19th July, 2022

BSE Limited
Listing Dept. / Dept. of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001.

Security Code : 539301
Security ID : ARVSMART

National Stock Exchange of India Ltd.
Listing Dept.,Exchange Plaza, 5th Floor,
Plot No. C/1, G. Block,
Bandra - Kurla Complex,
Bandra (E),
Mumbai - 400 051.

Symbol : ARVSMART

Dear Sir/Madam,

Sub: Submission of Annual Report for the Financial Year 2021-22.

Pursuant to Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith the Annual Report of the Company for the financial year 2021-22 alongwith the Notice convening the Annual General Meeting scheduled to be held on Friday, 12th August, 2022 at 02:30 p.m. through Video Conference **("VC")** / Other Audio Visual Means **("OAVM")**.

The aforesaid Annual Report is also uploaded on website of the Company's at www.arvindsmartspaces.com.

Thanking you,

Yours faithfully,
For Arvind SmartSpaces Limited

ARVIND SMARTSPACES LTD. AHMEDABAD

Prakash Makwana
Company Secretary

Encl.: As above.

Arvind

SMARTSPACES

2021 - 2022

14th

ANNUAL REPORT

Board of Directors

Mr. Sanjay S. Lalbhai	:	Chairman & Non-Executive Director
Mr. Kamal Singal	:	Managing Director & CEO
Mr. Kulin S. Lalbhai	:	Non-Executive Director
Mr. Pratul Shroff	:	Independent Director
Mr. Prem Prakash Pangotra	:	Independent Director
Mr. Nirav Shah	:	Independent Director
Ms. Pallavi Vyas	:	Independent Director
Mr. Vipul Roongta	:	Nominee Director

Audit Committee

Mr. Pratul Shroff	:	Chairman
Mr. Prem Prakash Pangotra	:	Member
Mr. Nirav Shah	:	Member
Mr. Kamal Singal	:	Member

Stakeholders Relationship Committee

Mr. Sanjay S. Lalbhai	:	Chairman
Mr. Kamal Singal	:	Member
Mr. Pratul Shroff	:	Member
Mr. Prem Prakash Pangotra	:	Member

Nomination & Remuneration Committee

Mr. Prem Prakash Pangotra	:	Chairman
Mr. Pratul Shroff	:	Member
Mr. Sanjay S. Lalbhai	:	Member

Corporate Social Responsibility Committee

Mr. Sanjay S. Lalbhai	:	Chairman
Mr. Kamal Singal	:	Member
Mr. Prem Prakash Pangotra	:	Member
Ms. Pallavi Vyas	:	Member

Management Committee

Mr. Sanjay S. Lalbhai	:	Chairman
Mr. Kamal Singal	:	Member
Mr. Kulin S. Lalbhai	:	Member

Chief Financial Officer

Mr. Ankit Jain

Company Secretary

Mr. Prakash Makwana

Auditors

M/s. S R B C Co & LLP,
21st Floor, B Wing, Privilon,
Ambli BRT Road, B/h. Iskon Temple,
Off S. G. Highway, Ahmedabad-380059,
Gujarat, India.

Bankers

Axis Bank Limited
HDFC Bank Limited
ICICI Bank Limited
SBM Bank (India) Limited
YES Bank Limited

Registered Office

Arvind SmartSpaces Limited
24, Government Servant's Society,
Nr. Municipal Market, Off C.G. Road, Navrangpura,
Ahmedabad - 380009, Gujarat, India.
Email: investor@arvindinfra.com
Website: www.arvindsmartspaces.com

Registrar And Transfer Agent

Link Intime India Private Limited,
5th Floor, 506-508, Amarnath Business Centre-1 (abc-1),
Beside Gala Business Centre, Near St. Xavier's College Corner,
Off C G Road, Ellisbridge, Ahmedabad 380006, Gujarat, India.
Phone Nos.: 079-26465179/86/87
Fax No.: 079-26465179
E-mail : ahmedabad@linkintime.co.in
Website: www.linkintime.co.in

MESSAGE FROM
MD & CEO

Dear Shareholders,

As your Company enters its 14th year of operations and 7th year as a listed entity, I would like to express my sincere gratitude for your continued support and trust. Your Company has emerged from the pandemic stronger and more agile, ready to capitalize on opportunities to grow our market share. FY 2021-22 was another record breaking year in our journey on several parameters and it is in this background that I present your company's annual report for the financial year 2021-22.

The Industry Rebounds

The Financial Year 2021-22 began on a tough note with the country being in the cusp of second wave of the pandemic and the year ended with the third wave at its peak. However the absence of nationwide lockdowns and relative normalcy in the movement of materials and labour across the country ensured that the economic effects of the second and third waves were not as severe as the first. Smaller regional lockdowns and restrictions did impact the construction sector in parts, however governments across the country did a commendable job in balancing the health and safety of people along with aiding in the recovery of the economy. The real estate sector continued to be shining light amongst all the sectors in the economy with sales reaching greater levels than those seen pre-pandemic. In fact, housing sales in the top 7 cities in Q4 FY 22 reached close to 1 lakh units which is the highest level since 2015. Developers too responded to this surge in demand by launching a slew of projects across markets. While Q1FY22 saw a drop in launches largely attributable to the second wave of Covid, the launches in the subsequent 3 quarters of the year were higher than their respective corresponding pre-pandemic periods.

While the real estate industry showed great exuberance on the sales side, developers were severely impacted by a steep rise in input costs over the year. While input costs have been rising at above average levels for about 18 months now, the last 6 months of the financial year saw dramatic jumps in the prices of raw materials, especially metals, PVC and glass. Steel and aluminum for example saw jumps of 30% and 22% YoY respectively in Q4 FY 2022 over the same period last year. Developers across the board responded to this drastic increase by raising prices to cushion their margins.

The pandemic accentuated the trend of consolidation in the sector and companies with great brands, strong corporate governance frameworks and healthy balance sheets stand to benefit greatly from this trend. As the industry gets more corporatized, companies like Arvind SmartSpaces are uniquely positioned to take advantage of these opportunities and leapfrog competition to remain amongst the fastest growing organization in the sector.

Overview of FY 2021-22

The financial year 2021-22 has been a record breaking year for your Company. Not only has your Company achieved the highest fresh sales in its history of Rs. 601 Crores which was a 14% growth over the previous financial year, the Company has also achieved the highest net collection in its history of Rs. 595 Crores which was an 83% growth Year-on-Year. This record breaking collection has enabled your Company to further deleverage its already strong balance sheet and the net interest bearing funds at the end of the year stood at negative Rs. 107 Crores which means that the Company has built up strong internal accruals to enable it to successfully fund the growth in the focus markets as your Company heads into the new financial year.

For the year as a whole, your Company's revenue from operations stood at Rs. 257 Crores which is a 72% growth over the same period last year and profit after tax stood at Rs. 25 Crores which is a 186% growth over FY 2020-21. In addition to a strong financial performance, your Company has also been working to strengthen the project pipeline, technology systems and also establish partnerships that will be value accretive to the Company in the long run. Some of the highlights for the year are as follows:

Project Pipeline - Your Company has a total area of 14 million Square Feet under execution with an additional 6.5 million Square Feet of area across various new projects and phases yet to be launched. Your Company continues to look at deepening its penetration in the focus markets of Ahmedabad, Bangalore and Pune. Over the last year, the Company has completed the acquisition of approximately 60 acres of land in the proposed plotted development project in North Bangalore. Additionally the Company has also signed a joint development agreement for an 18 acre parcel of land in Sarjapur in Bangalore. Your Company has also entered into a preliminary agreement to acquire a 35 acre land parcel in Pune. Deepening its presence in the focus markets is one of the core priorities of your Company and is continuously on the lookout for value accretive land parcels to add to the portfolio.

Project Delivery – Your Company is committed to deliver high quality products to its customers on time. In that spirit, I am delighted to inform you that during the year, your Company has successfully obtained the Occupancy Certificates for two of its projects, the first being Arvind Aavishkaar in Ahmedabad and the second being Arvind Oasis in Bangalore. These two projects comprising of a total of 1026 units are now in the process of being handed over to customers. Further during the year, your Company also received the Building Use permission for 24 villas and the clubhouse for its ongoing Project Uplands in Ahmedabad.

Technology – Your Company is a strong believer in the potential of technology to deliver breakthrough business results. In FY 2021-22, your Company has taken several initiatives to strengthen its internal IT backbone as well as leverage technology to enhance sales and customer experience. Your Company has launched its new website in January 2022. This refreshed website is better designed, more user friendly and is Google core web vitals optimized. This ensures a faster, smoother and mobile first experience to our customers.Your Company has also launched a first of its kind end-to-end digital sales platform. This pilot project gives the customer all the tools and technology required to book a home right from their mobile phones. This platform brings complete transparency to the home booking process and for the first time in the industry, customers will be able to see inventory and pricing in real time. Your Company has completed the process of shifting its backend enterprise resource planning platform to SAP. This system is more robust and tailor made for the real estate industry. This new platform and the process that it creates is better suited to cater to its growth ambitions as a Company.

Partnerships – One of the most significant developments over the financial year 2021-22 was the partnership with HDFC Capital Advisors Ltd in Q2 FY 2021-22 wherein HDFC Capital Advisors Ltd acquired an 8.8% stake in your Company on a fully diluted basis. Pursuant to this acquisition, Mr. Vipul Roongta, MD & CEO of HDFC Capital Advisors Ltd, has joined the board of your

Company. The coming together of two of India's most trusted brands will create immense value for all the stakeholders of your Company.

Infusion of Equity Capital by Promoters - During the year, the Promoter Group of your Company infused Rs.35 Crores in equity capital which is equivalent 6.18% on fully diluted basis to maintain the growth momentum of projects and to create sustainable project pipe Line. This initiative by Promoters demonstrate their interest and confidence in the business of your Company.

Looking Ahead:

While India economy has successfully navigated through the uncertainties brought on by the pandemic, the current inflationary scenario across the world is likely to cause short to medium term turbulence across sectors. The effects of rising interest rates across the globe and the volatility in commodity prices need to be monitored closely and companies need to be able to pivot their strategies quickly to cater to these changes. Your Company, with its agile business model and strong balance sheet, is well poised to manage this uncertainty. Looking ahead, the core priorities of your Company is as follows:

Profitable Growth– The strategy of your Company of strengthening its balance sheet over the last two years and ensuring a healthy cash flow from operations has given it a strong platform on which to restart its growth ambitions. After a hiatus of about 2 years due to the pandemic, your Company restarted its investment into new projects in FY 2021-22. Moving forward, your Company will continue to invest in land as a raw material, either through outright purchases or through joint developments, with the objective of converting these parcels into inventory in the shortest possible time. The focus of your Company will continue to remain on its core markets of Ahmedabad, Bangalore and Pune while it will also explore the Mumbai Metropolitan Region for suitable opportunities in line with its strategy.

Customer Centricity– Your Company prides itself on providing its customers with products and services that are designed to inspire them to lead better lives. Your Company is working hard to build a customer centric work culture and ensure that your Company understands the needs and aspirations of every customer or prospective customer. This understanding is translated into better products and services that elevate the customer experience at every touchpoint, be it the experience they receive when they visit the sales office or the transparency built into their home buying process or the level of service a customer receives when he stays in an Arvind home. Your Company will continue to build on this understanding of the customer and translate that into best in class products and services.

Operational Efficiency – Your Company has always maintained a strong focus on effective project execution. Over the last year, the Company has strengthened its pre-execution and execution teams through the induction of key senior resources in design, costing, quality and safety. Over the next year, your Company intends to build robust processes around time, safety, quality and cost which will help to strengthen its robust foundation of high quality on time execution and build a platform which allows it to scale the execution capabilities across geographies and projects in line with its ambitions.

The financial year 2021-22 was indeed an exciting year for your Company. With the country emerging from the pandemic, your Company restarted its investment cycle. Your Company's low leverage combined with strong operating cash flows has put it in a very sweet spot to raise capital to fund the growth. The demand for good quality homes from trustworthy brands continues to be high and your Company will continue to set benchmarks for transparency and accountability in the sector. The year ahead promises to be an exciting one for your Company and I look forward to your continued patronage of the Arvind SmartSpaces brand.

With warm regards,
Kamal Singal
MD & CEO

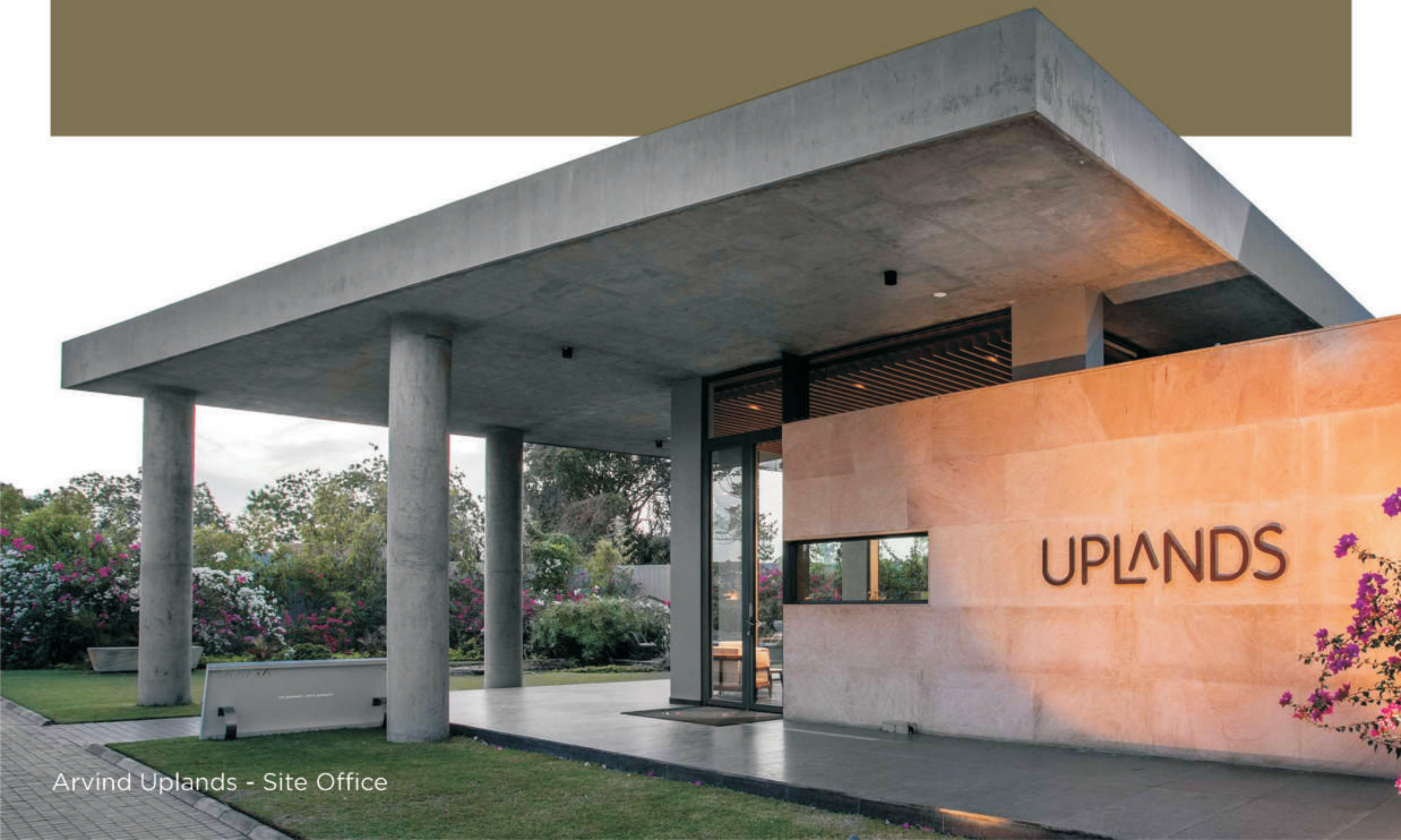
Actual Shot - Arvind Uplands Golf Course

19 MN SQ. FT.

OF REAL ESTATE DEVELOPMENT

Actual Shot - State-of-the-art Clubhouse at Arvind Uplands

Contents



Arvind Uplands - Site Office

NOTICE

NOTICE is hereby given that the 14th (Fourteenth) Annual General Meeting of the members of the Company will be held on Friday, 12th August, 2022 at 02:30 pm through Video Conference ("VC") / Other Audio Visual Means ("OAVM") ("hereinafter referred to as "electronic mode") to transact the following Business:

ORDINARY BUSINESS

1. To receive, consider and adopt the audited financial statements (including consolidated financial statements) of the Company for the financial year ended on 31st March, 2022 and the Reports of the Directors and Auditors thereon.

2. To appoint a Director in place of Mr. Sanjay S. Lalbhai (DIN: 00008329), who retires by rotation in terms of Article 187 of the Articles of Association of the Company and being eligible, offers himself for reappointment.

3. To re-appoint M/s. S R B C Co. & LLP, Chartered Accountants as statutory auditors of the Company.

   To consider and if thought fit, to pass the following resolution, with or without modification(s), as an Ordinary Resolution:

   "RESOLVED THAT pursuant the provisions of Section 139, 142 and any other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, (including any statutory modification(s) or re-enactment thereof for the time being in force) and pursuant to the recommendations of the Audit Committee and the Board of Directors of the Company, M/s. S R B C Co & LLP, Chartered Accountants, Firm Registration No. 324982E/E300003, be and are hereby re-appointed as the Statutory Auditors of the Company for a second term of five consecutive years, who shall hold office from the conclusion of this 14th Annual General Meeting till the conclusion of the 19th Annual General Meeting to be held in 2027 on such remuneration as may be decided by the Board of Directors in consultation with the Statutory Auditors of the Company."

SPECIAL BUSINESS

4. **To consider and if thought fit, to pass with or without modification(s), the following resolution as an Ordinary Resolution:**

   "RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the remuneration of Rs. 1,00,000/- (Rupees One Lakh Only) plus applicable taxes and re-imbursement of out of pocket expenses incurred in connection with the audit, payable to M/s Kiran J. Mehta & Co., Cost Accountants, Ahmedabad having Firm Registration No. 000025 appointed by the Board of Directors of the Company as Cost Auditors to conduct the audit of the cost records maintained by the Company for the financial year ending 31st March, 2023 be and is hereby ratified and confirmed.

   RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to do all such acts and take all such steps as may be necessary, proper or expedient to give effect to this Resolution."

Registered Office:
24, Government Servant's Society,
Near Municipal Market,
Off C.G. Road, Navrangpura,
Ahmedabad - 380009
Date: 20th May, 2022

By Order of the Board

Prakash Makwana
Company Secretary

Notes

1. In view of the outbreak of the Covid-19 pandemic and pursuant to the General Circular No. 14/2020 dated 8th April, 2020 and General Circular No. 17/2020 dated 13th April, 2020 followed by General Circular No. 20/2020 dated 5th May, 2020, General Circular No. 02/2021 dated 13th January, 2021, General Circular No. 21/2021 dated 14th December, 2021 and General Circular No. 02/2022 dated 5th May, 2022 issued by the Ministry of Corporate Affairs ("MCA") (hereinafter collectively referred to as "MCA Circulars"), the Annual General Meeting ("AGM") can be held through video conferencing (VC) or other audio visual means (OAVM) without the physical presence of Members at a common venue. Hence, Members can attend and participate in the AGM through VC/OAVM only. The deemed venue for AGM shall be the Registered Office of the Company. The detailed procedure for participating in the meeting through VC/OAVM is explained at Note No. 18 below.
2. The Notice of the AGM along with the Annual Report for the financial year 2021-22 is being sent only by electronic mode to those Members whose email addresses are registered with the Company/ Depositories, in accordance with the aforesaid MCA Circulars and circular issued by SEBI dated 13th May, 2022. Members may note that the Notice of AGM and Annual Report for the financial year 2021-22 will also be available on the Company's website www.arvindsmartspaces.com; websites of the Stock Exchanges i.e. National Stock Exchange of India Limited and BSE Limited at www.nseindia.com and www.bseindia.com respectively.
3. Pursuant to the provisions of the Companies Act, 2013, a Member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the MCA Circulars through VC/OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for the AGM and hence the Proxy Form, Attendance Slip and route map are not annexed to the Notice.
4. Members attending the meeting through VC/OAVM shall be counted for the purposes of reckoning the quorum under Section 103 of the Companies Act, 2013.
5. In case of joint holders attending the AGM, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote.
6. The Members can join the AGM through VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. Members may note that the facility of participation at AGM through VC/OAVM will be made available for 1,000 Members on a "first come first serve" basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the EGM/AGM without restriction on account of "first come first serve" basis.
7. The relative Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 setting out material facts concerning the businesses under Item No. 3 and 4 of the Notice, are annexed hereto. The relevant details as required under Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, of the person seeking appointment/ re-appointment as Director under Item No. 2 of the Notice are also annexed.
8. The Register of Members and Share Transfer Books of the Company will remain closed from Saturday, 6th August, 2022 till Friday, 12th August, 2022 (both days inclusive).
9. Members are requested to intimate changes, if any, pertaining to their name, postal address, email address, telephone/ mobile numbers, PAN, mandates, nominations, power of attorney, bank details such as, name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their DPs in case the shares are held by them in electronic form and to the Company's Registrars and Transfer Agents, Link Intime India Pvt. Ltd. in case the shares are held by them in physical form.
10. SEBI vide its notification dated 24th January, 2022 has mandated that all requests for transfer of securities including transmission and transposition requests shall be processed only in dematerialized form. In view of the same and to eliminate all risks associated with physical shares and avail various benefits of dematerialisation, Members are advised to dematerialise the shares held by them in physical form. Members can contact the Company or RTA - Link Intime India Private Limited, for assistance in this regard.
11. Members holding shares in physical form, in identical order of names, in more than one folio are requested to send to the Company or Link Intime India Pvt. Ltd., the details of such folios together with the share certificates along with the requisite KYC Documents for consolidating their holdings in one folio. Requests for consolidation of share certificates shall be processed in dematerialized form.
12. Nomination facility: As per the provisions of Section 72 of the Companies Act, 2013, the facility for making nomination is available to the Members in respect of the shares held by them. Members who have not yet registered their nomination are requested to register the same by submitting Form No. SH-13. If a Member desires to opt-out or cancel the earlier nomination and record a fresh nomination, the Member may submit the same in Form ISR-3 or Form SH-14, as the case may be.

