

1 April 2020	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
Non-derivatives					
Borrowings	1,178.39	12.22	-	-	1,190.61
Trade payable	3,298.15	-	-	-	3,298
Lease liabilities	-	-	-	-	-
Other financial liabilities	468.69	-	-	-	469
Total	4,945.23	12.22	-	-	4,957

The Company had access to following funding facilities :

##### As at 31 March 2022

Funding facilities	Total facilities	Drawn	Undrawn
Less than 1 year	-	-	-
Above 1 year	2,000.00	2,000.00	-
Total	2,000.00	2,000.00	-

##### As at 31 March 2021

Funding facilities	Total facilities	Drawn	Undrawn
Less than 1 year	-	-	-
Above 1 year	-	-	-
Total	-	-	-

##### As at 1 April 2020

Funding facilities	Total facilities	Drawn	Undrawn
Less than 1 year	-	-	-
Above 1 year	-	-	-
Total	-	-	-



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**C) Market risk****Interest rate risk****i) Liabilities**

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 debt obligations with floating interest rates. The Company manages its interest rates by selection appropriate type of borrowings and by negotiation with the bankers.

**Interest rate risk exposure**

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Secured term Variable rate borrowings	1,050.12	-	-

**Sensitivity**

Profit or loss and equity is not sensitive to higher/ lower interest expense from borrowings as a result of changes in interest rates on year to year basis. Since Under Ind AS 115, Company recognised revenue on completion basis, interest cost (against specified project) shall impact Profit/loss in accordance with Revenue policy. Following shall be the impact of variation in interest rate:

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Increase in borrowing rate by 1%	10.50	-	-
Decrease in borrowing rate by 1%	(10.50)	-	-

**ii) Assets**

The Company's fixed deposits are carried at amortised cost and are fixed rate deposits. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

**D) Market Risk****Foreign currency risk**

Foreign currency risk is the risk that the fair value of future cash flows of financial instruments will fluctuate because of the change in foreign currency exchange rates. The Company has imported construction machineries and is exposed to foreign exchange risk arising from foreign currency transactions. The Company is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to US Dollar.

**Foreign currency risk exposure:**

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Foreign currency credit facility (including finance cost accrued) (USD\$)	-	9,31,454	9,34,656

**Sensitivity**

The sensitivity of profit or loss to changes in the exchange rates arises mainly from foreign currency denominated financial instruments.

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
USD Sensitivity			
INR/ USD- increase by 5%	-	(34.05)	(35.36)
INR/ USD- decrease by 5%	-	34.05	35.36



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## Signature Builders Private Limited

### Summary of significant accounting policies and other explanatory information for the year ended 31 March 2022

(All amounts are in lac(₹), unless otherwise specified)

#### Related Party Transactions

In accordance with the requirements of Ind AS 24, 'Related Party Disclosures', the names of the related party where control exists/able to exercise significant influence along with the transactions and year-end balances with them as identified and certified by the management are given below:

#### a) Details of Related Parties:

Names of related parties	Description of relationship
<b>1. Key Managerial Persons</b>	
Mr. Ravi Aggarwal	Directors & Key management personnel (KMP)
Mr. Kailash Chander Batra	Directors & Key management personnel (KMP)
Mr. Devender Aggarwal	Directors & Key management personnel (KMP)
Mr. Nikhil Aggarwal	Relative of KMP
Signatureglobal (India) Limited (Formerly Known as Signatureglobal (India) Private Limited)	Holding Company
Rose Building Solutions Private Limited	Fellow Subsidiary
Forever Buildtech Private Limited	Fellow Subsidiary
Maa Vaishno Net-Tech Private Limited	Fellow Subsidiary
Fantabulous town Developers Private limited	Fellow Subsidiary
Signatureglobal Developer Private Limited	Fellow Subsidiary
Signatureglobal Homes Private Limited	Fellow Subsidiary
Sternal Buildcon Private Limited	Fellow Subsidiary
Signature InfraBuild Private Limited	Fellow Subsidiary
Signatureglobal Business Park Private Limited	Fellow Subsidiary
JMK Holdings Private Limited	Fellow Subsidiary
Indeed Fincap Private Limited	Fellow Subsidiary
Signatureglobal Comtrade Private Limited	Enterprise over which KMP having Significant Influence
Signatureglobal Securities Private Limited	Enterprise over which KMP having Significant Influence
Signatureglobal Securities (IFSC) Private Limited	Enterprise over which KMP having Significant Influence
Signatureglobal Marketing Solutions Private Limited	Enterprise over which KMP having Significant Influence
Southern Gurugram Farms Private Limited (Formerly Known as Signatureglobal Capital Private Limited)	Enterprise over which KMP having Significant Influence
Sarvpriya Securities Private Limited	Enterprise over which KMP having Significant Influence
Skyfull Maintenance Services Private Limited	Enterprise over which KMP having Significant Influence
Signatureglobal Foundation Trust	Trustee

#### b) Statement of transactions with related parties -

Particulars	For the year ended 31st March 2022	For the year ended 31st March 2021
<b>Administrative Charges On Material</b>		
Signatureglobal (India) Limited	12.72	21.15
<b>Business Support Services</b>		
Signatureglobal (India) Limited	50.34	34.04
<b>Commission &amp; Brokerage paid</b>		
Signatureglobal Marketing Solutions Private Limited	-	8.83
<b>CSR Contribution</b>		
Signatureglobal Foundation Trust	13.48	3.66
<b>Project Maintenance Expense</b>		
Skyfull Maintenance Services Private Limited	173.10	56.89
Signatureglobal (India) Limited	11.80	10.00
<b>Branding Fees Expense</b>		
Signatureglobal (India) Limited	47.20	40.00
<b>Purchase of Construction Material</b>		
Signatureglobal (India) Limited	30.42	187.21
JMK Holdings Private Limited	2.89	0.78
<b>Construction cost</b>		
Signatureglobal (India) Limited	1,346.04	794.16
<b>Reimbursement of Expense Payable</b>		
Signatureglobal (India) Limited	19.06	8.72
Sarvpriya Securities Private Limited	-	0.02
Signatureglobal Developers Private Limited	62.04	-



<b>Reimbursement of Expense Recovered</b>		
Signature Infrabuild Private Limited	225.83	-
Signatureglobal Developers Private Limited	0.35	0.05
Forever buildtech Private Limited	0.59	-
Sternal Buildcon Private Limited	-	-
Signatureglobal (India) Limited	3.87	-
JMK Holdings Private Limited	-	-
Skyfull Maintenance Services Private Limited	100.95	92.40
<b>Purchase of Shops &amp; Rights</b>		
Sarvpriya Securities Private Limited	-	16.88
<b>Repair &amp; Maintenance</b>		
Signatureglobal Developers Private Limited	-	0.59
<b>Rent Income</b>		
Maa Vaishno Net-Tech Private Limited	67.78	90.368
<b>Testing Charges paid</b>		
JMK Holdings Private Limited	0.32	-
<b>Sale of Construction Material</b>		
JMK Holdings Private Limited	0.68	-
Signatureglobal (India) Limited	1.54	16.51
<b>Sale of Property, Plant &amp; Equipment</b>		
Signatureglobal (India) Limited	359.00	-
<b>Interest Paid</b>		
Signatureglobal (India) Limited	24.33	37.30
<b>Interest Received</b>		
Indeed Fincap Private Limited	492.34	280.16
Southern Gurugram Farms Private Limited (Formerly Known as Signatureglobal Capital Private Limited)	23.89	179.79
<b>Loan Given</b>		
Indeed Fincap Private Limited	3,880.00	2,380.00
Southern Gurugram Farms Private Limited (formerly Known as Signatureglobal Capital Private Limited)	50.00	-
<b>Loan Recovered</b>		
Indeed Fincap Private Limited	6,861.23	1,523.20
Southern Gurugram Farms Private Limited (formerly Known as Signatureglobal Capital Private Limited)	932.57	1,430.00
<b>Loan Repaid (including TDS)</b>		
Signatureglobal (India) Limited	949.39	1,825.56
<b>Loan Taken</b>		
Signatureglobal (India) Limited	225.00	2,162.36

c.) The following transactions were carried out with Key Managerial Persons and relatives of Key Managerial persons:

Particulars	For the year ended 31st March 2022	For the year ended 31st March 2021
<b>Managerial Remuneration Paid</b>		
Mr. Devender Aggarwal	176.03	192.00
Nikhil Aggarwal	12.03	-



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d) Statement of balances outstanding -

Particulars	As on 31st March 2022	As on 31st March 2021	As on 1st April 2020
<b>Trade payables</b>			
Signatureglobal (India) Limited	41.27	-	-
JMK Holding Private Limited	-	2.94	1.95
Signatureglobal Developers Private Limited	-	0.65	1.22
Signatureglobal Marketing Solutions Private Limited	-	8.45	2.88
Sarvpriya Securities Private Limited	44.00	30.25	79.26
Skyfull Maintenance Services Private Limited	57.48	71.54	11.60
Signatureglobal Securities Private Limited	-	14.80	64.80
<b>Trade Receivable</b>			
Signatureglobal (India) Limited	429.17	-	-
Sternal Buildcon Private Limited	-	-	0.06
JMK Holding Private Limited	0.26	-	-
Maa Vaishno Net Tech Private Limited	178.48	105.28	113.31
Skyfull Maintenance Services Private Limited	-	100.07	7.67
<b>Property Advance</b>			
Sarvpriya Securities Private Limited	-	1,057.56	1,089.67
<b>Refundable Property Advance</b>			
Sarvpriya Securities Private Limited	600.00	-	-
<b>Advance to Supplier</b>			
Signatureglobal (India) Limited	1,685.68	-	-
<b>Security Deposit Taken</b>			
Signatureglobal (India) Limited	57.66	27.88	8.03
<b>Unsecured Loan Payable</b>			
Signatureglobal (India) Limited	-	700.06	326.18
<b>Unsecured Loan Recoverable</b>			
Indeed Fincap Private Limited	824.03	3,312.92	2,196.97
Southern Gurugram Farms Private Limited (formerly Known as Signatureglobal Capital Private Limited)	-	858.69	2,122.38
<b>Investments</b>			
Signatureglobal Foundation Trust	0.01	0.01	0.01
<b>Mobilization advances</b>			
Signatureglobal (India) Limited	391.64	478.60	-
<b>Corporate Guarantee Given</b>			
Signatureglobal (India) Limited	12,175.00	28,395.00	37,667.00
Sarvpriya Securities Private Limited	1,509.00	3,982.00	6,251.00
<b>Corporate Guarantee Taken</b>			
Signatureglobal (India) Limited (Formerly Known as Signatureglobal (India) Private Limited)	1,071.17	-	-

Managerial Remuneration Payable

Particulars*	As on 31st March 2022	As on 31st March 2021	As on 1st April 2020
Mr. Devender Aggarwal	-	13.10	-
Nikhil Aggarwal	0.84	-	-

\* Does not include the provision made for gratuity and compensated absences, as they are determined on an actuarial basis for all the employees together.