    The said forms can be downloaded from the Company's website at https://www.arvindsmartspaces.com/investors/downloads/. Members are requested to submit the said form to their DPs in case the shares are held in electronic form and to the RTA at ahmedabad@linkintime.co.in in case the shares are held in physical form, quoting their folio no(s).
13. Members intending to require information about Accounts in the Meeting are requested to inform the Company at least 7 days in advance of the AGM.

14. Members are requested to note that, dividends if not encashed for a consecutive period of 7 years from the date of transfer to Unpaid Dividend Account of the Company, are liable to be transferred to the Investor Education and Protection Fund ("IEPF"). The shares in respect of such unclaimed dividends are also liable to be transferred to the demat account of the IEPF Authority. In view of this, Members are requested to approach the Company or its RTA to claim their dividends, within the stipulated timeline. Unclaimed and unpaid dividends for the financial year 2018-19 will be transferred to this fund on due date. Kindly note that once unclaimed and unpaid dividends and shares are transferred to the IEPF, members will have to approach to IEPF Authority for such dividends and shares.

15. All documents referred to in the accompanying Notice of the AGM and explanatory statement shall be open for inspection without any fee at the registered office of the Company during normal business hours on any working day upto and including the date of the AGM of the Company.

16. A person who is not a Member as on the cut-off date should treat this Notice for information purposes only.

17. **Instructions for voting through electronic means (e-Voting):**

    I. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 and MCA Circulars, the Company is providing facility of remote e-Voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has appointed National Securities Depository Limited ("NSDL") as the authorized agency, for facilitating voting through electronic means i.e. remote e-Voting and e-Voting during the AGM.

    II. Mr. Hitesh Buch, Practicing Company Secretary (Membership No. FCS 3145, COP 8195) has been appointed as the Scrutinizer to scrutinize the e-Voting during the AGM and remote e-Voting in a fair and transparent manner.

    III. The Results of voting will be declared within two working days from the conclusion of the AGM. The declared Results, along with the Scrutinizer's Report will be submitted to the Stock Exchanges where the Company's equity shares are listed (BSE Limited & National Stock Exchange of India Limited) and shall also be displayed on the Company's website www.arvindsmartspaces.com and NSDL's website www.evoting.nsdl.com.

    IV. Voting rights of the Members for voting through remote e-Voting and voting during the AGM shall be in proportion to shares of the paid-up equity share capital of the Company as on the cut-off date i.e. Friday, 5th August, 2022. A person, whose name is recorded in the Register of Members or in the Register of Beneficial owners (as at the end of the business hours) maintained by the depositories as on the cut-off date shall only be entitled to avail the facility of remote e-Voting and voting during the AGM.

    V. The remote e-Voting facility will be available during the following period:

       a. Commencement of remote e-Voting: 09:00 A.M. (IST) on Tuesday, 9th August, 2022.

       b. End of remote e-Voting: 05:00 P.M. (IST) on Thursday, 11th August, 2022.

       c. The remote e-Voting will not be allowed beyond the aforesaid date and time and the remote e-Voting module shall be disabled by NSDL upon expiry of aforesaid period.

    VII. Those Members, who will be present in the AGM through VC/OAVM facility and have not cast their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system during the AGM.

    VII. The Members who have cast their vote by remote e-Voting prior to the AGM may also attend/ participate in the AGM through VC/OAVM but shall not be entitled to cast their vote again.

    VIII. Any person, who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holds shares as of the cut-off date, may obtain the login ID and password by sending a request at evoting@nsdl.co.in mentioning their demat account number/ folio number, PAN, name and registered address. However, if he/ she is already registered with NSDL for remote e-Voting then he/ she can use his/ her existing User ID and password for casting the vote.

    IX. **Process and manner for Remote e-Voting:**

    Members are requested to follow the below instructions to cast their vote through e-Voting:

    How do I vote electronically using NSDL e-Voting system?

    The way to vote electronically on NSDL e-Voting system consists of "Two Steps" which are mentioned below:

    Step 1: Access to NSDL e-Voting system

    (A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode

    In terms of SEBI circular dated 9th December, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	1. Existing **IDeAS** user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the **"Beneficial Owner"** icon under **"Login"** which is available under **'IDeAS'** section , this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on **"Access to e-Voting"** under e-Voting services and you will be able to see e-Voting page. Click on company name or **e-Voting service provider i.e. NSDL** and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2. If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select **"Register Online for IDeAS Portal"** or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 3. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or **e-Voting service provider i.e. NSDL** and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 4. Shareholders/Members can also download NSDL Mobile App "**NSDL Speede**" facility by scanning the QR code mentioned below for seamless voting experience. **NSDL Mobile App is available on** App Store Google Play

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with CDSL	1. Existing users who have opted for Easi / Easiest, can login through their user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are https://web.cdslindia.com/myeasi/home/login or www.cdslindia.com and click on New System Myeasi. 2. After successful login of Easi/Easiest the user will be also able to see the E Voting Menu. The Menu will have links of **e-Voting service provider i.e. NSDL.** Click on **NSDL** to cast your vote. 3. If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasi/Registration/EasiRegistration 4. Alternatively, the user can directly access e-Voting page by providing demat Account Number and PAN No. from a link in www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the demat Account. After successful authentication, user will be provided links for the respective ESP i.e. **NSDL** where the e-Voting is in progress.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. Upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.	

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 224430
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022-23058738 or 022-23058542-43

(B) Login Method for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholders' section.
3. A new screen will open. You will have to enter your User ID, your Password and a Verification Code as shown on the screen.

   Alternatively, if you are registered for NSDL e-services i.e. IDEAS, you can log-in at https://eservices.nsdl.com/ with your existing IDEAS login. Once you log-in to NSDL e-services after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.
4. Your User ID details are given below:

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12****** then your user ID is IN300***12******.
b) For Members who hold shares in demat account with CDSL	16 Digit Beneficiary ID For example if your Beneficiary ID is 12************** then your user ID is 12**************.
c) For Members holding shares in Physical Form	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***.

5. Password details for shareholders other than Individual shareholders are given below:
   a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
   b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
   c) How to retrieve your 'initial password'?
      (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The pdf file contains your 'User ID' and your 'initial password'.
      (ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered**
6. If you are unable to retrieve or have not received the " Initial password" or have forgotten your password:
   a) Click on **"Forgot User Details/Password?"** (If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
   b) **"Physical User Reset Password?"** (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
   c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.co.in mentioning your demat account number/folio number, your PAN, your name and your registered address.
   d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
8. Now, you will have to click on "Login" button.
9. After you click on the "Login" button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.

How to cast your vote electronically on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select "EVEN" of company which is "Arvind SmartSpaces Limited" for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join Meeting".
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
5. Upon confirmation, the message "Vote cast successfully" will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders:

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/ JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to pcs.buchassociates@gmail.com with a copy marked to evoting@nsdl.co.in.

   Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on **"Upload Board Resolution / Authority Letter"** displayed under **"e-Voting"** tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-Voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "Forgot User Details/ Password?" or "Physical User Reset Password?" option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-Voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 1800-222-990 or send a request to evoting@nsdl.co.in.

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) by email to investor@arvindinfra.com.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card), AADHAR (self-attested scanned copy of Aadhar Card) to investor@arvindinfra.com. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to evoting@nsdl.co.in for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated 9th December, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

Instructions for members for e-Voting on the day of the AGM:

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-Voting.
2. Only those Members/ shareholders, who will be present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-Voting.

In case you have not registered your e-mail address with the Company/ Depository, please follow below instructions for registration of e-mail address for obtaining Annual Report and / or login details for e-voting:

Physical Holding	**Visit the link:** https://linkintime.co.in/EmailReg/email_register.html and follow the registration process as guided therein. The members are requested to provide details such as Name, Folio Number, Certificate number, PAN, mobile number and e-mail address.
Demat Holding	Please contact your Depository Participant (DP) and register your e-mail address in your demat account as per the process advised by your DP.

18. Instructions for Members for attending the AGM through VC/OAVM:

1. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for **Access to NSDL e-Voting system**. After successful login, you can see link of "VC/OAVM link" placed under **"Join meeting"** menu against company name. You are requested to click on VC/OAVM link placed under Join General Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
2. Members are encouraged to join the Meeting through Laptops for better experience.
3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
4. Please note that participants connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
5. Members who need assistance before or during the AGM, can contact NSDL on evoting@nsdl.co.in/1800-222-990.
6. Further, members who would like to express their views or ask questions during the AGM may register themselves as a speaker by sending their request from their registered e-mail address mentioning their name, DP ID and Client ID/Folio Number, PAN and mobile number at investor@arvindinfra.com on or before Friday, 5th August, 2022. Those Members who have registered themselves as a speaker will only be allowed to express their views/ask questions during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the AGM.

Registered Office:
24, Government Servant's Society,
Near Municipal Market,
Off C.G. Road, Navrangpura,
Ahmedabad - 380009
Date: 20th May, 2022

By Order of the Board

Prakash Makwana
Company Secretary

EXPLANATORY STATEMENT OF MATERIAL FACTS ANNEXED TO THE NOTICE [PURSUANT TO THE PROVISIONS OF SECTION 102(1) OF THE COMPANIES ACT, 2013:

Item No. 3

M/s. S R B C Co. & LLP, Chartered Accountants, Firm Registration No. 324982E/E300003, were appointed as Statutory Auditors of the Company at the 9th Annual General Meeting held on 14th September, 2017 for a term of 5 years upto the conclusion of this 14th Annual General Meeting. M/s. S R B C Co. & LLP are eligible for re-appointment for a further period of 5 years. M/s. S R B C Co. & LLP have given their consent for their re-appointment as Statutory Auditors of the Company and has issued certificate confirming that their re-appointment, if made, will be within the limits prescribed under the provisions of Section 139 of the Companies Act, 2013 ('the Act') and the rules made thereunder. M/s. S R B C Co. & LLP have confirmed that they are eligible for the proposed appointment under the Act.

After evaluating and considering the various factors such as industry experience, competency of audit team, efficiency in conducting audit, independence and based on the recommendations of the Audit Committee and the Board of Directors, it is hereby proposed to re-appoint M/s. S R B C Co. & LLP, Chartered Accountants, Firm Registration No. 324982E/E300003, as the Statutory Auditors of the Company for the second term of five consecutive years, who shall hold office from the conclusion of this 14th AGM till the conclusion of the 19th AGM of the Company to be held in 2027.

The remuneration proposed to be paid to the Statutory Auditors during their second term would be in line with the existing remuneration and shall be commensurate with the services to be rendered by them during the said tenure. The Board of Directors in consultation with the Audit Committee may alter and vary the terms and conditions of appointment, including remuneration, in such manner and to such extent as may be mutually agreed with the Statutory Auditors.

M/s. S R B C & CO LLP, (FRN 324982E/E300003), ("the Audit Firm"), is a firm of Chartered Accountants registered with the Institute of Chartered Accountants of India. The Audit Firm was established in the year 2002 and is a Limited Liability Partnership Firm ("LLP") incorporated in India. It has registered office at 22, Camac Street, Kolkata and has 11 branch offices in various cities in India.

The Audit Firm has valid Peer Review certificate and is part of S.R. Batliboi & Affiliates network of audit firms. It is primarily engaged in providing audit and assurance services to its clients.

The Board recommends the resolution set out at Item No. 3 of the Notice for approval by the Members by way of an Ordinary Resolution.

None of the Directors/Key Managerial Personnel of the Company/their relatives is, in any way, concerned or interested, financially or otherwise, in the resolution set out at Item No. 3 of the Notice.

Item No. 4

The Board of Directors at its Meeting held on 20th May, 2022, upon the recommendation of the Audit Committee, approved the appointment of M/s Kiran J. Mehta & Co., Cost Accountants (Firm Registration Number 000025), to conduct the audit of the cost records of the Company on a remuneration of Rs. 1,00,000/- (Rupees One Lakh only) plus applicable taxes and re-imbursement of out of pocket expenses to be incurred in connection with the audit for the financial year ending 31st March, 2023.

In terms of the provisions of Section 148 of the Companies Act, 2013 read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014, (as amended from time to time) the remuneration as mentioned above, payable to the Cost Auditor is required to be ratified by the members of the Company. Accordingly, the members are requested to ratify the remuneration payable to the Cost Auditors for the financial year ending 31st March, 2023, as set out in the Ordinary Resolution for the aforesaid services to be rendered by them.

None of the Directors/Key Managerial Personnel of the Company/their relatives is, in any way, concerned or interested, financially or otherwise, in the resolution set out at Item No. 4 of the Notice.

Registered Office:	**By Order of the Board**
24, Government Servant's Society,	
Near Municipal Market,	
Off C.G. Road, Navrangpura,	
Ahmedabad - 380009	**Prakash Makwana**
Date: 20th May, 2022	**Company Secretary**

Annexure to Item No. 2 of the Notice:

Details of Director seeking appointment and re-appointment at the forthcoming Annual General Meeting:

(Pursuant to Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Revised Secretarial Standard on General Meeting issued by the Institute of Company Secretaries of India):

Name of the Director	**Mr. Sanjay S. Lalbhai**
Director Identification Number	00008329
Date of Birth	10-04-1954
Age	68 Years
Nationality	Indian
Date of Appointment or reappointment on the Board	28-03-2015 (Appointment)
Qualification	• Bachelor of Science, • Masters in Management Studies.
Expertise in specific functional area and experience	Refer report on Corporate Governance
Number of shares held in the Company	200155 Equity Shares
Number of Board Meetings attended during the year.	5 out of 6 Board meetings
List of the directorships held in other companies	1. Arvind Limited 2. The Anup Engineering Limited 3. Arvind Fashions Limited 4. Animesh Holdings Pvt. Ltd. 5. Arvind Foundation
Chairman/Member in the Committees of the other companies in which he is Director	Refer report on Corporate Governance
Relationships between Directors inter-se.	Mr. Sanjay S. Lalbhai, Chairman is father of Kulin S. Lalbhai, Non-Executive Director of the Company.

By Order of the Board

Registered Office:
24, Government Servant's Society,
Near Municipal Market,
Off C.G. Road, Navrangpura,
Ahmedabad - 380009
Date: 20th May, 2022

Prakash Makwana
Company Secretary

Arvind Forreste, luxury residential villa project themed around forest living.

DIRECTORS' REPORT

To,

The Members,

Your Directors have pleasure in presenting the Fourteenth Annual Report on the business and operations of the Company together with the Audited Financial Statements for the financial year ended on 31st March, 2022.

1. FINANCIAL RESULTS:

The highlights of the Financial Performance for year are as under:

[Rs. in lacs]

Particulars	Standalone		Consolidated	
	2021-22	2020-21	**2021-22**	2020-21
Revenue from Operations	**12,017.05**	9,387.13	**25,684.41**	14,925.81
Profit before Finance costs, Depreciation and Amortisation & Tax	**5,842.35**	3,851.74	**5,668.17**	4,250.18
Less: Finance Costs	**1,137.33**	1,967.16	**1,683.41**	2,687.00
Less : Depreciation and Amortisation	**93.85**	85.76	**150.77**	113.16
Profit before share in profit/(loss) of Joint ventures & Tax	**4,611.17**	1,798.82	**3,833.99**	1,450.02
Share of Profit/(Loss) from Joint ventures	**(71.97)**	0.20	**(71.97)**	0.20
Profit before tax	**4,539.20**	1,799.02	**3,762.02**	1,450.22
Less : Current Tax	**627.69**	400.08	**2,614.95**	628.33
Less : Deferred Tax	**7.03**	1.80	**(1,330.07)**	(81.09)
Profit for the year	**3,904.48**	1,397.14	**2,477.14**	902.98
Total comprehensive income for the year	**3,905.62**	1,373.97	**2,478.28**	879.82
Net Profit/(Loss) attributable for the year to :				
Equity holders of the parent	**-**	-	**2,505.83**	874.68
Non-controlling interest	**-**	-	**(28.69)**	28.30

2. COMPANY'S PERFORMANCE / STATE OF COMPANY'S AFFAIRS:

The company's financial performance shows strong revenue growth from operations for FY22 with a growth of ~72% over last year to Rs. 25684 lacs. The EBITDA % to revenue from operations has declined from 27% last year to 19% during FY22 mainly due to completion of Oasis and Aavishkar being low margin projects. The profit after tax attributable to equity holders for the year has grown by 186% to Rs. 2506 lacs with higher revenue recognition and reduction in interest cost. The Net Debt to Equity ratio on a consolidated basis as on 31st March, 2022 is (0.27) as compared to 0.50 as on 31st March, 2021 backed by prepayment of Debt and increased Equity base from fresh equity issuance on preferential basis during the year.

The fresh sales for the Company during the year has continued its strong momentum with achievement of Rs. 60133 lacs with 14% growth over last year.

A more detailed analysis and commentary is available in the Management Discussion and Analysis section of this report including project wise status on booking and revenue.

There are no material changes and commitments affecting the financial position of your company, which have occurred between the end of the FY22 and the date of this report.

Further, there has been no change in the nature of business of the Company.

3. DIVIDEND:

Keeping in mind the need to conserve the resources for the future development of the Company, your Directors do not recommend any dividend on Equity Shares for the year under review.

4. TRANSFER TO RESERVES:

During the year under review, your Company has not transferred any amount to reserves.

5. SHARE CAPITAL:

During the year under review, there has been no change in the authorised share capital of the Company. The authorised share capital of the Company as on 31st March, 2022 stood at Rs. 50.00 crores divided into 5.00 crores equity share of Rs. 10/- each.

During the year under review, the Company has issued following securities:

(a) Preferential Issue of Warrants:

The Company has allotted 28,50,000 warrants at a price of Rs. 102.00 per warrant, aggregating to Rs. 29,07,00,000/- to Kausalya Realserve LLP wherein Mr. Kamal Singal, MD & CEO of the Company and his relatives are the partners, on a preferential basis.

(b) Preferential Issue of Equity Shares:

The Company has allotted (1) 40,32,200 Equity Shares to HDFC CAPITAL AFFORDABLE REAL ESTATE FUND - 1, a Category II Alternative Investment Fund and (2) 28,22,500 Equity Shares to Promoter Group entities aggregating to 64,54,700 Equity Shares at a price of Rs. 124.00 per Equity Share of Rs. 10/- each aggregating to Rs. 84,99,82,800/- on Preferential basis.

(c) Equity Shares issued pursuant to AIL ESOP Scheme 2013:

The Company has allotted 53,729 Equity Shares of Rs. 10/- each pursuant to exercise of ESOP by the eligible employee/grantee under the Arvind Infrastructure Limited (now Arvind SmartSpaces Limited) - Employees Stock Option Scheme - 2013 (AIL ESOP - 2013).

Consequently, the paid up equity share capital of the Company as on 31st March, 2022 stood at Rs. 4246.20 lacs divided into 424.62 lacs equity share of Rs. 10/- each.

During the year under review, the Company has neither issued shares with differential voting rights nor sweat equity shares.

6. EMPLOYEE STOCK OPTION SCHEME:

The Company has instituted the Arvind Infrastructure Limited (now Arvind SmartSpaces Limited) - Employees Stock Option Scheme - 2013 (AIL ESOP - 2013) as well as Arvind Infrastructure Limited - Employees Stock Option Plan - 2016 (AIL ESOP - 2016) to grant equity based incentives to certain eligible employees, directors of the Company and its Subsidiary Companies. During the year under review, the Company has granted 4,50,000 stock options.

Disclosure in compliance with Section 62 of the Companies Act, 2013 read with Rule 12 of Companies (Share Capital and Debentures) Rules, 2014 and the Securities and Exchange Board of India (Share based Employee Benefits) Regulations, 2014 are set out in **Annexure - A** to this report.

7. DISCLOSURE UNDER SECTION 67 (3) (C) OF THE COMPANIES ACT, 2013:

No disclosure is required under section 67 (3) (c) of the Companies Act, 2013 read with Rule 16(4) of Companies (Share Capital and Debentures) Rules, 2014, in respect of voting rights not exercised directly by the employees of the Company as the provisions of the said section are not applicable.

8. FINANCE:

During the year, the Company has repaid borrowings largely from capital infusion and business cashflow resulted to decrease in loan book by Rs. 11714.74 lacs backed by strong business cash flows. Total Standalone Debt of the Company stands at Rs. 196.87 lacs as on 31st March, 2022 with net debt of (~13811) lacs as on 31st March, 2022. On a consolidated basis debt has been reduced from ~17420 lacs to ~197 lacs excluding loan component of Optionally Convertible Debentures issued to HDFC capital advisors.