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**Signature Builders Private Limited**  
**Notes to the financial statements for the year ended 31 March 2022**

(All amounts are in INR ₹, unless otherwise specified)

**37 Capital management**

The Company's capital includes issued share capital and all other distributable reserves. The primary objective of the Company's capital management is to maximise shareholder value and to maintain an optimal capital structure to reduce the cost of capital. The Company has short term borrowings.

Companies Debt equity ratio is:

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Debt*	(818.59)	434.56	910.89
Equity	2,499.00	2,499.00	2,499.00
<b>Debt to equity ratio</b>	<b>-</b>	<b>0.17</b>	<b>0.36</b>

\* Debt includes short term borrowings + interest accrued - cash and cash equivalents

**38 Employee benefits**

The Company has adopted Indian Accounting Standard (Ind AS) - 19 on Employee Benefit as under :

**Defined contribution plans**

For the year ended  
31 March 2022

For the year ended  
31 March 2021

The company makes contribution towards employee's provident fund and employee's state insurance. The company has recognised following as contribution towards these schemes.

8.27

7.59

**Defined benefit plans**

**Gratuity**

The Company has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the Payment of Gratuity Act, 1972. The liability of Gratuity is recognized on the basis of actuarial valuation.

Salary increases	Actual salary increases will increase the plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Discount rate	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality & disability	Actual deaths and disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Withdrawals	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact plan's liability.

**Amounts recognised in the balance sheet:**

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Present value of the obligation	51.35	40.43	44.41
Current liability (amount due within one year)	1.38	1.37	0.94
Non-current liability (amount due over one year)	49.97	39.06	43.47

**Loss recognised in other comprehensive income:**

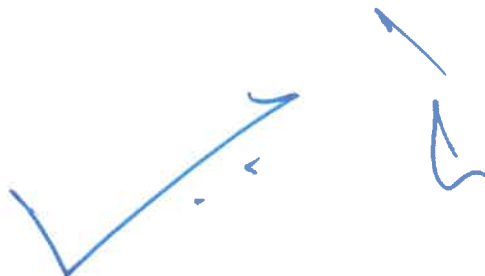
Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Actuarial loss recognised during the year	2.39	(18.43)

**Expenses recognised in statement of profit and loss**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Current service cost	6.47	13.22
Interest cost	2.63	2.89
<b>Cost recognised during the year</b>	<b>9.09</b>	<b>16.10</b>

**Movement in the liability recognised in the balance sheet is as under:**

Particulars	For the year ended 31 March 2022	For the year ended 31 March 2021
Present value of defined benefit obligation at the beginning of the year	40.43	44.41
Current service cost	6.47	13.22
Interest cost	2.63	2.89
Actuarial (gain)/loss net	-	(0.02)
Actuarial loss on arising from change in demographic assumption	-	1.67
Actuarial loss on arising from change in financial assumption	25.23	(20.08)
Actuarial loss on arising from experience adjustment	(22.84)	(1.65)
Benefits paid	(0.57)	-
<b>Present value of defined benefit obligation at the end of the year</b>	<b>51.35</b>	<b>40.43</b>



For determination of the liability of the Company the following actuarial assumptions were used:

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
Discount rate	7.25%	6.50%	6.80%
Salary escalation rate	12.00%	7.00%	7.00%
Retirement age (Years)	60 Years	60 Years	60 Years
Withdrawal rate			
Less than 30 years	15.00% to 11.50%	15.00% to 11.50%	15.00% to 11.50%
From 30 to less 44 years	11.50% to 6.25%	11.50% to 6.25%	11.50% to 6.25%
44 years and above	6.25% to 1.00%	6.25% to 1.00%	6.25% to 1.00%
Weighted average duration of PBO	19 Years	13 Years	10 Years

Mortality rates inclusive of provision for disability -100% of IALM (2012 – 14)

Maturity profile of defined benefit obligation:

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
1 year	1.38	1.37	0.94
2 to 5 year	8.40	7.40	7.07
6 - 10 years	6.06	9.79	6.95
10 years onwards	235.05	89.25	88.35

Sensitivity analysis for gratuity liability:

Particulars	As at 31 March 2022	As at 31 March 2021	As at 1 April 2020
<b>a) Impact of the change in discount rate</b>			
Present value of obligation at the end of the year			
Impact due to increase of 1 %	42.95	35.19	38.71
Impact due to decrease of 1 %	62.01	46.87	51.37
<b>b) Impact of the change in salary increase</b>			
Present value of obligation at the end of the year			
Impact due to increase of 1 %	59.96	45.58	49.86
Impact due to decrease of 1 %	43.77	36.21	39.94

Sensitivities due to mortality and withdrawals are not material. Hence impact of change is not calculated

Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement

Compensated absences (unfunded)

The leave obligations cover the Company's liability for sick and earned leaves. The Company does not have an unconditional right to defer settlement for the obligation shown as current provision balance above. However based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current.

	For the year ended 31 March 2022	For the year ended 31 March 2021
Following Amount of Compensated absences has been recognised in the statement of profit and loss.	3.51	(11.51)

### 39 Segment information

The company operates in a single reportable segment i.e. "real estate developer", for the purpose of Ind AS 108 "Operating Segment", is considered to be the only reportable business segment. The Company derives its major revenues from the activities related to real estate construction and its customers are in India only.