9. CREDIT RATING:

Indian Ratings and Research **("IRA")** has vide its rating letter dated 22nd February, 2022, (a) upgraded its rating "IND A/Positive" to the proposed term loan of Rs. 300/- Crores and (b) assigned its rating "IND A/Positive" to the proposed term loan of Rs. 100 Crores.

10. DEPOSITS:

During the year under review, the Company has neither accepted nor renewed any deposits falling under the ambit of Section 73 of the Companies Act, 2013 and the Rules framed thereunder. Further there are no outstanding deposits as at 31st March, 2022.

11. PARTICULARS OF LOANS, GUARANTEES, OR INVESTMENTS UNDER SECTION 186:

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 read with the Companies (Meetings of Board and its Powers) Rules, 2014 are given in the notes to the Financial Statements.

12. CONSOLIDATED FINANCIAL STATEMENTS:

The Consolidated Financial Statements of the Company are prepared in accordance with relevant provisions of the Companies Act, 2013 including Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 and form part of this Annual Report.

13. CORPORATE SOCIAL RESPONSIBILITY INITIATIVES:

Your Company undertakes "Corporate Social Responsibility" (CSR) initiatives through Strategic Help Alliance for Relief to Distressed Area ("SHARDA") Trust and Narottam Lalbhai Rural Development Fund ("NLRDF"). SHARDA Trust has been active in improving the quality of life of the poor for over two and half decades. During the year 2021-22, the Company included Arvind Foundation as their CSR implementing agency for undertaking CSR Initiatives.

As a part of CSR, during the year under review, your Company has undertaken the following initiatives around its sites, offices and subsidiaries and are broadly covered under schedule VII of the Companies Act, 2013:

(a) Projects around Company's Area of Operations;

(b) COVID Relief; and

During the year under review, your Company worked on initiatives mentioned under point no. (a) and (b) above. The brief details of CSR Policy and the amount spent during the financial year 2021-22 on the said activity is enclosed as **Annexure - B**.

14. HUMAN RESOURCES:

The Company believes that Human Resources will play a significant role in its future growth. With an unswerving focus on nurturing and retaining talent, the Company provides avenues for learning and development through functional, behavioural and leadership training programs, knowledge exchange conferences, communication channels for information sharing to name a few. The Company provides various opportunities to the employees to develop and hone their skills to take up higher responsibilities in the organization.

A well - defined competency framework outlines the leadership behaviours expected from employees to be successful in Arvind Group. The Company also uses various communication channels to seek employees' feedback about the overall working environment and the necessary tools and resources they need to perform at their best potential.

Diverse employee engagement initiatives are launched to ensure employees of various age and background continue to be effective in their roles and build meaningful career at Arvind.

The Group's Corporate Human Resources plays a critical role in company's talent management process.

15. RISK MANAGEMENT:

The Real Estate market is inherently a cyclical market and is affected by macroeconomic conditions, changes in governmental schemes, changes in supply and demand for products, availability of consumer finance and liquidity. These factors can affect the demand for both our forthcoming and ongoing projects.

The Company has developed and implemented Risk Management Policy. The policy identifies the threat of adverse events which may affect shareholder's value, ability of Company to achieve objectives or implement business strategies. Further, such risk are categorized into Strategic Risks, Operating Risks and Regulatory Risks.

Under the framework, the Company has laid down a Risk Management Policy which defines the process for identification of risks, its assessment, mitigation measures, monitoring and reporting. While the Company, through its employees and Executive Management, continuously assess the identified Risks, the Board / Audit Committee reviews the identified Risks and its mitigation measures annually.

16. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY:

The Company has an Internal Audit team and an Internal Control System, which is further supported by external audit firm and group assurance team, commensurate with the size, scale and complexity of its operations. Moreover, the Company's Internal Audit team alongwith external reviewers possess adequate experience and expertise in internal controls, operating system and standard operating procedures.

The system is supported by approved documented policies, guidelines and procedures in line with best industrial practices to monitor business and operational performance which are aimed at ensuring business integrity and promoting operational efficiency.

The Internal Audit team regularly reviews the adequacy of internal control systems in the Company, its compliance with operating systems and laid down policies and procedures. Based on the report of the internal audit function, process owners undertake corrective action within the stipulated timeline in their respective areas and thereby strengthen the controls. Significant audit observations and corrective actions thereon are presented on quarterly basis to the Audit Committee of the Board of Directors of the Company.

17. VIGIL MECHANISM / WHISTLE BLOWER POLICY:

The Company has a vigil mechanism named Whistle Blower Policy to deal with instances of fraud and mismanagement, if any. The details of the Whistle Blower Policy are explained in the Corporate Governance Report and also posted on the website of the Company at https://www.arvindsmartspaces.com/investors/corporate-governance/

18. SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES:

During the year under review, your Company ceased to be subsidiary of Aura Securities Private Limited. As on 31st March, 2022, the Company has 2 (two) wholly owned subsidiary companies, 11 (eleven) subsidiary Limited Liability Partnerships and 2 (two) Joint venture Limited Liability Partnerships.

Pursuant to the provisions of Section 129(3) of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014 a statement containing salient features of financial statements of subsidiaries, associates and joint venture Companies in Form AOC-1 is attached to the Financial Statements. The separate audited financial statements in respect of each of the subsidiary shall be kept open for inspection at the Registered Office of the Company. The Company will also make available these documents upon request by any member of the Company interested in obtaining the same.

The Company has framed a policy for determining material subsidiaries, which has been posted on company's website at https://www.arvindsmartspaces.com/investors/corporate-governance/

19. DIRECTORS AND KEY MANAGERIAL PERSONNEL:

As on 31st March, 2022 the Board of Directors consist of 8 (eight) Directors out of which 1 (one) is Executive Director, 3 (three) are Non-Executive Non-Independent Directors including 1 (one) Nominee Director and 4 (four) are Non-Executive Independent Directors including a Woman Director. The composition is in compliance with the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

As per the provisions of Section 152(6) of the Companies Act, 2013 and the Company's Articles of Association, Mr. Sanjay S. Lalbhai (DIN: 00008329) shall retire by rotation at the ensuing 14th Annual General Meeting and being eligible, has offered himself for re-appointment as the Director of the Company.

The Independent Directors have submitted requisite declarations confirming that they continue to meet the criteria of independence as prescribed under Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Independent Directors have also confirmed that they have complied with Schedule IV of the Companies Act, 2013 and the Company's Code of Conduct.

During the year, Mr. Vipul Roongta (DIN: 00448143) was appointed as Non-Executive Nominee Director with effect from 12th November, 2021.

None of the Directors are disqualified from being appointed as Directors as specified in section 164 of the Companies Act, 2013.

As per the provisions of Section 203 of the Companies Act, 2013, Mr. Kamal Singal - Managing Director & CEO, Mr. Ankit Jain - Chief Financial Officer and Mr. Prakash Makwana - Company Secretary are the key managerial personnel of the Company as on 31st March, 2022.

20. FORMAL ANNUAL EVALUATION:

Pursuant to the provisions of the Companies Act, 2013 and Regulation 17(10) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board has carried out an evaluation of independent directors which includes the performance of directors, fulfilment of criteria of independence specified in these regulations and their independence from the Management, its own performance as well as evaluation of working of its Committees on the basis of criteria formulated by the Nomination and Remuneration Committee which are broadly in compliance with the Guidance Note on Board Evaluation issued by SEBI vide its Circular dated 5th January, 2018. The manner in which the evaluation has been carried out has been explained in the Corporate Governance Report.

21. APPOINTMENT AND REMUNERATION POLICY:

The Board has, on the recommendation of the Nomination and Remuneration Committee, framed a policy for selection and appointment of Directors, Key Managerial Personnel and Senior Management and their remuneration. The same is posted on Company's website at https://www.arvindsmartspaces.com/investors/corporate-governance/

22. FAMILIARIZATION PROGRAMME FOR THE INDEPENDENT DIRECTORS:

In compliance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has put in place a familiarization programme for the Independent Directors to familiarize them with their role, rights and responsibility as Directors, the working of the Company, nature of the industry in which the Company operates, business model etc. The same is also posted on the website of the Company at https://www.arvindsmartspaces.com/investors/updates/

23. NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS AND COMMITTEES:

A calendar of Board and Committee Meetings is prepared and circulated in advance to the Directors to enable them to plan their schedule for effective participation in the Meetings.

During the year under review, 6 (six) meetings of the Board of Directors, 5 (five) meetings of Audit Committee, 2 (two) meetings of Corporate Social Responsibility Committee, 1 (one) meeting of Nomination and Remuneration Committee, 1 (one) meeting of Stakeholders' Relationship Committee and 21 (twenty-one) meetings of Management Committee of Board of Directors were convened and held, the details of which are provided in the Corporate Governance Report forming part of this Report.

24. DIRECTOR'S RESPONSIBILITY STATEMENT:

Pursuant to Section 134(5) of the Companies Act, 2013, the Board of Directors, to the best of their knowledge and ability, confirm that:

(a) in the preparation of the annual accounts for the year ended on 31st March, 2022, the applicable accounting standards have been followed along with proper explanation relating to material departures, if any;

(b) they have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit and loss of the Company for that period;

(c) they have taken proper and sufficient care towards the maintenance of adequate accounting records in accordance with the provisions of the Companies Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(d) they have prepared annual accounts on a going concern basis;

(e) they have laid down proper internal financial controls, which are adequate and are operating effectively;

(f) they have devised proper systems to ensure compliance with the provisions of all applicable laws and such systems are adequate and operating effectively.

25. RELATED PARTY TRANSACTIONS:

All transactions with Related Parties are placed before the Audit Committee and the Board for their approval. Prior omnibus approval of the Audit Committee and the Board is obtained for the transactions which are of a foreseen and repetitive nature. The transactions entered into pursuant to the omnibus approval so granted are audited and a statement giving details of all the related party transaction specifying the nature, value and terms and conditions of the transactions is placed before the Audit Committee and the Board of Directors for their approval on a quarterly basis.

All the related party transactions are entered into on arm's length basis, in the ordinary course of business and are in compliance with the applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. There are no materially significant related party transactions made by the Company with Promoters, Directors or Key Managerial Personnel etc. which may have potential conflict with the interest of the Company at large or which warrants the approval of the shareholders. Accordingly, no transactions are being reported in Form AOC-2 in terms of Section 134 of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014. However, the details of the transactions with Related Party are provided in the Company's financial statements in accordance with the IND AS - 24.

The Policy on Related Party Transactions as approved by the Board is posted on Company's website at https://www.arvindsmartspaces.com/investors/corporate-governance/

26. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS / COURTS / TRIBUNALS:

There are no significant material orders passed by the Regulators / Courts which would impact the going concern status of the Company and its future operations.

27. AUDITORS:

(a) Statutory Auditor:

M/s. S R B C & Co LLP, Chartered Accountants, (ICAI Firm Registration No. 324982E / E300003) were appointed as Statutory Auditors of your Company at the Annual General Meeting ("AGM") held on 14th September, 2017 for a period of 5 (five) consecutive years and is eligible for reappointment. The Company has received confirmation from the Auditors to the effect that their appointment, if made, will be in accordance with the limits specified under the Companies Act, 2013 and the firm satisfies the criteria specified in Section 141 of the Companies Act, 2013 read with Rule 4 of Companies (Audit & Auditors) Rules 2014. The members are requested to consider their re-appointment as Statutory Auditors of the Company, for the second term of five consecutive years, who shall hold office from the conclusion of this 14th AGM till the conclusion of the 19th AGM of the Company.

The Report given by M/s. S R B C & Co LLP, Chartered Accountants on the financial statements along with the notes to the financial statements of the Company for the financial year 2021-2022 is forming part of the Annual Report. There has been no qualification, reservation or adverse remark or disclaimer in their Report. During the year under review, the Auditors had not reported any matter under Section 143(12) of the Act, therefore no detail is required to be disclosed under Section 134(3)(ca) of the Companies Act.

(b) Cost Auditors:

On the recommendation of the Audit Committee, the Board of Directors appointed M/s Kiran J. Mehta & Co., Cost Accountants, Ahmedabad (Firm Registration No. 000025), as Cost Auditors of the Company for the year 2022-23 under Section 148 of the Companies Act, 2013 read with the Companies (Cost Records and Audit) Amendment Rules, 2014. M/s Kiran J. Mehta & Co. have confirmed that they are free from disqualification specified under Section 141(3) and proviso to Section 148(3) read with Section 141(4) of the Companies Act, 2013 and that their appointment meets the requirements of Section 141(3)(g) of the Companies Act, 2013. They have further confirmed their independent status and an arm's length relationship with the Company.

The remuneration payable to the Cost Auditors is required to be ratified by the Members in a general meeting.

Accordingly, a Resolution seeking Members' ratification for the remuneration payable to M/s Kiran J. Mehta & Co., Cost Auditors is included at Item No. 4 of the notice convening the Annual General Meeting.

(c) Secretarial Auditors:

Pursuant to the provisions of Section 204 of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Company has appointed M/s N. V. Kathiria & Associates, a firm of Company Secretaries in Practice to conduct the

Secretarial Audit of the Company for the financial year 2021-22. Report of the Secretarial Audit in Form MR-3 for the financial year 2021-22 is enclosed as **Annexure - C.** The said Report does not have any qualification, reservation or adverse remark or disclaimer.

28. ENHANCING SHAREHOLDERS VALUE:

Your Company believes that its Members are among its most important stakeholders. Accordingly, your Company's operations are committed to the pursuit of achieving high levels of operating performance and cost competitiveness, consolidating and building for growth, enhancing the productive asset and resource base and nurturing overall corporate reputation. Your Company is also committed to creating value for its other stakeholders by ensuring that its corporate actions positively impact the socio-economic and environmental dimensions and contribute to sustainable growth and development.

29. CORPORATE GOVERNANCE REPORT AND MANAGEMENT DISCUSSION & ANALYSIS:

The Corporate Governance Report and Management Discussion & Analysis, which forms part of this Report, is set out as separate Annexure, together with the Certificate from the Practicing Company Secretary regarding compliance of conditions of Corporate Governance as stipulated in Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

30. BUSINESS RESPONSIBILITY REPORT:

The Business Responsibility Report for the year ended 31st March, 2022 is being reported on voluntary basis, even though it is not applicable to the Company since it is not falling within the prescribed threshold of market capitalization as stipulated under Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

31. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

Information in accordance with the provisions of Section 134(3)(m) of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014 regarding conservation of energy and technology absorption are not given as the Company has not undertaken any manufacturing activity. There were no foreign Exchange Earnings or Outgo during the period under review except on foreign travelling.

32. ANNUAL RETURN:

The Annual Return as required under Section 92 and Section 134 of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014 is posted on Company's website at https://www.arvindsmartspaces.com/investors/updates/

33. PARTICULARS OF EMPLOYEES:

The information required pursuant to Section 197(12) of the Companies Act, 2013 read with Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 in respect of employees of the Company, will be provided upon request. In terms of Section 136(1) of the Companies Act, 2013, the Report and Accounts are being sent to the Members and others entitled thereto, excluding the information on employees' particulars which is available for inspection by the Members at the Registered Office of the Company during business hours on working days of the Company up to the date of the ensuing Annual General Meeting. If any member is interested in obtaining a copy thereof, such member may write to the Company Secretary in this regard.

Disclosures pertaining to remuneration and other details as required under Section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the (Appointment and Remuneration of Managerial Personnel) Rules, 2014 as amended, are given in **Annexure - D** to this report.

34. DISCLOSURE AS PER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

The Company has zero tolerance for Sexual Harassment at Workplace and has adopted a policy against sexual harassment in line with the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the rules framed thereunder. Arvind SmartSpaces Limited Internal Complaint Committee ("ASLICC") is formed by the Company which is working under purview of group level Committee i.e. Arvind Internal Complaints Committee ("AICC"), the details of which are declared across the organization. All the members of ASLICC are trained by the subject experts on handling the investigations and proceedings as defined in the policy.

During the financial year 2021-22 the Company has not received any complaints on sexual harassment and hence no complaints remain pending as of 31st March, 2022.

35. ACKNOWLEDGEMENTS:

Your Directors take this opportunity to express their sincere thanks to all the employees, customers, suppliers, business associates bankers, investors, lenders, regulatory and government authorities and stock exchanges for their support.

By Order of the Board

Date: 20th May, 2022
Place: Ahmedabad

Sanjay S. Lalbhai
Chairman

Annexure – A to the Director’s Report

Disclosures required in the Directors’ Report pursuant to Clause 12 (9) of the Companies (Share Capital and Debentures) Rules, 2014 as on 31st March, 2022:

1	**Description of ESOP Scheme:**	**ESOS 2013**	**ESOP 2016**
(a)	Date of shareholder’s approval	08-Mar-2013	23-Sep-2016
(b)	Total number of shares approved	10,32,972	15,00,000
(c)	Vesting requirements	Options vest over minimum 1 year and maximum 5 years based on continued service and certain performance parameters.	Options vest over minimum 1 year and maximum 5 years based on continued service and certain performance parameters.
(d)	Exercise price or pricing formula	The exercise price shall be Fair Market Value as on the date of grant	An exercise price will be equal to the latest available closing price, prior to the date of the meeting of the Board in which the options are granted, on the stock exchange on which the equity shares of the Company are listed, or such other price as the Nomination and Remuneration Committee may decide at its discretion and as per applicable laws.
(e)	Maximum term of options granted	5 years from the date of grant	9 years from the date of grant
(f)	Source of shares	Primary	
(g)	Variation of terms of options	None	
2	Method used to account for ESOS	Fair Value Method	
3	Where the Company opts for expensing of the options using the intrinsic value of the options, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the options shall be disclosed. The impact of this difference on the profits and EPS of the Company shall also be disclosed.	Not Applicable The Company follows fair value method of accounting for options.	
	(i) Difference between Intrinsic value and Fair value compensation cost	Not Applicable	
	(i) Impact on the Profits of the Company (Rs.)	Not Applicable	
	(iii) Impact on Basic Earnings Per Share of the Company (Rs.)	Not Applicable	
	(vi) Impact on Diluted Earnings Per Share of the Company (Rs.)	Not Applicable	
4	Option movement during the year:		
(a)	Options Outstanding at the beginning of the year	53,729	3,70,000
(b)	Options issued during the year (pursuant to the Scheme)	0	4,50,000
(c)	Options forfeited / lapsed during the year	0	0
(d)	Options vested during the year	0	0
(e)	Options exercised during the year	53,729	0
(f)	Number of shares arising as a result of exercise of option	53,729	0
(g)	Money realised by exercise of options (Rs.)	22,16,321	0
(h)	Loan repaid by the Trust during the year from exercise price received	Not Applicable	Not Applicable
(i)	Options Outstanding at the end of the year	0	8,20,000
(j)	Options Exercisable at the end of the year	0	1,85,000

	Description of ESOP Scheme:	ESOS 2013	ESOP 2016
5A	Weighted average exercise prices of options whose Exercise price equals market price of stock Exercise price exceeds market price of stock Exercise price is less than market price of stock	 Rs.41.25 - -	 Rs.194.05 - -
5B	Weighted average fair value of options whose Exercise price equals market price of stock Exercise price exceeds market price of stock Exercise price is less than market price of stock	 - - -	 Rs. 68.84 - -
6	Grantee wise details of options granted to: (i) Key managerial personnel (ii) any other grantee who receives a grant in any one year of options amounting to five per cent or more of options granted during that year; (iii) identified employees who were granted options, during any one year, equal to or exceeding one per cent of the issued capital (excluding outstanding warrants and conversions) of the issuer at the time of grant.	No grants made during the year.	Name Options Ankit Jain, CFO - 50,000 Avinash Suresh - 2,00,000 Saurabh Agarwal - 75,000 Jagdish Dalal - 75,000 Pankaj Jain - 50,000 Not Applicable
7	A description of the method and significant assumptions used during the year to estimate the fair values of options, including following weighted average information:	No grants made during the year.	No grants made during the year.
	(i) Share price (Rs.)	Not Applicable	193.35
	(ii) Exercise price (Rs.)	Not Applicable	194.05
	(iii) Expected volatility	Not Applicable	46.80%
	(iv) Expected dividends	Not Applicable	0.00%
	(v) Risk-free interest rate	Not Applicable	5.48%
	(vi) Any other inputs to the model	Not Applicable	None
	(vii) Method used and the assumptions made to incorporate effects of expected early exercise	Not Applicable	Binomial Option Pricing Model
	(viii) How expected volatility was determined, including an explanation of the extent of to which expected volatility was based on historical volatility	Not Applicable	Expected Volatility has been determined based on the daily closing market price of the equity share of the Company.
	(ix) Whether any or how any other features of option grant were incorporated into the measurement of fair value, such as market condition..	Not Applicable	None

Annexure – B to the Director's Report

Annexure – I

Annual Report on Corporate Social Responsibility Activities FY 2021-22

Brief outline on CSR policy of the Company	Refer section 1 Annexure - II.
Overview of CSR Initiatives	The Corporate Social Responsibility (CSR) Policy of Arvind SmartSpaces Limited ("ASL" or "the Company") aims to work for social advancement and defines its philosophy and guides its actions for undertaking and supporting socially relevant project and programs. Company's underlying value system has a firm belief that only in a healthy society healthy businesses flourish and that business must serve and empower the community in the area where it operates. As per the ASL CSR Policy, the Company has been undertaking the CSR initiatives through Strategic Help Alliance for Relief to Distressed Area (SHARDA) Trust. SHARDA Trust have been active since over two and half decades in improving the quality of life of people of the lower socio economic strata. During the year 2021-22, the Company included Arvind Foundation as their CSR implementing agency for undertaking CSR Initiatives. The Company broadly defined its CSR thematic focus area as Rural Advancement and Educational Advancement under Schedule VII - Point (x) Rural Development, Point (ii) Promoting Education and Point (i) promoting health care. The Company has supported the following projects during FY 2021-22: 1. Projects around Company's Area of Operations 2. COVID Relief Operations
Impact of Pandemic	The large parts of the year 2021-22 also witnessed the continuance of pandemic. The Company continued the COVID Relief operations during the 2021-22 also. The projects around our area of operations started but with low intensity. Towards end of the financial year, the initiatives have got momentum.
Initiatives in brief	As per the reporting format introduced by the Ministry of Corporate Affairs, the required details for the year 2021-22 is annexed as Annexure - II. A brief account of Initiatives undertaken during the year 2021-22 by Arvind SmartSpaces Limited is being presented below: **1. Projects around Company's Area of Operations:** The Company continued working on the ongoing initiatives around ASL's area of operations especially with people in village Nasmed near Arvind Uplands and at Villages Moti Devti, Nani Devti, Moraiya and Motipura near Arvind HighGrove. • **Community Need Assessment:** The Company had reported in FY21 that in order to continue our involvement through the Project around Company's area of operations, a programme to improve quality of life of people in and around the Moti Devti village in Ahmedabad where Arvind HighGrove, a Premium weekend home project is proposed. The Preliminary Need assessment work started when the COVID Conditions improved in 2021-22. As the COVID situation improved towards the end of 2021-22, a Comprehensive Community Need Assessment (CNA) was completed in four villages around Arvind HighGrove. Though we wait for the final findings of the CNA, the top level findings suggested major issues with Secondary and Higher Education such as no schools after standard 8, financial inability to pay for fees for secondary education and no facilities for online education. Also, all villages have issues with clean drinking water and waste disposal. Lack of livelihood opportunities is another area of concern for the

	people in four villages. The company has started few initiatives to test waters in the four villages on these suggested lines and will define comprehensive programmes against each one after we receive the final CNA report. • **Digital literacy program for rural government school students in four villages near Arvind HighGrove:** Through a partnership with computer major Hewlett-Packard (HP) and the HP CLAP (Continued Learning Access Program), a digital literacy program of a mobile van that has 120 HP Laptops was started. This van brings digital literacy to rural masses. The program has been started in the villages near Arvind HighGrove. The HP CLAP Van visits 4 village schools and 680 students of these primary schools are benefitting from the initiative. This is due for expansion. • **Strengthening the dairy practices:** The focus of this initiative is on awareness, exposure and action. Training programmes on Profitable dairy farming and Livestock Management, capacity building, Animal Husbandry, Micro Enterprise and Finance was undertaken with the villagers of Nani Devti, Moraiya and Nasmed. This followed the visit of a successful dairy farm. Over 250 dairy farmers attended the training. Linkages with SEWA Bank has been established to assist the farmers to get animal loan for buying buffalo. The team would facilitate the willing farmers to establish financial linkage with SEWA bank and disbursement of loan shortly. • **Strengthening the farming practices:** This is being done with the Farmers of Nasmed and will be taken to farmers of other villages soon. Training programmes and exposure visits were organised on Modern Agriculture and Animal husbandry at Anand Agriculture University. It also included awareness, exposure and action about modern agriculture activities, high quality seeds, modern agriculture equipment, drip irrigation etc. Farmers were also made aware about working of a Farmers Producer Organsiation (FPO) through a residential Capacity building training programme. Altogether around 100 farmers participated in the training Awareness program about importance of trees in environment and soil protection with objective to increase the plantation was also undertaken. Total 170 farmers participated in the programme. • **The Scholarship to youth for higher education:** A scholarship for higher education was launched for students of Kalol Taluka where Arvind Upland and Arvind Forreste Projects have come up. The Scholarship was launched with the help of Vidyasarthi platform, an initiative by NSDL e-Governance Infrastructure Ltd. The scholarship was given to students for undergraduate courses whose family income was less than Rs 5.00 Lacs. A total of 136 students got scholarship for study in B.E./B.Tech, Diploma, ITI and other undergraduate courses. **2. The COVID relief work:** The COVID Relief work continued during FY 2021-22 also and with larger focus on supporting the medical Infrastructure of the Government. The Company directly and through the project grants, released for working around Company's Areas of Operations, supplied 200 New Medical Oxygen Cylinders to the Municipal Hospitals of Ahmedabad.

Annexure – B to the Director's Report

ANNEXURE - II

Annual Report on Corporate Social Responsibility Activities FY 2021-22

1	Brief Outline of the Company's CSR Policy	Arvind SmartSpaces Limited follows the group's CSR philosophy of contributing to the growth and development of the society as we believe that healthy business grows only in a healthy society and that business must serve and empower the community in the area where it operates. The responsibility of undertaking development initiatives has been jointly shared by Strategic Help Alliance for Relief to Distressed Areas (SHARDA) Trust. Our CSR Policy is in sync with the broader areas of Schedule VII of the Companies Act, 2013 and will always be aligned to the changes that gets incorporated in the schedule.
2	Composition of the CSR Committee	The Arvind SmartSpaces Limited has set up Corporate Social Responsibility Committee (CSR Committee) as per the requirement of the Companies Act. The members of the CSR Committee are: (see table below)
3	Web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.	https://www.arvindsmartspaces.com/investors/corporate-governance/
4	Details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable.	Not Applicable
5	Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any	Nil
6	Average net profit of the Company as per Section 135(5).	Rs. 3,413.00 Lacs.
7	(a) Two percent of average net profit of the company as per section 135(5)	Rs. 68.26 Lacs
	(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years	Not Applicable
	(c) Amount required to be set off for the financial year, if any	Nil
	(d) Total CSR obligation for the financial year (7a+7b-7c)	Rs. 68.26 Lacs.

Sr. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Sanjay S. Lalbhai	Chairman	2	2
2	Mr. Prem Prakash Pangotra	Member	2	2
3	Ms. Pallavi Vyas	Member	2	2
4	Mr. Kamal Singal	Member	2	2

8. (a) CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year. (Rs. in Lacs)	Amount Unspent (Rs. in Lacs)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
68.31	Nil	NA	NA	Nil	NA

(b) Details of CSR amount spent against ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)	
Sr No.	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/ No)	Location of the project		Project Durati-on	Amount allocated for the project (Rs. in Lacs)	Amount spent in the current Financial Year (Rs. in Lacs)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (Rs. in Lacs)	Mode of Implem entation - Direct (Yes/No)	Mode of Implementation through Implementing Agency	
				State	District						Name	CSR Registration number
(1)	Projects Around Company's Area of Operations	X	Yes	Ahmedabad, Gandhinagar, Gujarat,		1+3 Years	36.45	36.45	Nil	No	Arvind Foundation CSR Registration Number CSR00004733	
	Total							**36.45**				

(c) Details of CSR amount spent against other than ongoing projects for the financial year: Nil

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sr. No.	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/ No)	Location of the project		Amount allocated for the project (Rs. in Lacs)	Mode of Implem entation - Direct (Yes/No)	Mode of Implementation through Implementing Agency	
				State	District			Name	CSR Registration number
(1)	COVID Relief	1	Yes	Gujarat	Ahmeda-bad	31.86	Yes	NA	NA
	Total					**31.86**			

(d) Amount spent in Administrative Overheads: Nil.

(e) Amount spent on Impact Assessment, if applicable: Not Applicable

(f) Total amount spent for the Financial Year (8b+8c+8d+8e): Rs. 68.31 Lacs.

(g) Excess Amount for set off, if any: NIL

Sr. No.	Particular	Amount (Rs. in Lacs)
(i)	Two percent of average net profit of the company as per section 135(5)	68.26
(ii)	Total amount spent for the Financial Year	68.31
(iii)	Excess amount spent for the financial year [(ii)-(i)]	0.05
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	Nil
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	Nil

9. (a) Details of Unspent CSR amount for the preceding three financial years: Nil.

Sr. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135 (6) (Rs. in Lacs)	Amount spent in the reporting Financial Year (Rs. in Lacs)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any			Amount remaining to be spent in succeeding financial years. (Rs. in Lacs)
				Name of the Fund	Amount (Rs. in Lacs)	Date of transfer	
Not Applicable							

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s): Nil

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sr. No.	Project ID	Name of the Project	Financial Year in which the project was commenced	Project Duration	Total Amount allocated for the project (Rs. in Lacs)	Total Amount spent in the reporting Financial Year (Rs. in Lacs)	Cumulative amount spent at the end of reporting Financial Year. (Rs. in Lacs)	Status of the project Completed / Ongoing
Not Applicable								

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year:

(a) Date of creation or acquisition of the capital asset(s):

No Capital Asset created during the financial year 2021-22.

(b) Amount of CSR spent for creation or acquisition of capital asset:

Not Applicable

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.

Not Applicable

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).

Not Applicable

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5):

Not applicable. The Company has spent the required amount.

Sanjay S. Lalbhai
Chairman

Kamal Singal
Managing Director & CEO

Annexure – C to the Director's Report

Form MR – 3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2022

[*Pursuant to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014*]

To,

The Members,

Arvind SmartSpaces Limited

24, Govt. Servant's Society,

Nr. Municipal Market, Off. C.G. Road,

Navrangpura, Ahmedabad- 380009.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Arvind SmartSpaces Limited (hereinafter "the Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of the Secretarial Audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2022 ("Audit period") complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

1. We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March, 2022 according to the provisions of:
   (i) The Companies Act, 2013 ("the Act") and the rules made thereunder;
   (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
   (iii) The Depositories Act, 2018 and the Regulations and Bye-laws framed thereunder;
   (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
2. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
   (i) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
   (ii) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
   (iii) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
   (iv) The Securities and Exchange Board of India (Share based Employee Benefits) Regulations, 2014;
   (v) The Securities and Exchange Board of India (Listing Obligations & Disclosures Requirements) Regulations, 2015;
   (vi) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (Not Applicable as the Company has not issue any such securities during the financial year).
   (vii) The Securities and Exchange Board of India (Registrars to Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; (Not Applicable as the Company is not registered as Registrar and Transfer Agents with SEBI).
   (viii) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; (Not Applicable as the Company has not delisted any of its equity shares during the financial year).
   (ix) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (Not Applicable as the Company has not bought back any of the securities during the financial year).
3. We have relied on the representation made by the Company and its Officers for systems and mechanism formed by the Company for compliances under other applicable Acts, Laws and Regulations as applicable to the Company.

4. The Company has complied with following specific laws to the extent applicable to the Company:
    a) The Real Estate (Regulation and Development) Act, 2016.
    b) Transfer of Property Act, 1882.
    c) The Land Acquisition Act, 1894.
    d) The Contract Labour (Regulation and Abolition) Act, 1970.
    e) The Indian Easements Act, 1882.
    f) The Indian Contract Act, 1872.
    g) The Gujarat Town Planning and Urban Development Act, 1976.
    h) Gujarat Development Control Regulations Act, 2011 and Karnataka Municipalities Model Building Bye-laws, 2017.
    i) The Environment (Protection) Act, 1986.
    j) The Gujarat Land Revenue Code, 1879.
    k) The Gujarat Tenancy & Agricultural Lands Act, 1948.
    l) The Indian Registration Act, 1908.
    m) The Specific Relief Act, 1963.
    n) The Indian Stamp Act, 1899.
    o) The Gujarat Stamp Act, 1958.
    p) The Gujarat Ownership Flats Act, 1973.
    q) The Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996
    r) The Building and Other Construction Worker's Welfare Cess Act, 1996.
    s) The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
    t) Goods and Service Tax Act.
    u) Employees Provident Fund and Miscellaneous Provisions Act, 1952.
    v) Employees State Insurance Act, 1961 and Rules made there under.
5. We have also examined compliance with the applicable clauses of Secretarial Standards issued by The Institute of Company Secretaries of India and The Listing Agreements entered into by the Company with BSE Limited and National Stock Exchange of India Limited.

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors including woman Director. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act. Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period there were no specific events / actions having a major bearing on the company's affairs except the following:

1. The Company has allotted 28,50,000 (Twenty Eight Lakhs Fifty Thousand) Warrants, each carrying a right to subscribe to one Equity Share per Warrant at a price of Rs. 102.00 (Rupees One Hundred Two Only) per Equity Share, aggregating to Rs. 29,07,00,000/- (Rupees Twenty Nine Crores Seven Lakhs Only) to Kausalya Realserve LLP wherein Mr. Kamal Singal, MD & CEO of the Company and his relatives are the partners, on a preferential basis.

2. The Company has allotted 40,32,200 (Forty Lakhs Thirty Two Thousand Two Hundred) Equity Shares of face value of Rs. 10/- (Rupees Ten Only) each for cash at a price of Rs. 124.00 (Rupees One Hundred Twenty Four Only) per Equity Share, aggregating to Rs. 49,99,92,800/- (Rupees Forty Nine Crores Ninety Nine Lakhs Ninety Two Thousand Eight Hundred Only) to HDFC CAPITAL AFFORDABLE REAL ESTATE FUND- 1, a Category II Alternative Investment Fund on Preferential basis.

3. The Company has allotted 28,22,500 (Twenty Eight Lakhs Twenty Two Thousand Five Hundred) Equity Shares of face value of Rs. 10/- (Rupees Ten Only) each for cash at a price of Rs. 124.00/- (Rupees One Hundred Twenty Four Only) per Equity Share, aggregating to Rs. 34,99,90,000/- (Rupees Thirty Four Crores Ninety Nine Lakhs Ninety Thousand Only) to the following promoter group entities as per the details listed below, on a preferential basis:

Sr. No.	Name of the promoter group entity	No. of shares allotted
1	Aura Business Ventures LLP	16,00,000
2	Aura Merchandise Private Limited	12,22,500

For, N. V. KATHIRIA & ASSOCIATES
Company Secretaries

Date : 20th May, 2022
Place : Ahmedabad

N. V. KATHIRIA
PROPRIETOR
FCS 4573
COP 3278
(UDIN: F004573D000354846)

To,
The Members,
Arvind SmartSpaces Limited
24, Govt. Servant's Society,
Nr. Municipal Market, Off. C.G. Road,
Navrangpura, Ahmedabad- 380009.

Our Secretarial Audit Report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on the test basis to ensure that correct facts are reflected in the Secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4. Wherever required, we have obtained the management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of corporate and other applicable laws, rules, regulations and standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For, N. V. KATHIRIA & ASSOCIATES
Company Secretaries

Date : 20th May, 2022
Place : Ahmedabad

N. V. KATHIRIA
PROPRIETOR
FCS 4573
COP 3278
(UDIN: F004573D000354846)

Annexure - D to the Directors' Report

Information required under Section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

Sr. No.	Particulars	Status	Number of times: If total remuneration of the director is considered	Number of times: If total remuneration of the Director excluding variable pay and commission is considered
(i)	The ratio of the remuneration of each director to median remuneration of the employees of the Company for financial year 2021-22.	Mr. Sanjay S. Lalbhai	0.00	0.00
		Mr. Kamal Singal	97.27	86.95
		Mr. Kulin S. Lalbhai	0.00	0.00
		Mr. Pratul Shroff	1.43	0.20
		Mr. Prem Prakash Pangotra	1.62	0.39
		Mr. Nirav Shah	1.52	0.30
		Ms. Pallavi Vyas	1.20	0.22
(ii)	The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year 2021-22.	**Directors:**		%
		Mr. Sanjay S. Lalbhai		NA
		Mr. Kulin S. Lalbhai		NA
		Mr. Pratul Shroff		(6%)
		Mr. Prem Prakash Pangotra		(3%)
		Mr. Nirav Shah		2%
		Ms. Pallavi Vyas		0%
		Managing Director & CEO: Mr. Kamal Singal		353%
		Chief Financial Officer: Mr. Ankit Jain		65%
		Company Secretary: Mr. Prakash Makwana		23%
(iii)	The percentage increase in the median remuneration of employees in the F.Y. 2021-22.	13%		
(iv)	The number of permanent employees on the rolls of Company.	245		
(v)	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year (i.e. F.Y. 2020-21) and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration.	Average increase for Key Managerial Personnel 185.6% and for other employees was about 13%. The increase in KMP remuneration is appearing high mainly on account limited drawl of remuneration by MD & CEO during FY21, due to Covid - 19.		
(vi)	Affirmation that the remuneration is as per the remuneration policy of the Company.	It is affirmed that the remuneration is as per the Remuneration Policy of the Company.		

Read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and forming part of the Director's Report for the year ended 31st March, 2022.

Arvind Belair, premium 2 & 3 BHK apartments with state-of-the-art cantilevered sky club.

CORPORATE GOVERNANCE REPORT

Your directors present the Company's Report on Corporate Governance for the year ended on 31st March, 2022.

1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

Corporate governance at Arvind SmartSpaces Limited (here onwards will be referred as 'Arvind SmartSpaces Limited', 'the Company') is a value-based framework to manage our Company affairs in a fair and transparent manner. As a responsible corporate citizen, we use this framework to maintain accountability in all our affairs and employ democratic and open processes. We are adopting applicable guidelines and best practices to ensure timely and accurate disclosure of information regarding our financials, performance and governance of the Company.

Our corporate governance philosophy is based on the following principles:

- Satisfy the spirit of the law and not just the letter of the law. Corporate governance standards should go beyond the law.
- Be transparent and maintain a high degree of disclosure levels.
- Make a clear distinction between personal conveniences and corporate resources.
- Communicate externally, in a truthful manner, about how is the Company running internally.
- Have a simple and transparent corporate structure driven solely by business needs.
- The Management is the trustee of the shareholders' capital and not the owner.

The Board of Directors ("the Board") is at the core of our corporate governance practice and oversees how the Management serves and protects the long-term interests of all our stakeholders. We believe that an active, well-informed and independent Board is necessary to ensure the highest standards of Corporate Governance. The Company has optimum combination of executive and non-executive directors including Independent Directors with at least one woman director. Given below is the report on Corporate Governance at Arvind SmartSpaces Limited.

2. BOARD OF DIRECTORS

2.1 Composition of the Board:

The Board has 8 (eight) Directors, comprising of Chairman, 1 (one) Managing Director & CEO, 3 (three) Non - Executive Non Independent Directors including Chairman and Nominee Director and 4 (four) Non-Executive Independent Directors including a Woman Director. The Non-Executive Independent Directors are leading professionals from varied fields who take care of the stakeholder's interest and bring in independent judgment to the Board's discussions and deliberations.

The Composition of the Board as at 31st March, 2022 is as under:

Sr. No.	Name of Director	Executive/Non-executive/ Independent Director	No. of Directorships Held in Public Limited Companies (Including the Company.)*	Committee(s) position (Including the Company)**	
				Member	Chairman
1	Mr. Sanjay S. Lalbhai	Chairman and Non-Executive Director	5	2	1
2	Mr. Kamal Singal	Executive Director	1	2	0
3	Mr. Kulin S. Lalbhai	Non-Executive Director	6	2	1
4	Mr. Pratul Shroff	Independent Director	1	2	1
5	Mr. Prem Prakash Pangotra	Independent Director	1	2	0
6	Mr. Nirav Shah	Independent Director	4	4	0
7	Ms. Pallavi Vyas	Independent Director	1	0	0
8	Mr. Vipul Roongta***	Non-Executive Nominee Director	1	0	0

* All the Companies have been considered excluding Companies incorporated under Section 8 of the Companies Act, 2013 and Companies incorporated outside India.

**Only Audit Committee and Stakeholders' Relationship Committee has been considered as per Regulation 26 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").

***Appointed w.e.f. 12th November, 2021.

2.2 List of Directorship in other listed entities:

Sr. No.	Name of Director	Name of Listed Entities	Designation	Audit Committee		Stakeholders' Relationship Committee	
				Member	Chairman	Member	Chairman
1	Mr. Sanjay S. Lalbhai	Arvind SmartSpaces Limited	Chairman & Non-Executive Director	-	-	-	✓
		Arvind Limited	Chairman & Managing Director	-	-	✓	-
		The Anup Engineering Limited	Chairman & Non-Executive Director	-	-	-	-
		Arvind Fashions Limited	Chairman & Non-Executive Director	-	-	-	-
2	Mr. Kamal Singal	Arvind SmartSpaces Limited	Managing Director & CEO	✓	-	✓	-
3	Mr. Kulin S. Lalbhai	Arvind SmartSpaces Limited	Non-Executive Director	-	-	-	-
		Arvind Limited	Executive Director	-	-	-	-
		Arvind Fashions Limited	Non-Executive Director	-	-	-	✓
		Zydus Wellness Limited	Independent Director	✓	-	-	-
4	Mr. Pratul Shroff	Arvind SmartSpaces Limited	Independent Director	-	✓	✓	-
5	Mr. Prem Prakash Pangotra	Arvind SmartSpaces Limited	Independent Director	✓	-	✓	-
6	Mr. Nirav Shah	Arvind SmartSpaces Limited	Independent Director	✓	-	-	-
		Jayatma Enterprises Limited	Director	✓	-	✓	-
		Jayatma Industries Limited	CEO & Director	✓	-	-	-
7	Ms. Pallavi Vyas	Arvind SmartSpaces Limited	Independent Director	-	-	-	-
8	Mr. Vipul Roongta	Arvind SmartSpaces Limited	Non-Executive Nominee Director	-	-	-	-

2.3 Matrix showing skills/expertise/competencies of Directors:

The Company is engaged in the business of Real Estate Development. The Board comprises of highly renowned professionals drawn from diverse fields. For its effective collective functioning, the Board has identified broad skills/expertise/competencies required in the context of its business and the sector in which it operates viz. (a) standing and knowledge with significant achievements in business, professions and public services (b) financial or business literacy/skills (c) real estate industry experience and the same are available among the Board collectively.