### 40 Contingent Liabilities and Commitments (As represented & certified by the management)

	31 March 2022	31 March 2021	1 April 2020
<b>(a) Contingent Liabilities</b>			
Disputed Demands of Customers excluding amounts not ascertainable*	-	-	-
Corporate Guarantees Given on behalf of related parties**	13,684.00	32,377.00	43,918.00
Bank Guarantees given on behalf of group companies	-	-	-
Disputed Taxation Matter	-	-	-
Disputed Land related Legal cases	-	-	-
	<b>13,684.00</b>	<b>32,377.00</b>	<b>43,918.00</b>
<b>(b) Commitments</b>			
Estimated amount of contracts remaining to be executed on capital account and not provided for	-	-	-
	<b>-</b>	<b>-</b>	<b>-</b>

\* As represented, there is no amount refundable/ payable over & above the amount accrued in the books.

\*\* Represents outstanding amount of the loan / balances guaranteed

### CIF Value Of Imports

#### For 31 March 2021

CIF value of capital goods imported is Rs. NIL/- (PY Rs. 70,055,862). Value of imported capital goods in transit as on 31 March 2021 is Rs. NIL.

#### For 1 April 2020

CIF value of capital goods imported is Rs.70,055,862/- (PY Rs. NIL). Value of imported capital goods in transit as on 31 March 2020 is Rs. NIL.



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**Disclosure under Ind AS 115 - Revenue from Contracts with Customer**

Disclosures with respect to Ind AS 115 are as follows:

**(a) Contract Assets and Contract Liabilities**

Particulars	31 March 2022	31 March 2021	1 April 2020
Trade receivable	-	-	-
Contract Assets - Accrued revenue	-	-	-
Contract Liabilities - Advance from customer	25,026.72	34,723.13	27,860.83

**(b) Movement of Contract liabilities**

Particulars	31 March 2022	31 March 2021	1 April 2020
Amounts included in contract liabilities at the beginning of the year	34,723.13	27,860.83	21,051.35
Amount received during the year	7,291.80	7,333.68	8,540.39
Performance obligations satisfied in current year	(16,988.21)	(471.37)	(1,730.91)
Amounts included in contract liabilities at the end of the year	25,026.72	34,723.13	27,860.83

**(c) Closing balances of assets recognised from costs incurred to obtain a contract with a customer**

Particulars	31 March 2022	31 March 2021	1 April 2020
Closing balances of assets recognised	23,129.73	30,555.81	26,252.85
Amortisation recognised during the year	16,157.21	342.11	1,069.47

The accounting ratios required under Schedule III of the companies act, 2013 given as follows:

**(a) Current ratio = Current assets divided by Current liabilities**

Particulars	31 March 2022	31 March 2021	1 April 2020
Current Assets	32,033.17	39,362.74	33,342.74
Current Liabilities	29,768.41	39,462.40	32,773.48
Ratio	1.08	1.00	1.02
%age change from previous year	7.34%	-1.46%	1.46%

Reason for change more than 25%: NA

**(b) Debt equity ratio = Total Debt divided by Total equity**

Particulars	31 March 2022	31 March 2021	1 April 2020
Total debt	1,182.72	1,525.39	1,188.57
Total equity	2,317.91	2,025.85	2,109.39
Ratio	0.51	0.75	0.56
%age change from previous year	32.23%	-33.63%	68.69%

Reason for change more than 25%: Debt equity ratio improved in 1 April 2020 & 31 March 2022 mainly due to the reason of recognition of revenue under Ind As 115 from real estate project improving total equity of the company. Further, In year March 2021, Company has started activities under new project against which company has availed unsecured loan from Holding company & administrative & selling expenses against these projects causing deterioration in Debt equity ratio.

**(c) Debt service coverage ratio = Earnings available for debt services divided by Total interest and principal payments**

Particulars	31 March 2022	31 March 2021
Profit / (Loss) after tax*	292.09	(96.79)
Add : Non cash operating expenses and finance cost		
Depreciation and amortisation*	102.42	185.83
Finance cost charged to Profit and loss	229.12	44.15
Earnings available for debt services*	623.63	133.19
Interest cost on borrowings (including charged to inventory)	368.69	68.99
Principal repayments	2,546.66	1,862.62
Total Interest and principal repayments	2,915.35	1,931.61
Ratio	0.21	0.07
%age change from previous year	210.22%	-48.67%

Reason for change more than 25%: Debt service coverage improved in 1 April 2020 & 31 March 2022 mainly due to the reason of recognition of revenue under Ind As 115 from real estate project improving total equity of the company.

**(d) Return on Equity Ratio / Return on Investment Ratio = Net profit after tax divided by Equity**

Particulars	31 March 2022	31 March 2021
Profit / (Loss) after tax*	292.09	(96.79)
Total equity	2,317.91	2,025.85
Ratio	12.60%	-4.78%
%age change from previous year	363.76%	-137.36%

Reason for change more than 25%: Return on equity ratio as on 31 March 2022 improved mainly due to the reason of recognition of revenue under Ind As 115 from real estate project improving total equity of the company.



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(e) Inventory Turnover Ratio = Cost of material consumed divided by closing inventory

Particulars	31 March 2022	31 March 2021
Cost of material consumed		
Closing inventory		
Ratio		NA
% age change from previous year		
Reason for change more than 25%: NA		

Note: Since company is engaged in Real estate project development services, this ratio is not applicable.

(f) Trade payables turnover ratio = Credit purchases divided by closing trade payables

Particulars	31 March 2022	31 March 2021
Credit purchases*	8,900.84	4,657.14
Closing average trade payables	2,174.09	3,036.34
Ratio	4.09	1.53
% age change from previous year	166.92%	37.35%

Reason for change more than 25%: Trade payable turnover ratio has been increase in current as well as in previous year due to improvement in realisation from customers and company has executed several land deeds for which several payments has been made within year.

\* Includes cost of material, collaboration, contract payments & other expenses.

(g) Net working capital Turnover Ratio = Sales divided by Net Working capital where net working capital = current assets - current liabilities

Particulars	31 March 2022	31 March 2021
Revenue from operations	17,307.57	568.56
Net working capital	2,264.77	100.35
Ratio	7.642	5.666
% age change from previous year	34.88%	78.53%

Reason for change more than 25%: Changes in Net working capital turnover in 01 April 2020, 31 March 2021 & 31 March 2022 mainly due to the reason of recognition of revenue under Ind As 115 from real estate project improving Revenue from operations.

(h) Net profit ratio = Net profit after tax divided by Sales

Particulars	31 March 2022	31 March 2021
Profit / (Loss) after tax*	292.09	(96.79)
Revenue from operations*	17,307.57	568.56
Ratio	1.69%	-17.02%
% age change from previous year	-109.91%	-214.02%

Reason for change more than 25%: Changes in Net working capital turnover in 01 April 2020, 31 March 2021 & 31 March 2022 mainly due to the reason of recognition of revenue under Ind As 115 from real estate project improving Profitability of company.

(i) Return on Capital employed = Earnings before interest and taxes (EBIT) divided by Capital Employed

Particulars	31 March 2022	31 March 2021
Profit / (Loss) after tax* (A)	292.09	(96.79)
Finance costs* (B)	229.12	44.15
Tax cost* (C)	439.40	46.76
EBIT (D) = (A)+(B)-(C)	960.62	(5.87)
Total Equity (E)	2,317.91	2,025.85
Borrowings (F)	1,182.72	1,325.39
Intangible assets (including deferred tax) (G)	488.38	929.20
Capital Employed (H)=(E)+(F)-(G)	3,012.25	2,622.04
Ratio (D)/(H)	31.89%	-0.22%
% age change from previous year	-14340.97%	-101.28%

Reason for change more than 25%: Changes in Return on capital employed in 01 April 2020, 31 March 2021 & 31 March 2022 mainly due to the reason of new project launch and recognition of revenue under Ind As 115 from real estate project improving Profitability of company.

(j) Return on investment = Earnings before interest and taxes (EBIT) divided by total fixed assets

Particulars	31 March 2022	31 March 2021
Profit / (Loss) after tax* (A)	292.09	(96.79)
Finance costs* (B)	229.12	44.15
Tax cost* (C)	439.40	46.76
EBIT (D) = (A)+(B)-(C)	960.62	(5.87)
Property, plant & equipment (E)	9.78	504.31
Capital work-in-progress (F)	-	-
Intangible assets (G)	1.79	3.21
Intangible assets under development (H)	-	-
Total Investment (I)=(E)+(F)+(G)+(H)	11.57	507.52
Ratio (D)/(I)	83.05	(0.01)
% age change from previous year	-717927.10%	-102.03%

Reason for change more than 25%: Changes in Return on investment in 01 April 2020, 31 March 2021 & 31 March 2022 mainly due reduction in property, plant and equipments & to the reason of new project launch and recognition of revenue under Ind As 115 from real estate project improving Profitability of company.



#### 42 Other information

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company did not have any transactions with Companies struck off.
- (iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the respective financial years / period.
- (v) 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
- (vi) 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 does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (viii) The Company has not been declared willful defaulter by any bank or financial Institution or other lender.
- (ix) The Company does not have any Scheme of Arrangements which have been approved by the Competent Authority in terms of sections 230 to 237 of the Act.
- (x) The Company has complied with the the number of layers prescribed under of Section 2(87) of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.
- (xi) The Company does not have any working capital loan and it is not filing any statement of inventories and trade receivables as per covenants stated in sanction letter to the banks for working capital loan.

#### 45 Latest Developments

The Company hereby represents that in view of pandemic relating to COVID -19 that the management has made an assessment of its liquidity position for the next year including that of recoverability of carrying value of its Financial and non-Financial assets. The Company expects to recover the carrying amounts of these assets based on the assessment. Since there are inherent uncertainties arising out of the rapidly changing environment caused by the pandemic, the situation as predicted from the estimations and assumptions undertaken in the preparation of the financial statements may vary with the actual outcome in the future. The Management continues to monitor any material changes arising due to future economic conditions and making any significant impact on the financials of the Company. The management does not see any risk in the ability of the Company to continue as a going concern and meeting its liabilities as and when due.



# Signature Builders Private Limited

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

(All amounts are in Lacs(₹), unless otherwise specified)

### A 46 Explanation of transition to Ind AS

These are the Company's first financial statements prepared in accordance with Ind AS.

The accounting policies set out in note 2 have been applied in preparing the financial statements for the year ending 31 March 2022, the comparative information presented in these financial statements for the year ended 31 March 2021, 1 April 2020. An explanation of how the transition from previous GAAP to Ind AS has affected the Company's financial position, financial performance and cash flows is set out in the following tables and notes.