Sr. No.	Name of Director	Skills/Expertise/Competencies
1	Mr. Sanjay S. Lalbhai	Industrialist, Entrepreneur, Board Service & Governance, strategic thinking, track record of spotting disruptive opportunities ahead of time, ability to take calibrated risk, Sales and marketing including an understanding of consumer markets in India etc.
2	Mr. Kamal Singal	Expertise in construction and real estate development along with product delivery, production planning, quality control, technology advancement, financial planning, formulation and its implementation of Strategies
3	Mr. Kulin S. Lalbhai	Industrialist, Entrepreneur, Technology Expert, Sales and marketing including an understanding of consumer markets in India, innovation management to ensure continuing relevance of Company's offerings under changing market etc.
4	Mr. Pratul Shroff	Entrepreneur, Expertise in Information, Communication and Technology (ICT).
5	Mr. Prem Prakash Pangotra	Expertise in Urban Management, Urban Economics, Environment Management and Public Finance.

Sr. No.	Name of Director	Skills/Expertise/Competencies
6	Mr. Nirav Shah	Entrepreneur, Industrialist, Expertise in International Business Strategies and Corporate Finance.
7	Ms. Pallavi Vyas	Expertise in Economics, Public Policy etc. Interest in Labor Economics, Human Capital Theory, Public Health and Development Economics.
8	Mr. Vipul Roongta	Expertise in Mortgages, Banking, Economics, Real Estate etc.

2.4 Agendas of the Board and Committee Meetings:

The annual calendar of Board and Committee Meetings is agreed upon at the beginning of each year. Meetings are governed by a structured Agenda and a Board member may bring up any matter for consideration of the meeting in consultation with the Chairman. Agenda papers are generally circulated to the Board members at least 7 working days in advance. In addition, for any business exigencies the resolutions are passed by circulation and are placed at the subsequent Board or Committee Meeting for ratification/approval. Detailed presentations are made at the meetings on all major issues to enable the Board to take informed decisions.

Invitees & Proceedings:

Apart from the Board members, Chief Financial Officer, Chief Operating Officer and Company Secretary also attend the Board Meetings. Other senior management executives are called as and when necessary, to provide additional inputs for the items being discussed by the Board. Both, the Managing Director and CFO make presentation on the quarterly, annual operating & financial performance and also annual operating budget.

Head of Internal Audit department, representatives of the Statutory Auditors are the permanent invitees of the Audit Committee meetings to discuss the areas of internal audit as well as highlights of the financial performance of the Company.

The Company also invites prominent experts of the Real Estate Industry to make relevant presentation to the Board / Committee as and when required.

Support and Role of Company Secretary:

The Company Secretary is responsible for convening the Board and Committee meetings, preparation and distribution of Agenda and other documents and recording of the Minutes of the meetings. He acts as interface between the Board and the Management and provides required assistance to the Board and the Management.

2.5 Attendance of each Director at the meeting of the Board of Directors and the Last Annual General Meeting:

The Board has held 6 (six) Board Meetings on 28th May, 2021, 6th August, 2021, 10th September, 2021, 12th November, 2021, 27th December, 2021 and 28th January, 2022 during the financial year 2021-22. The gap between two Board Meetings was within the maximum time gap prescribed in the Companies Act, 2013 and Listing Regulations. The attendance of each Director at these Board Meetings and last Annual General Meeting was as under:

Sr. No.	Name of Directors	Number of Board Meetings held during the year	Number of Board Meetings attended	Whether Present at the Last AGM held on 22nd September, 2021
1	Mr. Sanjay S. Lalbhai	6	5	No
2	Mr. Kamal Singal	6	6	Yes
3	Mr. Kulin S. Lalbhai	6	6	Yes
4	Mr. Pratul Shroff	6	4	Yes
5	Mr. Prem Prakash Pangotra	6	6	Yes
6	Mr. Nirav Shah	6	6	Yes
7	Ms. Pallavi Vyas	6	6	Yes
8	Mr. Vipul Roongta	6	1	NA

2.6 Separate Meeting of Independent Directors:

Independent Directors play an important role in the governance processes of the Board. They bring their expertise and experience on the deliberations of the Board. This enriches the decision making process at the Board with different points of view and experiences and prevents conflict of interest in the decision making process.

None of the Independent Directors serves as "Independent Directors" in more than seven listed companies.

The Independent Directors have confirmed that they meet the criteria of independence laid down under the Companies Act, 2013 and the Listing Regulations.

A separate meeting of Independent Directors was held on 28th January, 2022 to review:

- the performance of the Non-Independent Directors (Executive/Non-Executive Directors).
- the performance of the Board of the Company as a whole.
- the performance of Chairman/Chairperson of the Company taking in to account the views of Executive and Non-Executive Directors on the same.
- To assess the quality, quantity and timeliness of flow of information between the Company Management and the Board.

The members of the Nomination and Remuneration Committee has also taken note of the above.

2.7 Disclosure of relationships between the Directors inter-se:

Except Mr. Sanjay S. Lalbhai, Chairman and Non-Executive Director and his son Mr. Kulin S. Lalbhai, Non-Executive Director, there is no relationship between the Directors inter-se.

2.8 Number of shares and convertible instruments held by Non-Executive Directors:

Mr. Sanjay S. Lalbhai, Chairman and Non-Executive Director of the Company is holding 200155 Equity Shares equivalent to 0.47% of the total paid up capital of the Company.

During the year under review, none of the Non-Executive Directors hold any convertible instruments of the Company.

2.9 Familiarisation programmes imparted to Independent Directors:

On appointment of an individual as Director, the Company issues a formal Letter of Appointment to the concerned director, setting out in detail, the terms of appointment, duties and responsibilities. Each newly appointed Independent Director is taken through a formal familiarisation program including the presentation from the Managing Director & CEO providing information relating to the Company, industry, business model of the Company, geographies in which Company operates, etc. The programme also provides awareness of the Independent Directors on their roles, rights, responsibilities towards the Company. Further, the Familiarisation Programme also provides information relating to the financial performance of the Company and budget and control process of the Company.

The details of the familiarization programme imparted to independent directors is posted on the Company's Website at https://www.arvindsmartspaces.com/investors/updates/

2.10 Prohibition of Insider Trading Code:

In terms of SEBI (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time, the Company has formulated and adopted a Code of Conduct for Prohibition of Insider Trading, Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information and Policy on procedures to be followed while conducting an inquiry in the event of leak or suspected leak of Unpublished Price Sensitive Information.

The codes viz. "Code of Conduct for Prohibition of Insider Trading" and the "Code of Practices & Procedures for Fair Disclosure of Unpublished Price Sensitive Information" allow the formulation of a trading plan subject to certain conditions and requires pre-clearance for dealing in the Company's shares. It also prohibits the purchase or sale of Company's shares by the Designated Persons, while in possession of unpublished price sensitive information in relation to the Company and during the period when the Trading Window is closed.

Chief Financial Officer is responsible for implementation of the Code.

All Directors, designated employees/persons and connected persons have affirmed compliance with the code.

2.11 Committees of the Board:

The Board of Directors has constituted 5 (five) committees of the Board viz.

- Audit Committee
- Nomination and Remuneration Committee
- Stakeholders' Relationship Committee
- Corporate Social Responsibility Committee
- Management Committee

The Board determines the terms of reference of these Committees from time to time. Meetings of these Committees are convened by the respective Committee Chairman/Company Secretary. At each Board Meeting, minutes of these Committee Meetings are placed before the Directors for their perusal and noting.

3. AUDIT COMMITTEE

The Board of Directors of the Company has constituted the Audit Committee in compliance with the provisions of Section 177 of the Companies Act, 2013 and Regulation 18 of the Listing Regulations. The Audit Committee of the Company comprises of 4 (four) members out of which 3 (three) members are Non-Executive Independent Directors. Mr. Pratul Shroff, an Independent Director, acts as Chairman of the Committee. The Committee members are having requisite experience in the fields of Finance, Accounts and Management. The Chief Financial Officer, Internal Auditor and representatives of Statutory Auditors are the permanent invitees to Audit Committee meetings and the Company Secretary acts as the Secretary of the Audit Committee.

The brief terms of reference and composition of committee are as follows:

3.1 Brief description of the terms of reference:

1. Oversight of the company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible;
2. Recommendation for appointment, remuneration and terms of appointment of auditors of the company;
3. Approval of payment to statutory auditors for any other services rendered by the statutory auditors;
4. Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the board for approval, with particular reference to:
   (a) Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013;
   (b) Changes, if any, in accounting policies and practices and reasons for the same;
   (c) Major accounting entries involving estimates based on the exercise of judgment by management;
   (d) Significant adjustments made in the financial statements arising out of audit findings;
   (e) Compliance with listing and other legal requirements relating to financial statements;
   (f) Disclosure of any related party transactions;
   (g) Modified opinion / Qualifications in the draft audit report;
5. Reviewing, with the management, the quarterly financial statements before submission to the board for approval;
6. Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;

7. Reviewing and monitoring the auditor's independence and performance and effectiveness of audit process;
8. Approval or any subsequent modification of transactions of the company with related parties;
9. Scrutiny of inter-corporate loans and investments;
10. Valuation of undertakings or assets of the company, wherever it is necessary;
11. Evaluation of internal financial controls and risk management systems;
12. Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
13. Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
14. Discussion with internal auditors of any significant findings and follow up there on;
15. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board;
16. Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
17. To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
18. To review the functioning of the Whistle Blower mechanism;
19. Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;
20. Carrying out any other function as mentioned in the terms of reference of the Audit Committee.
21. Reviewing the utilization of loans and/or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crores or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision.
22. To review the compliance with the provisions of Regulation 9A of Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 at least once in a financial year and to verify that the systems for internal control are adequate and are operating effectively.
23. To consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders.

Audit Committee shall mandatorily review the following information:

1. Management discussion and analysis of financial condition and results of operations;
2. Statement of significant related party transactions (as defined by the Audit Committee), submitted by management;
3. Management letters / letters of internal control weaknesses issued by the statutory auditors;
4. Internal audit reports relating to internal control weaknesses; and
5. The appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the Audit Committee.
6. Statement of deviations:
   (a) quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1).
   (b) annual statement of funds utilized for purposes other than those stated in the offer document/prospectus/notice in terms of Regulation 32(7).

3.2 Composition of Audit Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2022, the Audit Committee consist of 4 (four) members. During the year, the Committee has held 5 (five) Meetings on 28th May, 2021, 6th August, 2021, 12th November, 2021, 27th December, 2021 and 28th January, 2022.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Pratul Shroff	Independent Director	Chairman	5	2
2	Mr. Prem Prakash Pangotra	Independent Director	Member	5	5
3	Mr. Nirav Shah	Independent Director	Member	5	5
4	Mr. Kamal Singal	Executive Director	Member	5	5

4. NOMINATION AND REMUNERATION COMMITTEE

The Board of Directors of the Company has constituted the Nomination and Remuneration Committee ("NRC") in compliance with the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of Listing Regulations. The NRC of the Company comprises of 3 (three) Directors out of which 2 (two) are Non-Executive Independent Directors and 1 (one) is Non-Executive Director. Mr. Prem Prakash Pangotra, an Independent Director, acts as Chairman of the Committee.

The brief terms of reference and composition of committee are as follows:

4.1 Brief description of the terms of reference:

Nomination of Directors / Key Managerial Personnel / Senior Management*

1. Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees; formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;
2. For every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:
   a. use the services of an external agencies, if required;
   b. consider candidates from a wide range of backgrounds, having due regard to diversity; and
   c. consider the time commitments of the candidates
3. Formulation of criteria for evaluation of performance of independent directors and the board of directors;
4. Devising a policy on diversity of board of directors;
5. Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal.
6. Whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.
7. Recommend to the board, all remuneration, in whatever form, payable to senior management.
8. To administer and supervise Employee Stock Options Schemes (ESOS) including framing of policies related to ESOS and reviewing grant of ESOS;

9. To review HR Policies and Initiatives.
10. Carrying out any other function as is mentioned in the terms of reference of the Nomination and Remuneration Committee.

Remuneration of Directors / Key Managerial Personnel / Senior Management*/ other Employees:

1. Evolve the principles, criteria and basis of Remuneration Policy and recommend to the Board a policy relating to the remuneration for all the Directors, KMP, senior management and other employees of the Company and to review the same from time to time;
2. The Committee shall, while formulating the policy, ensure the following:
   a) The level and composition of remuneration is reasonable and sufficient to attract, retain and motivate Directors of the quality required to run the Company successfully;
   b) Relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
   c) Remuneration to Directors, KMP and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the Company and its goals.

* Senior Management for the above purpose shall mean personnel of the Company who are members of its core management team excluding Board of Directors comprising all members of management one level below the executive directors, including the functional heads.

4.2 Composition of Nomination and Remuneration Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2022, the NRC consist of 3 (three) members. During the year, the NRC has held 1 (one) Meeting on 28th May, 2021.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Prem Prakash Pangotra	Independent Director	Chairman	1	1
2	Mr. Pratul Shroff	Independent Director	Member	1	1
3	Mr. Sanjay S. Lalbhai	Non-Executive Director	Member	1	1

4.3 Evaluation of the Board's Performance:

During the year, the Board adopted a formal mechanism for evaluating its performance as well as that of its Committees and individual Directors. The exercise was carried out through a structured evaluation process covering various aspects of the Board's functioning such as composition of the Board & committees, experience & competencies, performance of specific duties & obligations, governance issues etc. Separate exercise was carried out to evaluate the performance of individual Directors including the Board Chairman who were evaluated on parameters such as attendance, contribution at the meetings and otherwise, independent judgement, safeguarding of minority shareholders interest etc.

The evaluation of the Independent Directors was carried out by the entire Board and that of the Chairman and the Non-Independent Directors by the Independent Directors.

The Directors were satisfied with the evaluation results, which reflected the overall engagement of the Board and its Committees with the Company.

4.4 Remuneration of Directors:

Remuneration of Executive Directors is recommended by the Nomination & Remuneration Committee and approved by the Board of Directors and the Shareholders of the Company.

The remuneration of Non-Executive Directors is determined by the Board and is also approved by the Shareholders. Non-Executive Independent Directors are paid Sitting Fees of Rs. 10,000/- for every meeting of Board of Directors or Committee attended by them. Apart from this, Non-Executive Directors (other than Managing Director and Whole Time Director(s)) are entitled for commission not exceeding 1% of the net profits of the Company per annum.

Details of remuneration to all the Directors for the financial year 2021-22 is as under:

(Amount in Rs.)

Sr. No.	Name of Director	Salary	Perquisites & Allowances	Sitting Fees	Retrial Benefits	Commission / Bonus
1	Mr. Kamal Singal	3,42,95,228	34,170	Nil	10,38,715	41,96,000
2	Mr. Sanjay S. Lalbhai	Nil	Nil	Nil	Nil	Nil
3	Mr. Kulin S. Lalbhai	Nil	Nil	Nil	Nil	Nil
4	Mr. Pratul Shroff	Nil	Nil	80,000	Nil	5,00,000
5	Mr. Prem Prakash Pangotra	Nil	Nil	1,60,000	Nil	5,00,000
6	Mr. Nirav Shah	Nil	Nil	1,20,000	Nil	5,00,000
7	Ms. Pallavi Vyas	Nil	Nil	90,000	Nil	4,00,000
8	Mr. Vipul Roongta	Nil	Nil	Nil	Nil	Nil

The details of stock options granted to the eligible employees under Arvind infrastructure Limited - Employee Stock Option Scheme 2013 (ESOP-2013) and 2016 (ESOP-2016) are provided in the Director's Report of the Company.

Please refer point No. 6 - Employee Stock Option Scheme in Director's Report.

(a) There is neither any pecuniary relationship nor any transactions of the Non-Executive Directors i.e. Mr. Sanjay S. Lalbhai, Mr. Kulin S. Lalbhai, Mr. Pratul Shroff, Mr. Prem Prakash Pangotra, Mr. Nirav Shah, Ms. Pallavi Vyas and Mr. Vipul Roongta vis-à-vis the Company except remuneration paid as above.

(b) The Company has disclosed the criteria of making payment to Non-Executive Directors and the same is posted on the website of the Company at https://www.arvindsmartspaces.com/investors/updates/

5. STAKEHOLDERS' RELATIONSHIP COMMITTEE

The Board of Directors of the Company has constituted the Stakeholders' Relationship Committee ("SRC") in compliance with the provisions of Section 178(5) of the Companies Act, 2013 and Regulation 20 of the Listing Regulations. The SRC of the Company comprises of 4 (four) Directors out of which 2 (two) are Non-Executive Independent Directors, 1 (one) is Non-Executive Director and 1 (one) is Executive Director. Mr. Sanjay S. Lalbhai, Non-Executive Director, acts as Chairman of the Committee.

The brief terms of reference and composition of committee are as follows:

5.1 Brief description of the terms of reference:

1. Resolving the grievances of the security holders of the company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, dematerialization / rematerialization of Shares and debentures, general meetings etc.
2. Review of measures taken for effective exercise of voting rights by shareholders.
3. Review of adherence to the service standards adopted by the company in respect of various services being rendered by the Registrar & Share Transfer Agent.
4. Review of the various measures and initiatives taken by the company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company.
5. To look into the reasons for any defaults in the payment to the Depositors, Debenture holders, Shareholders (in case of non-payment of declared dividends) and Creditors.
6. Carrying out any other function as is mentioned in the terms of reference of the Stakeholder's Relationship Committee.

5.2 Composition of Stakeholders' Relationship Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2022, the SRC consists of 4 (four) members. During the year, the SRC has held 1 (one) Meetings on 28th May, 2021.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Sanjay S. Lalbhai	Non-Executive Director	Chairman	1	1
2	Mr. Pratul Shroff	Independent Director	Member	1	1
3	Mr. Prem Prakash Pangotra	Independent Director	Member	1	1
4	Mr. Kamal Singal	Executive Director	Member	1	1

5.3 Name and designation of Compliance Officer:

Mr. Prakash Makwana, Company Secretary is the Compliance officer of the Company.

5.4 Details of Complaints/Queries received and redressed during 1st April, 2021 to 31st March, 2022:

Number of shareholders' complaints pending at the beginning of the year	Number of shareholders' complaints received during the year	Number of shareholders' complaints redressed during the year	Number of shareholders' complaints pending at the end of the year
0	2	2	0

6. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

The Board of Directors of the Company has constituted the Corporate Social Responsibility Committee ("CSRC") in compliance with the provisions of Section 135 read with Schedule VII of the Companies Act, 2013. The CSRC of the company comprises of 4 (four) Directors out of which 2 (two) are Non-Executive Independent Directors, 1 (one) is Non-Executive Director and 1 (one) is Executive Director.

The brief terms of reference and composition of committee are as follows:

6.1 Brief description of the terms of reference:

(a) formulate and recommend to the Board, a Corporate Social Responsibility Policy which shall indicate the activities to be undertaken by the company as specified in Schedule VII to the Companies Act, 2013;

(b) to finalise a list of CSR projects or programs or initiatives proposed to be undertaken periodically including the modalities for their execution / implementation schedules and to review the same from time to time in accordance with requirements of section 135 of the Companies Act 2013;

(c) recommend the amount of expenditure to be incurred on the activities referred to in clause (a);

(d) monitor the Corporate Social Responsibility Policy of the company from time to time;

(e) review the CSR report and other disclosures on CSR matters for the approval of the Board for their inclusion in the Board report;

6.2 Composition of Corporate Social Responsibility Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2022, the CSRC consists of 4 (four) members. During the year, the CSR has held 2 (two) Meetings on 28th May, 2021 and 12th November, 2021.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Sanjay S. Lalbhai	Non-Executive Director	Chairman	2	2
2	Mr. Prem Prakash Pangotra	Independent Director	Member	2	2
3	Ms. Pallavi Vyas	Independent Director	Member	2	2
4	Mr. Kamal Singal	Executive Director	Member	2	2

7. MANAGEMENT COMMITTEE OF BOARD OF DIRECTORS

The Board of Directors of the Company has constituted the Management Committee which comprises of 3 (three) Directors out of which 2 (two) are Non-Executive and 1 (one) is Executive Director.

The role and composition of committee are as follows:

7.1 Role of Management Committee:

The Management committee's primary role is to look after the day-to-day business activities of the Company within Board approved direction/framework. The committee meets frequently, as and when need arises, to transact matters within the preview of its terms of reference.

7.2 Composition of Management Committee, number of Meetings held and participation at the Meetings during the year:

As on 31st March, 2022, the Management Committee of Board of Directors consist of 3 (three) Directors. During the year, 21 (twenty-one) Management Committee Meetings were held on various dates.