### 1 Reconciliation of the assets and liabilities presented in the balance sheet prepared as per Previous GAAP and as per Ind AS as at 31 March 2021 is as follows:

Particulars	Note	Previous GAAP*	Effect of transition to Ind AS	Ind AS
<b>Non-current assets</b>				
Property, plant and equipment		504.31	-	504.31
Capital work-in-progress		-	-	-
Other Intangible Assets		3.21	-	3.21
Right of use assets		-	-	-
Financial assets		-	-	-
Investments		1.60	-	1.60
Others		684.94	-	684.94
Deferred tax assets (net)	D2	254.77	671.22	925.99
Income tax assets (net)		59.99	-	59.99
<b>Total non-current assets</b>		<b>1,508.82</b>	<b>671.22</b>	<b>2,180.04</b>
<b>Current assets</b>				
Inventories	D1	8,497.14	21,840.40	30,337.53
Financial assets		-	-	-
Trade Receivable	D1	371.70	-166.35	205.35
Cash and cash equivalents	D5	1,036.79	54.12	1,090.90
Other Bank Balances		739.88	-	739.88
Loans		4,171.61	-	4,171.61
Other financial assets		-	-	-
Other current assets	D1&D4	3,372.10	-354.63	3,017.47
<b>Total current assets</b>		<b>18,189.22</b>	<b>21,373.52</b>	<b>39,562.74</b>
<b>Total assets</b>		<b>19,698.04</b>	<b>22,044.74</b>	<b>41,742.78</b>
<b>Equity</b>				
Equity share capital		2,499.00	-	2,499.00
Other equity	D1,D2,D4	1,848.12	-2,321.27	-473.15
<b>Total equity</b>		<b>4,347.12</b>	<b>(2,321.27)</b>	<b>2,025.85</b>
<b>Non-current liabilities</b>				
<b>Financial liabilities</b>				
Lease liabilities		-	-	-
Other Non current financial liabilities		-	-	-
Long term provisions		189.98	-	189.98
Provisions		64.54	0.00	64.55
<b>Total non-current liabilities</b>		<b>254.52</b>	<b>0.00</b>	<b>254.53</b>
<b>Current liabilities</b>				
<b>Financial liabilities</b>				
Borrowings		1,525.39	-	1,525.39
Trade payables		-	-	-
Total outstanding dues of micro enterprises and small enterprises		205.58	-	205.58
Total outstanding dues of creditors other than micro enterprises and small enterprises	D1	2,433.59	135.36	2,568.95
Lease liabilities		-	-	-
Other financial liabilities	D4	343.05	54.12	397.17
Other current liabilities	D1,D4	10,585.78	24,176.53	34,762.31
Short Term Provision		3.00	-	3.00
<b>Total current liabilities</b>		<b>15,096.38</b>	<b>24,366.01</b>	<b>39,462.40</b>
<b>Total equity and liabilities</b>		<b>19,698.04</b>	<b>22,044.74</b>	<b>41,742.78</b>

\*The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements i.e. basis Division II of Schedule III for the purpose of this note. After reclassification, effect has been given for transition adjustments.



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**Signature Builders Private Limited**
**Notes to the financial statements for the year ended 31 March 2022**
*(All amounts are in INR), unless otherwise specified*

2 Reconciliation of the assets and liabilities presented in the balance sheet prepared as per Previous GAAP and as per Ind AS as at 1 April 2020 is as follows:

Particulars	Note	Previous GAAP*	Effect of transition to Ind AS	Ind AS
<b>Non-current assets</b>				
Property, plant and equipment		703.15	-	703.15
Capital work-in-progress		-	-	-
Other Intangible Assets		7.78	-	7.78
Right of use assets		-	-	-
Financial assets		-	-	-
Investments		1.33	-	1.33
Others		117.73	-	117.73
Deferred tax assets (net)	D2	185.82	792.41	978.22
Income tax assets (net)		19.52	-	19.52
<b>Total non-current assets</b>		<b>1,035.32</b>	<b>792.41</b>	<b>1,827.73</b>
<b>Current assets</b>				
Inventories	D1	6,681.72	19,392.08	26,073.80
Financial assets		-	-	-
Trade Receivable	D1	350.18	-228.94	121.24
Cash and cash equivalents		266.14	-	266.14
Other Bank Balances		101.80	-	101.80
Loans		4,319.35	-	4,319.35
Other financial assets		-	-	-
Other current assets	D1,D4	2,866.73	-406.32	2,460.41
<b>Total current assets</b>		<b>14,585.92</b>	<b>18,756.82</b>	<b>33,342.74</b>
<b>Total assets</b>		<b>15,621.24</b>	<b>19,549.23</b>	<b>35,170.47</b>
<b>Equity</b>				
Equity share capital		2,499.00	-	2,499.00
Other equity	D1,D2D4	2,129.32	-2,518.93	-389.61
<b>Total equity</b>		<b>4,628.32</b>	<b>(2,518.93)</b>	<b>2,109.39</b>
<b>Non-current liabilities</b>				
<b>Financial liabilities</b>				
Lease liabilities		-	-	-
Long term borrowings		11.67	-	11.67
Other Non current financial liabilities		194.90	-	194.90
Provisions		81.03	-	81.03
<b>Total non-current liabilities</b>		<b>287.60</b>	<b>-</b>	<b>287.60</b>
<b>Current liabilities</b>				
<b>Financial liabilities</b>				
Borrowings		1,176.90	-	1,176.90
Trade payables		-	-	-
Total outstanding dues of micro enterprises and small enterprises		218.85	-	218.85
Total outstanding dues of creditors other than micro enterprises and small enterprises	D1	2,775.25	304.05	3,079.30
Lease liabilities		-	-	-
Other financial liabilities		273.79	-	273.79
Other current liabilities	D1,D4	6,257.94	21,764.11	28,022.05
Income tax liabilities		-	-	-
Short Term Provision		2.59	-	2.59
<b>Total current liabilities</b>		<b>10,705.32</b>	<b>22,068.16</b>	<b>32,773.48</b>
<b>Total equity and liabilities</b>		<b>15,621.24</b>	<b>19,549.23</b>	<b>35,170.47</b>

\*The previous GAAP figures have been reclassified to confirm to Ind AS presentation requirements i.e. basis Division II of Schedule III for the purpose of this note. After reclassification, effect has been given for transition adjustments.