The details of composition of committee, number of meetings held and attendance thereof during the year were as under:

Sr. No.	Name of Committee members	Category	Position / Status	Number of Meetings held during the year	Number of Meetings attended
1	Mr. Sanjay S. Lalbhai	Non-Executive Director	Chairman	21	12
2	Mr. Kulin S Lalbhai	Non-Executive Director	Member	21	21
3	Mr. Kamal Singal	Executive Director	Member	21	21

8. INFORMATION OF GENERAL BODY MEETINGS:

8.1 Location and time, where last three Annual General Meetings (AGM) held:

Financial Year	Date	Time	Venue
2020-21	22nd September, 2021	11:00 am	The AGM was held through VC / OAVM i.e. electronic mode where the Registered office of the Company was deemed venue.
2019-20	29th September, 2020	11:00 am	The AGM was held through VC / OAVM i.e. electronic mode where the Registered office of the Company was deemed venue.
2018-19	5th August, 2019	10:00 am	H. T. Parekh Hall, Ahmedabad Management Association, Dr. Vikram Sarabhai Marg, Ahmedabad-380015, Gujarat, India.

8.2 Special Resolutions passed in last three Annual General Meetings:

Financial Year	Date	Details of Special Resolution
2020-21	22nd September, 2022	Special Resolution for approval of payment of remuneration / commission payable to the Non-Executive Director(s) of the Company for a period of five years from 1st April, 2021 to 31st March, 2026.
2019-20	29th September, 2020	(1) Special Resolution for re-appointment of Mr. Pratul Shroff (DIN 00162576) as an Independent Director for a period of five years up to 27th March, 2025. (2) Special Resolution for re-appointment of Mr. Prem Prakash Pangotra (DIN 00844391) as an Independent Director for a period of five years up to 27th March, 2025. (3) Special Resolution for approval of re-appointment of Mr. Kamal Singal as Managing Director & Chief Executive Officer and overall limit of remuneration payable to him for a period of 5 years from 1st June, 2020. (4) Special Resolution for approval of payment of commission payable to the Non-Executive Director(s) of the Company for a period of five years from 1st April, 2020 to 31st March, 2025.
2018-19	5th August, 2019	No Special Resolution was passed at the Meeting.

8.3 Extraordinary General Meetings (EGM):

Financial Year	Date	Time	Venue
2020-21	4th October, 2021	11:00 am	The EGM was held through VC / OAVM i.e. electronic mode where the Registered office of the Company was deemed venue.
2019-20	-	-	-
2018-19	-	-	-

8.4 Special Resolutions passed in last three Extraordinary General Meetings (EGM):

Financial Year	Date	Details of Special Resolution
2020-21	4th October, 2021 -	(1) To create, offer, issue and allot equity shares on Preferential basis to Qualified Institutional Buyer. (2) To create, offer, issue and allot equity shares on Preferential basis to Promoter Group Entities. (3) To amend the Articles of Association of the Company..
2019-20	-	-
2018-19	-	-

8.5 Details of Resolution Passed through Postal Ballot, the person who conducted the Postal Ballot Exercise and details of the voting pattern:

During the year under review, the Company has completed process of postal ballot, in compliance with provisions of Section 110 of the Companies Act, 2013 ('the Act') read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules") including any amendment(s) thereof, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), General Circular No. 14/2020 dated 8th April, 2020, General Circular No. 17/2020 dated 13th April, 2020, General Circular No. 22/2020 dated 15th June, 2020, General Circular No. 3/2020 dated 28th September, 2020 and General Circular No. 39/202 dated 31st December, 2020 ("General Circulars") issued by the Ministry of Corporate Affairs (the "MCA"). The voting was conducted through remote e-voting only in compliance with the General Circulars. The Company had engaged the services of NSDL to provide e-voting facility to its Members. The notice of postal ballot was accompanied with detailed instructions kit to enable the members to understand the procedure and manner in which postal ballot voting (including remote e-voting) to be carried out. The following Resolution was deemed to have been passed on the last date of remote e-voting.

Postal Ballot Notice dated 18th March, 2021:

Sr. No.	Particulars	No. of votes Polled	No. and % votes in favour	No. and % votes in against
1	To create, offer, issue and allot warrants on Preferential basis to an entity where MD & CEO and his relatives are partners.	24459338	24458589 (99.9969%)	749 (0.0031%)

Mr. Hitesh Buch, Practicing Company Secretary was appointed as Scrutinizer for conducting the aforesaid postal ballots in a fair and transparent manner.

9. MEANS OF COMMUNICATIONS

9.1 The Quarterly Results are published in Financial Express - All India Editions and Financial Express Gujarati Edition of Ahmedabad and are also posted on Company's Website at www.arvindsmartspaces.com.

9.2 Information released to the press at the time of declaration of results is also sent to all Stock Exchanges where the shares of the Company are listed for the benefit of investors. Moreover, the Company's website hosts a special page giving information which investors usually seek.

Presentations are posted on the Company's website at www.arvindsmartspaces.com.

10. GENERAL SHAREHOLDER INFORMATION

10.1 Annual General Meeting:

Date	Friday, 12th August, 2022
Time	02:30 pm
Venue	The Company is conducting meeting through VC / OAVM pursuant to the General Circular No. 14/2020 dated 8th April, 2020 and General Circular No. 17/2020 dated 13th April, 2020 followed by General Circular No. 20/2020 dated 5th May, 2020, General Circular No. 02/2021 dated 13th January, 2021, General Circular No. 21/2021 dated 14th December, 2021 and General Circular No. 02/2022 dated 5th May, 2022, issued by the Ministry of Corporate Affairs. The Registered office of the Company will be the deemed venue for the AGM.

10.2 Financial Calendar:

The Financial Year of the Company is for a period of 12 months from 1st April to 31st March.

First quarter results	Second week of August.
Second quarter results	Last week of October.
Third quarter results	Last week of January.
Fourth quarter results / Year end results	Last week of May.

10.3 Book Closure:

Saturday, 6th August, 2022 till Friday, 12th August, 2022 (Both Days inclusive).

10.4 Dividend payment Date:

Not Applicable

10.5 Listing on Stock Exchanges:

Equity Shares of the Company are listed on the following Stock Exchanges:

Sr. No.	Name of the Stock Exchange	Code	Address
1	BSE Ltd.	539301	Phiroze Jeejeebhoy Tower, Dalal Street Mumbai - 400 001.
2	National Stock Exchange of India Ltd.	ARVSMART	Exchange Plaza, 5th Floor, Plot No. C/1, G. Block, Bandra - Kurla Complex, Bandra (E), Mumbai - 400 051.

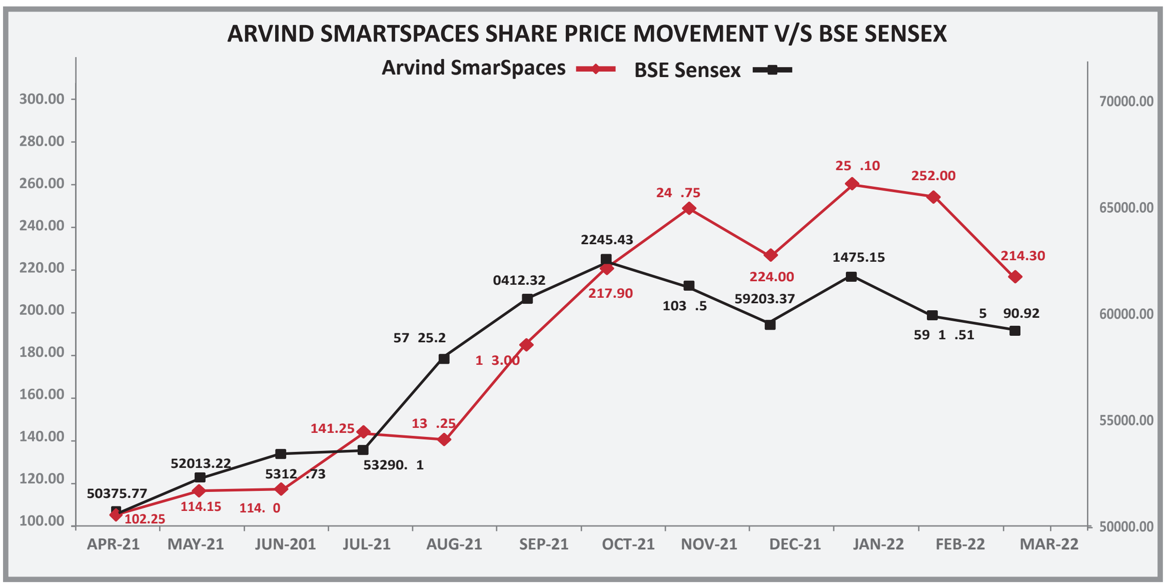
The Company has paid Annual Listing Fees for the Financial Year 2022-2023 to both stock Exchange.

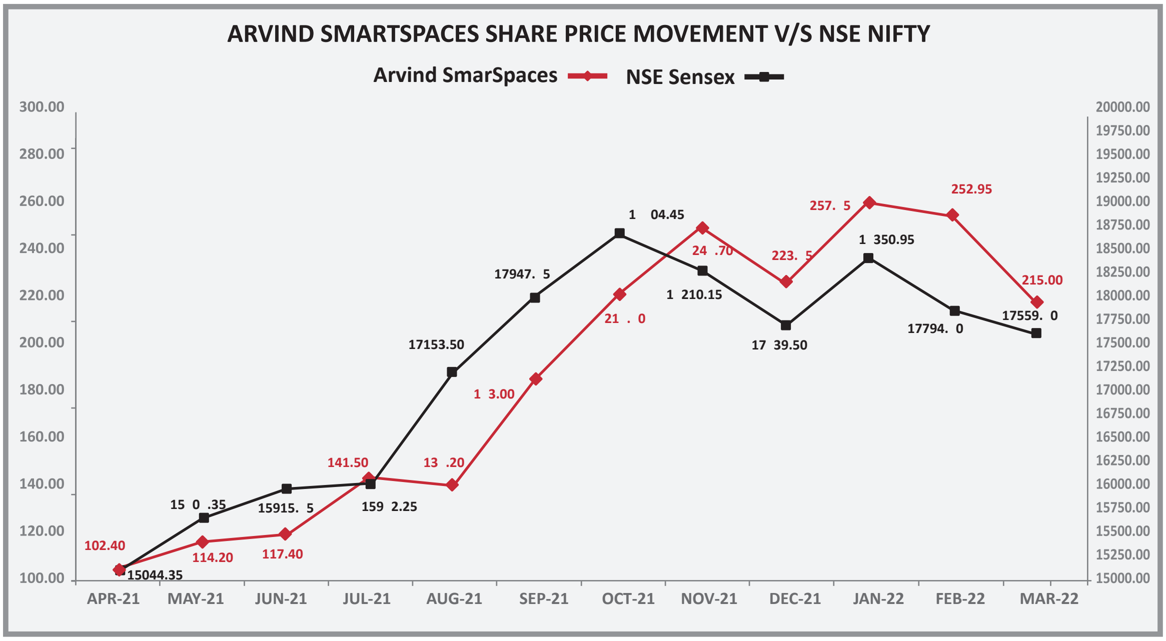
10.6 Market Price data:

The Market and volume of the Company's share traded on BSE Limited and National Stock Exchange of India Limited during the financial year 2021-22 were as under:

Month	Share Price BSE		Volumes No. of Shares	BSE Sensex		Share Price NSE		Volumes No. of Shares	NSE (Nifty)	
	High (₹)	Low (₹)		High	Low	High (₹)	Low (₹)		High	Low
Apr-21	102.25	82.55	109965	50375.77	47204.50	102.40	93.10	1546017	15044.35	14151.40
May-21	114.15	85.50	370885	52013.22	48028.07	114.20	92.10	4554290	15606.35	14416.25
Jun-21	114.60	101.25	415149	53126.73	51450.58	117.40	101.35	3338776	15915.65	15450.90
Jul-21	141.25	105.40	819090	53290.81	51802.73	141.50	103.85	9703325	15962.25	15513.45
Aug-21	138.25	112.70	302493	57625.26	52804.08	138.20	112.05	2699070	17153.50	15834.65
Sep-21	183.00	123.15	996352	60412.32	57263.90	183.00	123.00	10051339	17947.65	17055.05
Oct-21	217.90	171.15	478430	62245.43	58551.14	218.80	171.00	3905441	18604.45	17452.90
Nov-21	246.75	192.00	278056	61036.56	56382.93	246.70	191.10	1480571	18210.15	16782.40
Dec-21	224.00	186.10	135831	59203.37	55132.68	223.85	186.00	636315	17639.50	16410.20
Jan-22	258.10	203.70	315018	61475.15	56409.63	257.85	208.10	1749017	18350.95	16836.80
Feb-22	252.00	179.60	137106	59618.51	54383.20	252.95	180.25	773179	17794.60	16203.25
Mar-22	214.30	182.40	86163	58890.92	52260.82	215.00	183.00	736061	17559.80	15671.45

10.7 Performance in comparison to broad-based indices viz. BSE Sensex and Nifty Fifty:





10.8 Registrars and Transfer Agents:

Link Intime India Private Limited

506-508, Amarnath Business Centre-1 (abc-1),

Beside Gala Business Centre, Near St. Xavier's College Corner,

Off C G Road, Ellisbridge, Ahmedabad 380006. Tel No: +91 79 26465179 /86 / 87

E-mail id. : ahmedabad@linkintime.co.in

Website : www.linkintime.co.in

10.9 Share transfer system:

(I) Delegation of Share Transfer Formalities:

In terms of Regulation 40(1) of SEBI Listing Regulations, as amended, securities can be transferred only in dematerialized form w.e.f. 1st April, 2019, except in case of request received for transmission or transposition of securities. Members holding shares in physical form are requested to consider converting their holdings to dematerialized form. Transfers of equity shares in electronic form are effected through the depositories with no involvement of the Company.

(II) Share Transfer Details for the period from 1st April, 2021 to 31st March, 2022:

SEBI vide its notification dated 24th January, 2022 has mandated that all requests for transfer of securities including transmission and transposition requests shall be processed only in dematerialized form. In view of the same and to eliminate all risks associated with physical shares and avail various benefits of dematerialisation, Members are advised to dematerialise the shares held by them in physical form. Members can contact the Company or RTA - Link Intime India Private Limited, for assistance in this regard.

The details of physical share transfer for the period from 1st April, 2021 to 31st March, 2022 are as under

Particulars	**Physical**
Number of Transfers	0
Average Number of Transfers per month	0
Number of Shares Transferred	0
Average Number of Shares Transferred per month	0
No. of Pending Share Transfers	0

(III) Investors' Grievances:

The Registrar and Transfer Agent under the supervision of the Secretarial Department of the Company look after investors' grievances. Link Intime India Private Limited is responsible for redressal of Investors' Grievances. The Company Secretary of the Company has been appointed as the Compliance Officer for this purpose. At each Meeting of the Stakeholders' Relationship Committee, all matters pertaining to investors including their grievances and redressal are reported.

10.10 Shareholding pattern as on 31st March, 2022.

Sr. No.	Category of Shareholders	No. of shares held	% of shares held
(A)	**Shareholding of Promoter and Promoter Group**		
[1]	Indian		
(a)	Individuals / Hindu Undivided Family	210757	0.50
(b)	Central Government / State Government(s)	0	0.00
(c)	Financial Institutions / Banks	0	0.00
(d)	Any Other (Body Corporate, Partnership Firm)	22643381	53.33
	Sub Total (A)(1)	**22854138**	**53.82**
[2]	Foreign		
(a)	Individuals (Non-Resident Individuals / Foreign Individuals)	0	0.00
(b)	Government	0	0.00
(c)	Institutions	0	0.00
(d)	Foreign Portfolio Investor	0	0.00
(e)	Any Other (Specify)	0	0.00
	Sub Total (A)(2)	**0**	**0.00**
	Total Shareholding of Promoter and Promoter Group(A)=(A)(1)+(A)(2)	**22854138**	**53.82**
(B)	**Public Shareholding**		
[1]	Institutions		
(a)	Mutual Funds	1202	0.00
(b)	Venture Capital Funds	0	0.00
(c)	Alternate Investment Funds	4032200	9.50
(d)	Foreign Venture Capital Investors	0	0.00
(e)	Foreign Portfolio Investor	31113	0.07
(f)	Financial Institutions / Banks	836	0.00
(g)	Insurance Companies	0	0.00
(h)	Provident Funds/ Pension Funds	0	0.00
(i)	Any Other (Specify)	96	0.00
	Sub Total (B)(1)	**4065447**	**9.57**
[2]	Central Government/ State Government(s)/ President of India		
	Central Government / State Government(s)	53	0.00
	Sub Total (B)(2)	**53**	**0.00**
[3]	Non-Institutions		
(a)	Individuals		
(i)	Individual shareholders holding nominal share capital up to Rs. 1 lakh.	5858620	13.80
(ii)	Individual shareholders holding nominal share capital in excess of Rs. 1 lakh	6403302	15.08
(b)	NBFCs registered with RBI	27870	0.07

Sr. No.	Category of Shareholders	No. of shares held	% of shares held
(c)	Employee Trusts	0	0.00
(d)	Overseas Depositories(holding DRs) (balancing figure)	0	0.00
(e)	Any Other (Specify)	3252549	7.66
	Sub Total (B)(3)	**15542341**	**36.60**
	Total Public Shareholding(B)=(B)(1)+(B)(2)+(B)(3)	**19607841**	**46.18**
	Total (A)+(B)	**42461979**	**100.00**
(C)	Non Promoter - Non Public		
[1]	Custodian/DR Holder	0	0.00
[2]	Employee Benefit Trust (under SEBI (Share based Employee Benefit) Regulations, 2014)	0	0.00
	Total (A)+(B)+(C)	**42461979**	**100.00**

10.11 Distribution of shareholding as on 31st March, 2022:

Sr. No.	Shares Range	Number of Shareholders	Total Shares for the Range	% of Issued Capital
1	1 to 500	103630	2563677	6.04
2	501 to 1000	855	672271	1.58
3	1001 to 2000	477	716748	1.69
4	2001 to 3000	186	470270	1.11
5	3001 to 4000	86	311826	0.73
6	4001 to 5000	82	387421	0.91
7	5001 to 10000	136	1018580	2.40
8	10001 and above	137	36321186	85.54
	Total	**105589**	**42461979**	**100.00**

10.12 Dematerialisation of shares and liquidity:

Demat ISIN: Equity Shares fully paid: INE034S01021

The Company's shares are available for dematerialisation on both the Depositories viz. National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL). Shares of the Company are compulsorily to be delivered in the demat form on Stock Exchanges by all investors. As on 31st March, 2022, 4,22,05,149 shares representing 99.40% of the issued and paid up capital have been dematerialised by investors and bulk of transfers take place in the demat form.

10.13 Outstanding Global Depository Receipts or American Depository Receipts or Warrants or any Convertible Instruments, conversion date and likely impact on equity:

During the financial year 2021-22, the Company has not issued Global Depository Receipts or American Depository Receipts or Warrants or any Convertible Instruments except following:

Demat ISIN: Convertible Warrants: INE034S13034

The Company has allotted 28,50,000 (Twenty Eight Lakhs Fifty Thousand) Warrants, each carrying a right to subscribe to one Equity Share per Warrant at a price of Rs. 102.00 (Rupees One Hundred Two Only) per Equity Share, aggregating to Rs. 29,07,00,000/- (Rupees Twenty Nine Crores Seven Lakhs Only) within a period of 18 (eighteen) months from the date of allotment (i.e. 27th April, 2021), in one or more tranches, as the case may be and on such other terms and conditions as applicable, to Kausalya Realserve LLP wherein Mr. Kamal Singal, MD & CEO of the Company and his relatives are the partners, on a preferential basis.

10.14 Nomination Facility:

Shareholders holding shares in physical form and desirous of making a nomination in respect of their shareholding in the Company, as permitted under Section 72 of the Companies Act, 2013 are requested to submit the prescribed Form SH-13 for this purpose. Shareholders may write to the Secretarial Department of the Company for a copy of the Form.

10.15 Credit rating:

During the financial year 2021-22, the Company has obtained/ re-affirmed following credit ratings from Indian Ratings and Research (IRA).

Sr. No.	Date of Credit Rating Letter	Instruments	Status	Rating
1	22-02-2022	Proposed Long Term Loan of ₹ 300/- Crores	Upgraded	IND A/Positive
		Proposed Short Term Loan of ₹ 100/- Crores	Assigned	IND A/Positive

10.16 Commodity price risk or foreign exchange risk and hedging activities:

The Company is not exposed to commodity price risk since it generally executes projects through its contractors.

10.17 Plant / Site locations:

The Company is engaged in Real Estate Development, it does not have any manufacturing plant. The Company has various projects spread across in and around Ahmedabad, Bengaluru and Pune.

10.18 Transfer of unclaimed / unpaid amounts to the Investor Education and Protection Fund:

Unpaid / Unclaimed Dividends in accordance with the provisions of Sections 124 and 125 of Companies Act, 2013 and Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016 (IEPF Rules) dividends not encashed / claimed within seven years from the date of declaration are to be transferred to the Investor Education and Protection Fund (IEPF) Authority. The IEPF Rules mandate companies to transfer shares of Members whose dividends remain unpaid / unclaimed for a continuous period of seven years to the demat account of IEPF Authority. The Members whose dividend / shares are transferred to the IEPF Authority can claim their shares / dividend from the Authority.