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# Signature Builders Private Limited

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

(All amounts are in lakhs(₹), unless otherwise specified)

### 3 Reconciliation of total comprehensive income presented in the statement of profit and loss prepared as per previous GAAP and as per Ind AS for the year ended 31 March 2021:

Particulars	Note	Previous GAAP*	Effect of transition to Ind AS^	Ind AS
<b>Revenue</b>				
Revenue from operations	D1	2,894.26	-2,325.69	568.56
Other income		666.97	-0.27	666.70
<b>Total revenue</b>		<b>3,561.23</b>	<b>-2,325.97</b>	<b>1,235.26</b>
<b>Expenses</b>				
Cost of sales	D1	2,881.53	-2,571.59	309.94
Employee benefits expense	D3	424.81	18.42	443.23
Finance costs	D1	49.72	-5.37	44.35
Depreciation and Amortisation Expenses		185.83	0.00	185.83
Other expenses	D1,D4	369.51	-67.37	302.14
<b>Total expenses</b>		<b>3,911.40</b>	<b>-2,626.11</b>	<b>1,285.29</b>
<b>Profit before tax</b>		<b>-350.17</b>	<b>300.14</b>	<b>-50.03</b>
<b>Tax expense</b>				
Current tax		-	-	-
Deferred tax	D2	-68.95	115.73	46.78
Earlier years tax adjustments (net)		-0.02	-	-0.02
Mat Credit adjustments		-	-	-
<b>Profit for the year</b>		<b>-281.19</b>	<b>184.41</b>	<b>-96.79</b>
<b>Other comprehensive income</b>				
Items that will not be reclassified to profit or loss				
Re-measurements of the defined benefit plans	D3	-	18.43	18.43
Income tax relating to above item	D2	-	(5.37)	-5.37
Equity instruments designated through other comprehensive income	D4	-	0.27	0.27
Income tax relating to above item	D2	-	(0.08)	-0.08
<b>Total comprehensive income for the year</b>		<b>-281.19</b>	<b>197.66</b>	<b>-83.54</b>

\*The previous GAAP figures have been reclassified to confirm to Ind AS presentation requirements i.e. basis Division II of Schedule III for the purpose of this note. After reclassification, effect has been given for transition adjustments.

### B Ind AS mandatory exceptions

#### 1 Estimates

An entity's estimates in accordance with Ind ASs at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error.

Ind AS estimates as at 1 April 2020 are consistent with the estimates as at the same date made in conformity with previous GAAP. The Company made estimates for following items in accordance with Ind AS at the date of transition as these were not required under previous GAAP:

#### a) Impairment of financial & non financial assets based on expected credit loss model.

#### 2 Classification and measurement of financial assets and liabilities

Classification of financial asset is required to be made on the basis of the facts and circumstances that exist at the date of transition to Ind AS. Further, if it is impracticable for the Company to apply retrospectively the effective interest method in Ind AS 109, the fair value of the financial asset or the financial liability at the date of transition to Ind AS shall be the new gross carrying amount of that financial asset or the new amortised cost of that financial liability at the date of transition to Ind AS.



**Signature Builders Private Limited**

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

(All amounts are in lacs(₹), unless otherwise specified)

**5 Reconciliation of total comprehensive income presented in the statement of profit and loss prepared as per previous GAAP and as per Ind AS for the year ended 1 April 2020:**

Particulars	Note	Previous GAAP*	Effect of transition to Ind AS^	Ind AS
<b>Revenue</b>				
Revenue from operations	D1	3,889.37	-2,082.66	1,806.70
Other income		850.35	-	850.35
<b>Total revenue</b>		<b>4,739.72</b>	<b>-2,082.66</b>	<b>2,657.05</b>
<b>Expenses</b>				
Cost of sales	D1	3,311.90	-2,259.93	1,051.97
Employee benefits expense	D3	422.16	7.13	429.29
Finance costs	D1	37.87	-5.57	32.31
Depreciation and Amortisation Expenses		202.17	0.00	202.17
Other expenses	D1&D4	596.62	-27.98	568.63
<b>Total expenses</b>		<b>4,570.72</b>	<b>-2,286.34</b>	<b>2,284.37</b>
<b>Profit before tax</b>		<b>169.00</b>	<b>203.68</b>	<b>372.68</b>
<b>Tax expense</b>				
Current tax		66.52	-	66.52
Deferred tax	D2	-17.70	57.30	39.60
Earlier years tax adjustments (net)		-3.17	-	-3.17
Mat Credit adjustments		-	-	-
<b>Profit for the year</b>		<b>123.35</b>	<b>146.38</b>	<b>269.73</b>
<b>Other comprehensive income</b>				
Items that will not be reclassified to profit or loss				
Re-measurements of the defined benefit plans	D3	-	7.13	7.13
Income tax relating to above item	D2	-	(2.08)	2.08
Equity instruments designated through other comprehensive income	D4	-	(5.31)	-5.31
Income tax relating to above item	D2	-	1.55	1.55
<b>Total comprehensive income for the year</b>		<b>123.35</b>	<b>147.68</b>	<b>271.02</b>

\*The previous GAAP figures have been reclassified to confirm to Ind AS presentation requirements i.e. basis Division II of Schedule III for the purpose of this note. After reclassification, effect has been given for transition adjustments.