The following tables give information relating due dates for transfer of dividend unclaimed to IEPF are as follows:

Financial Year	Rate of Dividend	Date of Declaration of Dividend	Due date for transfer to IEPF*
2016-17	No Dividend	-	-
2017-18	No Dividend	-	-
2018-19	15%	5th August, 2019	9th October, 2026
2019-20	No Dividend	-	-
2020-21	No Dividend	-	-

* Actual date of transfer may vary

10.19 Address for correspondence:

Shareholders may correspond with the Company at the Registered Office of the Company or at the office of Registrars and Transfer Agents of the Company:

Arvind SmartSpaces Limited Secretarial Department 24 Government Servant's Society, Near Municipal Market, Off C.G.Road, Navrangpura, Ahmedabad- 380009 Phone No: 079-68267000 Fax No. : 079-68267021 e-mail : investor@arvindinfra.com Website address: www.arvindsmartspaces.com	**Link Intime India Private Limited** 506-508, Amarnath Business Centre-1 (abc-1), Beside Gala Business Centre, Near St. Xavier's College Corner, Off C G Road, Ellisbridge, Ahmedabad 380006. Tel No : +91 79 26465179 /86 / 87 E-mail : ahmedabad@linkintime.co.in Website : www.linkintime.co.in

11. OTHER DISCLOSURE:

11.1 There are no materially significant related party transactions i.e. transactions of the Company of material nature, with its promoters, directors or the management, their subsidiaries or relatives etc. that may have potential conflicts with the interest of the Company at large or which warrants the approval of the shareholders. Suitable disclosure as required under INDAS 24 has been made in the Annual Report. The Related Party Transaction Policy as approved by the Board is posted on the Company's Website at https://www.arvindsmartspaces.com/investors/corporate-governance/

11.2 Transactions with related parties are disclosed in detail in "Notes forming part of the Accounts" annexed to the financial statements for the year. There were no related party transactions having potential conflict with the interest of the Company at large.

11.3 There are no pecuniary relationships or transactions of Non-Executive Directors vis-à-vis the Company which has potential conflict with the interests of the company at large.

11.4 No Strictures or penalties have been imposed on the Company by the Stock Exchanges or by the Security Exchange Board of India (SEBI) or by any statutory authority on any matters related to capital markets during the last three years i.e. 2019-20, 2020-21 and 2021-22.

11.5 During the year ended 31st March, 2022, the Company does not have any Material Unlisted Subsidiary Company as defined in Regulation 16 of the SEBI Listing Regulations. The Company has formed the policy for determining material subsidiary as required by under Regulation 16 of the SEBI Listing Regulations and the same is posted on the Company's website at https://www.arvindsmartspaces.com/investors/corporate-governance/

11.6 The Company has not granted any loans and advances in the nature of loans to the firms or the companies in which directors are interested.

11.7 Vigil Mechanism / Whistle Blower Policy:

The Company has Vigil Mechanism / Whistleblower Policy (WB Policy) which provides a secured avenue to directors, employees, business associates and all other stakeholders of the company for raising their concerns against the unethical practices, if any. The WB Policy ensures that strict confidentiality is maintained whilst dealing with concerns and also that no discrimination will be meted out to any person for a genuinely raised concern.

Pursuant thereto, a dedicated helpline "Arvind Ethics Helpline" has been set up which is managed by an independent professional organization.

The Ethics Helpline can be contacted to report any suspected or confirmed incident of fraud /misconduct on:

Website for complaints: www.in.kpmg.com/ethicshelpline/Arvind

Toll Free No.: 1800 200 8301

Dedicated Email ID: arvind@ethicshelpline.in

Whistle blower Committee has been constituted which looks into the complaints raised. The Committee reports to the Audit Committee.

No personnel have been denied access to the Chairman of the Audit Committee, for making complaint on any integrity issue.

11.8 Code of Conduct for Directors & Senior Management Personnel:

In terms of Regulation 17 of the Listing Regulations and Section 149 of the Companies Act, 2013, the Board of Directors of the Company has laid down a Code of Conduct for all Board Members and Senior Management Personnel of the Company. The said Code of Conduct has been posted on the website of the Company. The Board Members and Senior Management Personnel of the Company have affirmed compliance with the Code. The Managing Director & CEO of the Company has given a declaration to the Company that all the Board members and Senior Management Personnel of the Company have affirmed compliance with the Code.

11.9 CEO/CFO Certification:

The Managing Director & CEO and Chief Financial Officer (CFO) have issued certificate pursuant to the provisions of Regulation 17(8) of the Listing Regulations, certifying that the financial statements do not contain any materially untrue statement and these statements represent a true and fair view of the Company's affair. The said certificate is annexed and forms a part of the Annual Report.

11.10 The Independent Directors have confirmed that they meet the criteria of "Independent Director" as stipulated under the Companies Act, 2013 and Listing Regulations.

11.11 The minimum information to be placed before the Board of Directors as specified in Part A of Schedule II of Listing Regulations is complied with to the extent applicable.

11.12 The disclosures in relation to the Sexual Harassment of the Woman at workplace (Prevention, Prohibition and Redressal) Act, 2013 is disclosed in the Director's Report forming part of the Annual Report.

11.13 Details of total fees paid to Statutory Auditors:

Details relating to fees paid to the Statutory Auditors are given in Note No.25 to the Standalone and Consolidated Financial System.

11.14 Certificate from Practicing Company Secretary:

Ms. Ankita Patel, Practicing Company Secretary has issued a certificate that the Company has complied with the conditions of Corporate Governance as stipulated in the Listing Regulations which is forming a part of the Annual Report.

Further she has issued a certificate as required under the Listing Regulations, confirming that none of the directors on the Board of the Company have been debarred or is disqualified from being appointed or continuing as directors of the Company by the Board/Ministry of Corporate Affairs or any such statutory authority.

11.15 Details of compliance with mandatory requirements and adoption of the non-mandatory requirements:

During the year, the Company has fully complied with the mandatory requirements as stipulated under Listing Regulations.

The status of compliance with discretionary recommendations and adoption of the non-mandatory requirements as specified in regulation 27(1) of the SEBI Listing Regulations is provided below:

a. **The Board:** The Chairman of the Company is Non-Executive & Non-Independent Director.

b. **Shareholder Rights:** Half-yearly and other Quarterly financial statements are published in newspapers, uploaded on company's website www.arvindsmartspaces.com.

c. **Modified Opinion(s) in Audit Report:** The Company already has a regime of un-qualified financial statement. Auditors have raised no qualification on the financial statements.

d. **Reporting of Internal Auditor:** The Internal Auditor reports to the Audit Committee.

The above Report was placed before the Board at its meeting held on 20th May, 2022 and the same was approved.

For and on behalf of the Board

Place: Ahmedabad **Sanjay S. Lalbhai**

Date: 20th May, 2022 **Chairman**

CEO/CFO Certification

(Regulation 17(8) and Part B of Schedule II of SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 (LODR).

To,
The Board of Directors
Arvind SmartSpaces Limited

Dear Sirs,

Ref.: Compliance Certificate by Managing Director & Chief Executive Officer (CEO) & Chief Financial Officer (CFO)

We the undersigned, in our respective capacities as Managing Director & Chief Executive Officer (CEO) and Chief Financial Officer (CFO) of Arvind SmartSpaces Limited ("the Company") to the best of our knowledge and belief certify that:

A. We have reviewed financial statements and the cash flow statement for the financial year ended 31st March, 2022 and that to the best of our knowledge and belief:

   (1) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

   (2) these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

B. We further state that to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's code of conduct.

C. We are responsible for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps we have taken or proposed to take to rectify these deficiencies.

D. We have indicated, to the auditors and the Audit committee;

   (1) significant changes in internal control over financial reporting during the year;

   (2) significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and

   (3) instances of significant fraud of which they have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

Place: Ahmedabad
Date: 20th May, 2022

Kamal Singal
Managing Director & CEO

Ankit Jain
Chief Financial Officer

Compliance certificate on Corporate Governance

To
The Members
Arvind SmartSpaces Limited

I have examined the compliance of conditions of Corporate Governance by the Company for the year ended on 31st March, 2022, as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and para C and D of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”).

The compliance of conditions of Corporate Governance is the responsibility of the management of the Company. My examination was limited to a review of the procedures and implementation thereof, as adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In my opinion and to the best of my information and according to the explanations given to me and the representations made by the management, I certify that the Company has complied with the conditions of Corporate Governance as stipulated in the Listing Regulations during the year ended on 31st March, 2022.

I further state that such compliance is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Place: Ahmedabad
Date: 20th May, 2022

CS Ankita Patel
Practicing Company Secretary
FCS No. F8536
C P No. 16497
UDIN : F008536D000352517

DECLARATION REGARDING COMPLIANCE WITH CODE OF CONDUCT FOR DIRECTORS AND SENIOR MANAGEMENT PERSONNEL:

This is to confirm that the Company has adopted a Code of Conduct for Directors and Senior Management Personnel, which is posted on the Company’s website at www.arvindsmartspaces.com

I hereby declare that all the Board Members and Senior Management Personnel have affirmed compliance with the Code of Conduct for the year ended 31st March 2022.

Place: Ahmedabad
Date: 20th May, 2022

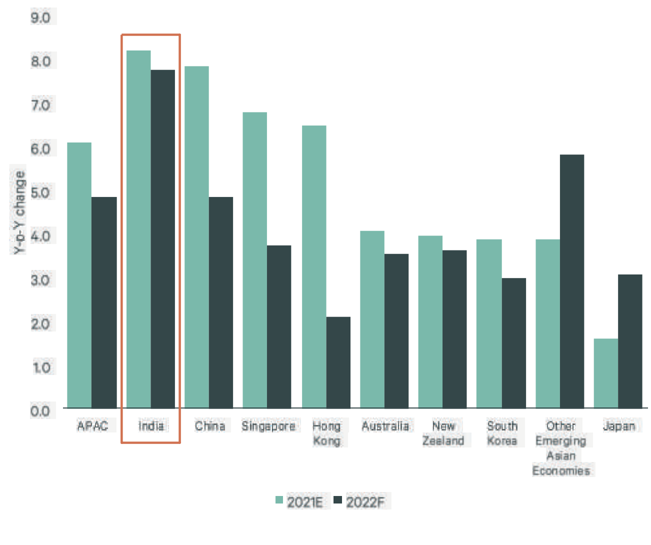
Kamal Singal
Managing Director & CEO

Arvind Oasis, 2 & 3 BHK homes nestled between soothing waterbodies and serene greenery.

MANAGEMENT DISCUSSION & ANALYSIS

Global Outlook

The cyclical upswings and downswings of the covid-19 pandemic, which the world has witnessed in the past two years, and its impact on economic output are largely in the past. The calander year 2021 witnessed a robust global economic rebound with world economy growing by an estimated 5.7%, driven by strong consumer spending and an uptick in investment and trade. However, rising inflationary pressure, geo-political tensions leading to supply chain disruptions and a steady pullback of fiscal stimuli were witnessed by the end of 2021. As a result, major economies like the US, EU and China witnessed slowing momentum of growth, which was reflected by other emerging economies, including India which grew by 5.4% in quarter ending December 2021.



Source: CBRE House View (as of January 2022), Oxford Economics, January 2022

The calendar year 2022 is likely to be characterised by a slowing pace of economy recovery with some projections as low as 4.3%; weighed down by Russian invasion of Ukraine and the consequences thereof, pandemic; related challenges such as the emergence of new variants, income inequalities, continued supply chain issues as well as rising inflation and debt levels.

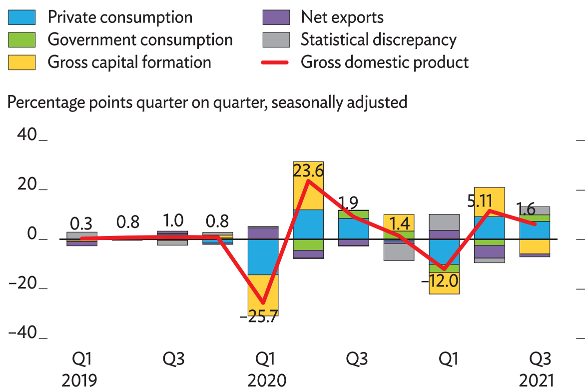
The likely growth drivers of Global economic recovery would remain on the shoulders of India, China and other South Asian countries although slower growth in mainland China could add to some downside risk to the regional economy in 2022.

The US Federal reserve raised interest rates by 25 bps in March 2022 and further by 75 bps in June 2022 and signalled its intention to hike rakes by a further 50 to 75 bps during the year in a bid to tackle the 40-year high inflation that the country is witnessing. Other central banks including the Reserve Bank of India have followed suit with inflation surging across the globe. This is expected to impact the availability and cost of foreign funding for Indian companies, thereby impacting domestic equity and bond market.

The Russia – Ukraine conflict has also added to the pressure on building material costs, considering that two countries cumulatively account for around 10% of global steel trade. Russia is also a significant producer of aluminium and nickel. This would further add to rising pressure on commodity prices and may contribute to inflationary pressures.

India Economic Outlook

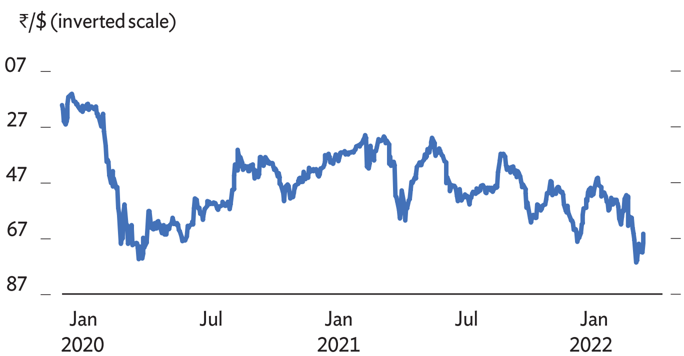
Private consumption has been an important contributor to growth since Q2 2021.



Q = quarter.

India is one of the few countries to exhibit sustained economic resiliency over last four quarters and the financial year 2021-22 has been a year where recovery took precedent. Real GDP of India increased by 8.4% YoY in Q2 of FY 22, recovering 100% of pre-pandemic output in the equivalent quarter of FY'20. This was however dented by Q4 where macroeconomic factors weighed down the economy which saw real GDP grow by 4.1% Y-o-Y. This recovery over the year was fueled by a complete recovery in manufacturing and real estate sectors, recovery in services sectors and continued growth of agriculture sector.

The rupee has been depreciating since January 2021.



Source: Bloomberg (accessed 17 March 2022).

Vaccine coverage along with successful pandemic management, played a pivotal role in ensuring a quick recovery by the end of Q2 FY'22. The economic impact of the Delta variant hit services hard in Q2 but the sector rebounded in Q2 and Q3 as COVID-19 subsided. Whereas Trade, hotels, and transport services were the initial drivers of services growth in Q2, the financial, real estate, and professional services picked up strongly in Q3. In these quarters, industry growth was supported mainly by construction which is country's largest employer after agriculture and manufacturing.

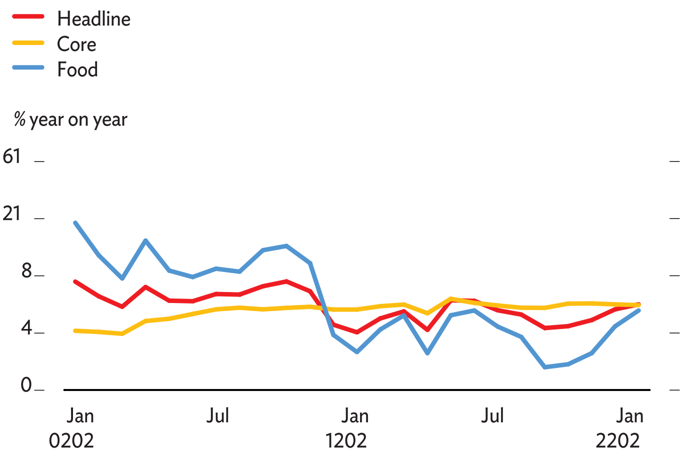
GDP of India is expected to grow by 8.2% in FY 21-22. Resurgent Covid, the geopolitical fallout from the Russian invasion of Ukraine and continued surging inflation may marginally lower growth projections in the current fiscal year.

India's Consumer Price Inflation which was largely under check through FY 2021-22, has started to edge upwards. CPI slipped to under 6% in September 2021 and has been on the rise since. In April, CPI stood at 7.97% which was at a 8 year high prompting the Reserve Bank of India to hike the repo rate by 50 bps in June 22. Several agencies including Fitch have projected a further hike in rates this calendar year as the central bank attempts to reign in inflation.

Credit remained strong across Industry and agriculture, despite contraction in loans to large firms due to a double-digit increase in loans to micro, small and medium-size enterprises.

With the rebound in economic activity resulting in a 28.8% increase in budget revenue and a reduction in pandemic-related expenditure, the fiscal deficit for FY 21-22 moderated to 6.9% of GDP, marginally higher than the 6.8% originally budgeted. The Indian Rupee depreciated further 3.5% against the US dollar in FY 21-22, falling significantly in the last 2 months of the fiscal year after the Russian invasion of Ukraine.

Headline inflation moderated while core remained elevated.



Source: CEIC Data Company (accessed 17 March 2022).

Economic Prospects

Indian GDP which was expected to grow by 7.5% in FY 22-23 and 8.0% in FY 23-24, driven by strong investment growth, with public investment helping crowd-in private investment has now been toned down due to economic pressures driven by surging inflation across the globe. While fiscal policy is expected to be supportive of growth, the central banks monetary policy tightening is expected to wipe a few percentage points off the projected GDP numbers for the year. Fitch has projected that consumer spending, which exploded in FY 2022 is likely to continue to be buoyant in the current financial year which might aid in a revival of growth in the second half of the year.

Growth will moderate in 2022 and pick up in 2023.

	2020	2021	2022	2023
GDP growth	–6.6	8.9	7.5	8.0
Inflation	6.2	5.4	5.8	5.0
CAB/GDP	0.9	–1.6	–2.8	–1.9

CAB = current account balance, GDP = gross domestic product.

Note: Years are fiscal years ending on 31 March of the next year.

Sources: Ministry of Statistics and Programme Implementation; Asian Development Bank estimates.

Oil price increases will exert upward pressure on prices, but the impact on inflation will be moderated by fuel subsidies and oil refineries stocking up on cheap crude from the Russian Federation. With oil prices expected to average over $100/barrel in 2022, firms may readjust their prices as profitability falls, which will create further upward pressure on consumer prices. Food prices are expected to rise in tandem with increasing commodity prices. On balance, the inflation rate is expected to average 5.8% in FY 22-23 and 5% in FY23-24. The continued Russian invasion of Ukraine and increased sanctions imposed on Russia could lead to even higher oil prices and supply disruptions, pushing up prices of commodities and further raising the inflation rate.

Indian Real Estate Outlook

The residential real estate market in India is expected to register a CAGR of more than 5% during the forecast period 2022-2027. The real estate sector stood as one of the outliers during the second half of the COVID pandemic with demand surging across all the major markets in India. Sales in the last quarter of FY 22 across the top 7 cities in India crossed 1 lakh units which was the highest quarterly sale since Q4 FY 2015. Developers too responded by increasing the number of launches to pre-pandemic levels in an effort to match demand. Overhang levels in the market dropped to around 30 months on average which were levels last seen around 2018.

According to the Economic Times Housing Finance Summit, about three houses are built per 1,000 people each year, compared to the required five houses per 1,000 inhabitants. The present housing deficit in cities is projected to exceed ten million units. By 2030, an extra 25 million units of affordable housing will be needed to accommodate the country's urban population growth. During the April-June 2021 period, average property values in India's eight key residential markets increased slightly. The calendar years 2020 and 2021 saw prices of homes rise by a moderate 2% to 3% Y-o-Y on average. However rising input costs and an increase in repo rates have led to housing prices increasing sharply in the first half of 2022. While input costs have been on the rise for over 18 months now, the first 6 months of 2022 saw an exceptional rise in raw material prices with some metals like steel and aluminium rising by 30% and 22% Y-o-Y respectively. Developers across the board have responded to this rapid rise in input costs by increasing prices in order to maintain their margins. While June 2022 saw some stability return to the input costs, high inflation coupled with supply side uncertainty is likely to keep the costs volitile in the short term.

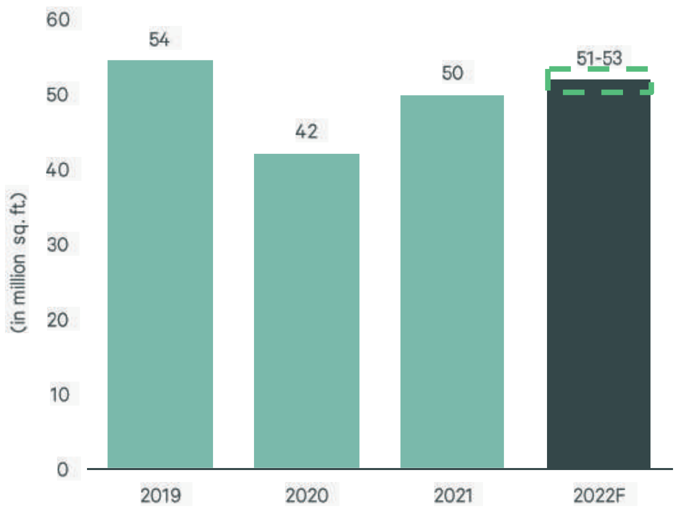
Urbanization has accelerated in the country as a result of population and economic growth, with the number of metropolitan towns and cities skyrocketing. This expansion is projected to continue in the coming years. NCR, Mumbai Metropolitan Region, Bangalore, Hyderabad, Ahmedabad, Chennai, Kolkata, Surat, and Pune are the nine biggest urban agglomerations in India. The future growth of India's real estate market is likely to centre around these agglomerations with tier 2 cities coming a close second in terms of real estate growth.