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# Signature Builders Private Limited

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

(All amounts are in lakhs ₹, unless otherwise specified)

### C Reconciliations between Previous GAAP and Ind AS

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from Previous GAAP to Ind AS.

#### 1 Reconciliation of total equity

Particulars	Notes to first time adoption	31 March 2021	1 April 2020
<b>Total equity (shareholder's funds) as per Previous GAAP</b>		4,347.12	4,628.31
<b>Adjustments:</b>			
Impact on account of change in measurement of revenue from real estate development (net of cost)	D1	(3,277)	(3,522)
Impact of deferral of Brokerage expense in line with Ind AS 115	D1	218.04	180.78
Impact of deferral of Other directly expense in line with Ind AS 115	D1	20.73	15.17
Impairment provision on advances	D4	(32.72)	(18.32)
Deferred tax on above adjustments	D2	671.21	792.41
Others		78.84	33.45
<b>Total adjustments</b>		<b>(2,321.27)</b>	<b>(2,518.92)</b>
<b>Total equity as per Ind AS</b>		<b>2,025.85</b>	<b>2,109.39</b>

#### 2 Reconciliation of total comprehensive income

Particulars	Notes to first time adoption	31 March 2021
<b>Profit after tax as per Previous GAAP</b>		(281.19)
<b>Adjustments:</b>		
Remeasurement of defined benefit obligations reclassified to OCI	D3	(18.43)
Impact on account of change in measurement of revenue from real estate development (net of cost)	D1	245.90
Impact of deferral of Brokerage expense in line with Ind AS 115	D1	36.38
Impact of deferral of Other directly expense in line with Ind AS 115	D1	5.57
Impairment provision on advances	D4	(14.40)
Equity investment valued through OCI	D4	(0.27)
Deferred tax on above adjustments	D2	(115.74)
Others		43.39
<b>Total adjustments</b>		<b>184.40</b>
<b>Profit/(Loss) for the year</b>		<b>(96.79)</b>
<b>Other comprehensive income</b>		
Remeasurement of defined benefit obligations & Investment valued reclassified to OCI (net of tax)	D3	13.25
<b>Total comprehensive income for the year</b>		<b>(83.54)</b>

#### 3 Impact of restatement adjustment on the cash flows statement for the year ended 31 March 2021

The restatement adjustment has not made a material impact on the statement of cash flows.



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**Signature Builders Private Limited**

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

*(All amounts are in lacs(₹), unless otherwise specified)*

**D Notes to first time adoption**

**1 Revenue from contract with customers**

Under previous GAAP, Revenue from contract with customers were recognised on Percentage of completion method in accordance with "Guidance note on Accounting for Real Estate Transactions". Under Ind As, Revenue from contract with customers, Revenue is recognised at the Point in Time w.r.t. sale of real estate units, including land, plots, apartments, commercial units as and when the control passes on to the customer which coincides with offer of possession and receipt of payment from the customer.

Under previous GAAP, Incremental costs of obtaining a contract (i.e. Brokerage expense) were charged to profit & loss account as an selling and administrative cost. Under Ind As, 115, Cost shall be recognised as Assets at the time of incurring and shall be recognised in profit and loss at time of recognition of revenue.

**2 Tax impact on adjustments**

Retained earnings and statement of profit and loss has been adjusted consequent to the Ind AS transition adjustments with corresponding impact to deferred tax, wherever applicable.

**3 Other comprehensive income**

Under Ind AS, all items of income and expense recognised in a period should be included in profit and loss for the period, unless a standard requires or permits otherwise. Items of income and expense that are not recognised profit and loss but are shown in the statement of profit and loss as 'other comprehensive income' includes re-measurements of defined benefit plans and their corresponding income tax effects. The concept of other comprehensive income did not exist under previous GAAP.

**4 Other adjustments**

- (i) EDC is recovered separately as reimbursement against cost paid by company. Being incidental to sale, the same has now been inventorized & the realized amount shall be recognized as revenue upon completion of project.
- (ii) Under previous GAAP, Transactions cost were charged off to profit and loss account at time of initial recognition over the tenure of borrowings. Under Ind AS all financial liabilities are carried at amortized cost using effective interest method. Transaction cost are netted off in borrowings upon initial recognition.
- (iii) Under Previous GAAP, company was fair valuing investment through Profit and loss. Under Ind As, company has selected the option to valued Equity investment through Profit and loss account.

**For Serva Associates**

Chartered Accountants

Firm's Registration No.: 000272N

FFN : 000272N

New Delhi

Chartered Accountants

Member No.: 506898

Partner

Member No.: 506898

For and on behalf of the Board of Directors of

**Signature Builders Private Limited**

**Devender Aggarwal**

Director

DIN No 00161465

**Ravi Aggarwal**

Director

DIN No 00203856

**Shirkee Goyal**

Company Secretary

MLNo A41872

Place: Delhi

Date: 25-May-2022