Over 40% of India's population is expected to be concentrated in its major cities by 2030. According to the Union Ministry of Housing and Urban Affairs, 70% of India's future cities have to be developed in order to meet the country's ever-growing urban population. Work from anywhere which began on account of the pandemic, has now become a lasting phenomenon. Companies have banked the benefits from a mobile workforce through increased productivity, lower fixed costs and lower employee costs. This trend of work from home will cascade into a demand for high quality housing across categories and markets Customer centric developers who have caught onto this trend early are tailor making their offerings to suit this work from anywhere culture by integrating small workspaces into homes or providing co-working spaces within their developments.

Sector Insights: Office Space

Office leasing activity in India witnessed steady recovery in 2021 with gross absorption touching 40.5 million sq. ft., surpassing 2020 levels of about 35.4 million sq. ft. by about 14%, according to a report by CBRE. This momentum is likely to continue in 2022 as well with gross absorption expected to touch 40-45 million sq. ft. registering a growth of about 13-14% on an annual basis. The third wave of covid hit in January 2022 had the limited impact on market traction. The 10.8 million sq. ft. transacted during Q1 2022 represents a healthy 25% YoY growth in covid impacted quarter. A survey conducted by CBRE India, indicated that 60% of respondents were in for expansionary leasing in November 2021 as compared to 28% in May 2021 of same year. Leasing activity in this sector is likely to be dominated by technology and co-working firms in the year 2022 as well followed by life sciences and pharmaceutical companies.

Supply across the nine cities grew by 19% to touch nearly 50 million sq. ft. as compared to 42.1 million sq. ft. in 2020 and another 51-52 million sq. ft. is expected to be operation by the end of 2022, up by 4 – 5 % on annual basis. This supply is expected to be dominated in Bengaluru, Hyderabad and Delhi-NCR, which would drive close to 70% of the completions in 2022. New completions also picked up significantly with 11.9 million sq. ft. getting delivered in Q1 2022, a 13% growth YoY. Pune, with 3.6 million sq. ft., accounted for 30% of the space delivered during the quarter and along with Bengaluru, constituted 51% of the total space during the year.



Source: CBRE Research, Q1 2022

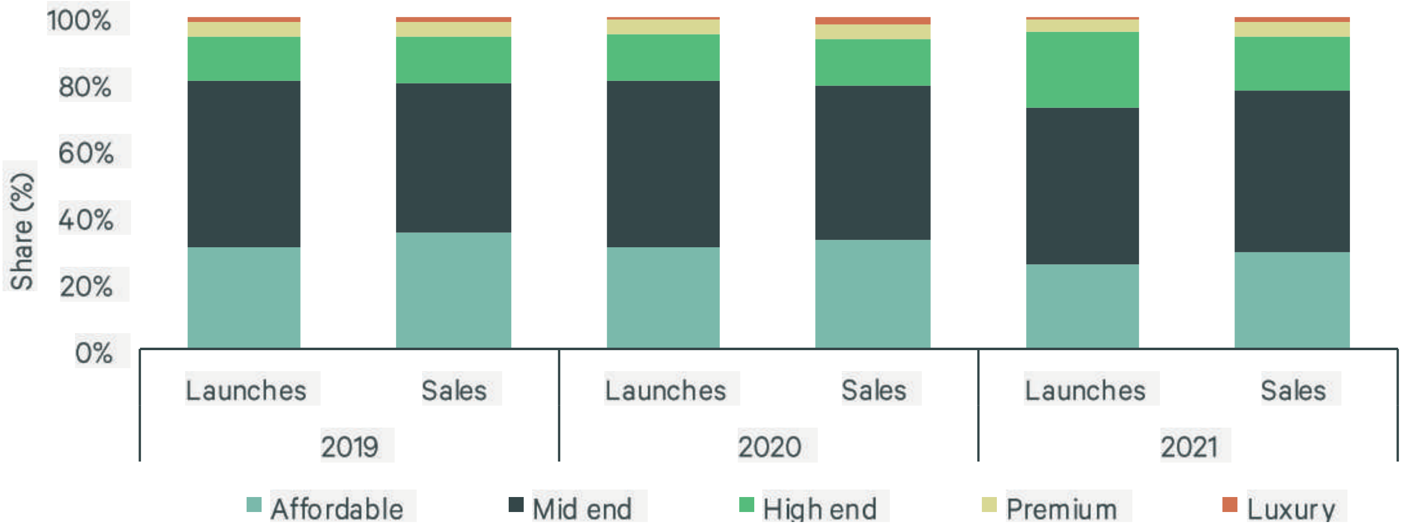
As per a report from CBRE, senior business leaders expressed a strong desire to bring employees back to office with about 80% of them prioritizing physical offices.

Sector Insights: Industrial and Logistics

The I&L sector witnessed a sharp recovery in 2021 as compared to the previous year, with overall warehousing space take-up crossing 28 million sq. ft. growing by about 39% y-o-y. This momentum is expected to remain upbeat in the year 2022 as well and is expected to touch about 35-37 million sq. ft.; a growth of more than 25% on annual basis. The key drivers of warehousing space take-ups in 2022 may be (1) Continued upgradation / expansion opportunities in tier-I cities in line with trends witnessed in 2021 (2) New market penetration in lower tier cities (3) Extending local distribution network in emerging logistics hub. In Q1 2022, industrial and warehousing demand stood at 6.2 million sq. ft. increasing by about 11% YoY. With economic activities picking up, institutional investment in the real estate sector during Q1 2022 double Y-o-Y to 1.1 bn USD.

Supply addition touched 27 million sq. ft. in 2021 growing by about 38% y-o-y and is expected that around 30-32 million sq. ft. of warehouse would become operational in the year 2022. Supply additions is expected to be dominated by Delhi-NCR, followed by Mumbai, Chennai Bengaluru and Pune in 2022. These cities would contribute to more than 80% of completions in the year 2022.

Sector Insights: Residential



* Affordable - up to INR 45 lakh, mid-end - INR 45 lakh-1 crore, high-end - INR 1-2 crore, premium - INR 2-4 crore, luxury - over INR 4 crore

Residential real estate had a robust 2021 year and this growth momentum is expected to remain strong in the year 2022 as well. Both Sales and new launches are set for strong performance after exhibiting resilience in 2021. Continued policy push by government, especially to affordable and mid-segment, improved vaccination coverage, revival in economic activity coupled with low mortgage rates aided in the strong performance of the residential sector in the year 2021.

The strong sales momentum post Q3 2020 provided real estate players the incentive to launch new projects / new phases in existing projects. In 2021, affordable and mid-segments together accounted nearly 80% of the total sales – a trend likely to continue in 2022 as well. The premium / luxury segment saw a greater sales salience thanks to the preference for larger homes driven by the work from home culture started during the pandemic and increased investments by NRI's and HNI's.

With the elongated period of remote working and home-schooling likely to continue sporadically, location is no longer the single most important factor while making a home purchase decision. Factors such as larger homes, flexible configurations, quality of amenities and common spaces are likely to play a greater role in consumer purchase decisions. The fact that the larger homes are in focus is evident from the CBRE report wherein share of 3-BHK and 3.5-BHK units in new project launches are increased from around 30% in 2019 to 35% in 2021. Alternate product types like plotted developments are also showing greater traction due to the increased demand for space to build one's own home.

Over the past couple of years, the residential sector has undergone massive structural reforms which has improved transparency and accountability. The implementation of RERA, demonetization and GST have sieved non-professional and fly by night operators from the market and left trusted real estate brands with good corporate governance standards to capture market share.

While the operational hurdles triggered by the first and second wave had caused sales volumes to falter during Q2 2020 and Q2 2021, the Omicron variant in Q1 2022 had no impact on the residential market which achieved record sales and launch volumes during this quarter. The pandemic had imposed severe restrictions on human mobility and people were compelled to stay indoors for a significant part of the past two years. This vastly increased the perceived value of one's home in the overall scheme of things. This along with the prevailing low interest rates, sparked and sustained homebuyer interest in the residential market.

The 99,000 units sold in Q1 2022 constitute a six year high in terms of quarterly sales volumes and a 9% growth in YoY terms. This far exceeds the pre-pandemic average quarterly sales volume for the third consecutive quarter signifying a sustained recovery in demand across the country. The demand momentum was strong across markets in Q1 2022 with all markets reporting a sequential growth in sales, and all markets except Mumbai, Pune and Chennai reported a YoY growth during the quarter. With the second largest share of sales, NCR was the biggest mover among all the markets with sales volumes vaulting by a massive 123% YoY during the quarter. Mumbai accounted for 27% of total sales, the highest among all markets. Among other large markets, Bengaluru had a similar strong showing with sales growing 34% YoY to 13,663 units during this period.

Stamp duty cuts were a significant intervention applied during the pandemic to great effect by the state governments of Maharashtra, Karnataka and West Bengal to boost residential sales. While the cuts in Karnataka and West Bengal still remain in effect, their repeal in

Maharashtra did not make a significant dent in sales volumes in Mumbai and Pune where the sales grew steadily over the past three quarters. Consistent with the upward trend seen in the past three quarters, the share of sales in the INR 10 mn and above ticket-size grew significantly to 25% in Q1 2022 compared to 18% a year ago. This can be attributed to the homebuyers' need to upgrade to larger living spaces with better amenities. The share of home sales in the INR 5-10 mn category dropped from 40% in Q1 2021 to 35% in the current quarter. While this may not seem significant, the longer term trend of sales in the mid-size segment continues to strengthen compared to the share of the INR 5 mn and below ticket-size which has weakened over time.

Homebuyers have been more inclined to acquire ready or near-ready inventory to minimize completion risk in recent quarters. However, the acute need for a lifestyle upgrade has made homebuyers increasingly willing to acquire newly launched properties at relatively lower prices. The unsold inventory in the market has reduced 1% YoY to 0.44 mn units in Q1 2022. The QTS (Quarters to Sell), which had exceeded 10 quarters at the onset of the pandemic, dipped to single digits to 9.1 during the quarter.

SWOT (Arvind Smartspaces in Real Estate):

Strengths

Over the last few years, the real estate sector has seen a consolidation towards larger corporate brands with a good track record of corporate governance. The Arvind brand with its legacy of over 90 years is one of the most admired brands in the country. Over the last 14 years, Arvind Smartspaces has built a robust operating model and created a class leading team of experts to be able to fulfill its ambition of being amongst the most admired real estate brands in India. The company has, through a strong operating focus and judicious capital management ensured that it has a strong balance sheet that gives it the ability and headroom to raise debt to fuel our growth ambitions. The company believes in partnering with the best in the industry to deliver high quality products that are designed keeping the customers needs and aspirations at the center of all its endeavours.

Opportunities

As the trend of consolidation in the real estate industry continues, corporate brands like Arvind Smartspaces are likely to gain market share. The pandemic and the consequent trend if full time or part time work from home has shifted consumer preferences towards larger better designed spaces. Customer centric companies that caught onto this trend early are likely to benefit greatly from this shift. Your Company currently operates in Ahmedabad, Gandhinagar, Bangalore and Pune which collectively account for over 50% of the residential market in the top 7 cities. The strategy of deepening the penetration in these focus markets will give your Company tremendous headroom for growth. In addition to its existing markets, your Company is also opportunistically evaluating opportunities in the Mumbai Metropolitan Region. The deleveraged balance sheet gives ASL significant headroom to raise debt to fuel our growth ambitions.

Weaknesses

The surge in demand for residential real estate over the last 18 months was driven in part by the record high affordability levels due to low interest rates as well as stamp duty waivers offered by various states. As the interest rate cycle turns and various states begin to withdraw waivers, the industry is likely to see some contraction in demand in the short run.

Threats

The real estate sector is a huge consumer of commodities like steel, cement, aluminium, copper, PVC and glass. The record increase in key raw material prices over the last few months have forced developers to increase their prices in order to maintain margins. While prices of raw materials have stabilized marginally, the current high inflationary scenario and geo political events across the world are likely to keep prices of commodities volatile. Another challenge facing the industry is the shortage of skilled manpower. As the pace of construction increases, this shortage is likely to get accentuated and has the potentials to impact delivery timelines and input costs.

Discussion on financial performance with respect to operational performance.

Arvind SmartSpaces Limited and its subsidiaries are primarily into residential segment operating in and around Ahmedabad, Bengaluru and Pune market. Your Company is currently executing 8 projects through own land, Joint Ventures and Joint Development model. Your Company has also successfully executed 11 projects till date completing ~4.9 million sq. ft.

2021-22 has been a year of tremendous growth for the Company. The Company achieved the highest fresh sales and collections in its history and have deleveraged the balance sheet thereby positioning the Company optimally to take advantage of new opportunities to increase penetration in the focus markets and segments. The Fresh sales have grown by 14% to Rs. 600 Cr. The Net debt ratio on a consolidated basis as on 31st March, 2022 is (0.27) as compared to 0.50 as on 31st March, 2021. backed by prepayment of Debt and increased Equity from fresh equity issuance on preferential basis during the year. The company has always believed in being at the forefront technology adoption. The digital sales initiatives including the launch of end-to-end digital sales platform have enabled the Company to drive over 35% of all fresh sales through digital channels thereby lowering our overall cost of sales.

During the year ASL consolidated revenue from operations grew by 72% to Rs. 25684 lacs and Profit attributable to equity holders increased by 186% to Rs. 2506 lacs. The financial performance has improved mainly due to higher revenue recognition mainly backed by completion of two new projects Oasis and Aavishkaar. The profitability has further improved with reduced Interest cost as compared to last year.

The description of all projects of the Company till date is provided in the table below:

Status	Project	Total Saleable (Sqft)	Booked (Sqft)	Unsold Inventory (Sqft)	Sum of Booking Value (Rs Cr)	Revenue Recognized (Rs. Cr)	Average Price (Price till date Rs./sq ft)
Completed	Alcove	1,032,660	984,150	48,510	25	25	251
	Citadel	101,859	101,859	0	55	55	5,407
	Expansia	140,276	138,384	1,892	74	74	5,337
	Megaestate	59,180	23,115	36,065	7	7	3,228
	Megapark	501,222	461,484	39,738	27	27	575
	Megatrade	82,526	72,318	10,208	29	29	4,075
	Oasis	547,428	411,438	135,990	213	104	5,185
	Skylands	491,111	439,446	51,665	236	232	5,376
	Sporcia	501,265	498,573	2,692	234	234	4,691
	Parishkar/Trade Square	915,809	915,809	0	254	254	2,776
	Aavishkaar	545,524	347,353	198,171	92	28	2,648
Completed Total		**4,918,860**	**4,393,929**	**524,931**	**1,247**	**1,069**	
Ongoing	Belair	469,620	197,665	271,955	111	-	5,634
	Chirping Woods	632,407	522,954	109,453	52	-	990
	Edge	168,224	56,497	111,727	39	-	6,976
	Elan	134,952	53,954	80,998	40	-	7,482
	Forreste I-IV*	2,958,846	2,396,308	562,538	338	16	1,410
	Highgrove	5,168,182	1,962,441	3,205,741	168	4	858
	Uplands I	3,192,901	2,857,126	335,775	470	297	1,643
	Uplands II	1,289,128	841,341	447,787	232	3	2,761
Ongoing Total		**14,014,260**	**8,888,285**	**5,125,975**	**1,451**	**320**	

* Forreste is a project under Development Model (DM). The revenue recognition for Forreste for Arvind SmartSpaces Ltd. would be limited to DM fees only.
During the year, the Company launched additional phase in Forreste; launched Chirping Woods and added additional area in Uplands Two.

Financial Performance (Standalone)

Equity Share Capital	The equity share capital of the Company as on 31st March, 2022, stood at Rs. 4,246.20 lacs (same in the previous financial year Rs. 3,555.36 lacs).
Net Debt Equity	The Net debt equity ratio of the Company as on 31st March, 2022, is at (0.30) as compared to 0.29 as on 31st March, 2021.
Revenue	The revenue from operations of the Company is Rs. 12,017.05 lacs in the FY22 as against Rs. 9,387.13 lacs in FY21, Increase by 28%.
EBITDA/Operating Margin	EBITDA margin during the financial year FY22 stood at 25 % as compared to 22% for the previous financial year.
Finance Costs	Interest & Financial Charges for the financial year FY22 is Rs. 1,137.33 lacs as compared to Rs. 1,967.16 lacs in the previous year, decrease by 42%, which is predominantly on account of prepayment of borrowings during the year.
Net Profit	Net profit available for appropriation for the year FY22 stood at Rs. 3,904.48 lacs as compared to Rs. 1,397.14 lacs in the previous year, increase by 179%.
Earnings Per Share (EPS)	The Company's Basic Earnings Per Share (EPS) during the current year is Rs. 10.08 as compared to Rs. 3.93 in the previous year and Diluted EPS is Rs. 9.82 as compared to Rs. 3.93 in the previous year.
Debtors Turnover	The Company's debtor's turnover ratio during the current year is 52.90 as compared to 52.70 in the previous year.

Inventory Turnover	The Company's inventory turnover ratio during the current year is 0.28 as compared to 0.21 in the previous year.
Interest Coverage Ratio	The Company's interest coverage ratio during the current year is Rs. 4.99 as compared to Rs. 1.91 in the previous year.
Current Ratio	The Company's current ratio as on 31st March, 2022 is 1.22 as compared to 1.84 in the previous year.
Debt Equity Ratio	The Company's debt equity ratio as on 31st March, 2022 is 0.00 as compared to 0.35 in the previous year.
Net Profit Margin (%)	The Company's Net profit margin ratio during the current year is 33% as compared to 15% in the previous year.
Details of any change in Return on Net Worth	The Company's return Net worth ratio as on 31st March, 2022 is Rs. 12% as compared to Rs. 8% in the previous year mainly due to increased revenue recognition offset by additional equity infusion.

Financial Performance (Consolidated)

Equity Share Capital	The equity share capital of the Company as on 31st March, 2022, stood at Rs. 4,246.20 lacs (same in the previous financial year Rs. 3,555.36 lacs).
Net Debt Equity	The Net debt equity ratio of the Company as on 31st March, 2022, is at (0.27) as compared to 0.50 as on 31st March, 2021
Revenue	The revenue from operations of the Company is Rs. 25,684.41 lacs as against Rs. 14,925.81 lacs in the previous year, a growth of 72%.
EBITDA/Operating Margin	EBITDA margin during the financial year FY22 stood at 19% as compared to 27% for the previous financial year.
Finance Costs	Interest & Financial Charges for the financial year FY22 is Rs. 1,683.41 lacs as compared to Rs. 2,687.00 lacs in the previous year, a decrease by 37%.
Net Profit	Net profit attributable to Equity holders for the year FY22 stood at Rs.2,505.83 lacs as compared to Rs. 874.68 lacs in the previous year, increase by 186%.
Earnings Per Share (EPS)	The Company's Basic Earnings Per Share (EPS) during the current year is Rs. 6.47 as compared to Rs. 2.46 in the previous year and Diluted EPS is Rs. 6.30 as compared to Rs. 2.46 in the previous year.
Debtors Turnover	The Company's debtor's turnover ratio during the current year is 146.52 as compared to 86.63 in the previous year.
Inventory Turnover	The Company's inventory turnover ratio during the current year is 0.08 as compared to 0.02 in the previous year.
Interest Coverage Ratio	The Company's interest coverage ratio during the current year is Rs. 3.23 as compared to Rs. 1.54 in the previous year.
Current Ratio	The Company's current ratio as on 31st March, 2022 is 1.59 as compared to 1.98 in the previous year.
Debt Equity Ratio	The Company's debt equity ratio as on 31st March, 2022 is 0.06 as compared to 0.54 in the previous year.
Net Profit Margin (%)	The Company's Net profit margin ratio during the current year is 10% as compared to 6% in the previous year.
Details of any change in Return on Net Worth	The Company's return Net worth ratio during the current year is 11% as compared to 8% in the previous year mainly due to increased revenue recognition offset by additional equity infusion.

Risk Management

ASL is committed to high standard of business conduct with effective risk management policies to achieve sustainable business growth, safe-guard interest of stakeholders and to ensure compliance with applicable legal requirements. In line with this objective, ASL has laid out a well-established Risk Management Policy in order to identify the risks, prioritize risk according to their impact and likeliness on the project.

Following are some of the major risk that ASL faces in its business activities along with their respective mitigating measures:

Economic risks

Indian economy has weathered many challenges successfully in recent times and is currently placed on a cyclical upturn, on the back of strong policies and a whiff of new optimism. Though, presently there are signs of improvement on inflation front yet any significant upward revision in crude oil prices may result in increased inflation which may result in increase in interest rates. The pandemic COVID-19 has disrupted various operations and impacted overall economy. The wave 2 and 3 of COVID-19 have further deteriorated the economy. This can have a direct impact on the performance of the real estate sector and ASL.

ASL is conscious of these risks and is taking measures to mitigate them. For instance, the Company's focus on both residential and township developments has been a significant source of comfort during periods of poor economic performance. Besides, the Company's prudent financial management has also kept it relatively insulated from the economic downturn. The Company will continue to monitor any material changes to future economic condition and its impact, if any.

Operational risks

Key operational risks faced by ASL include longer gestation period for procurement of land, time taken for approvals, delay in completion and delivering projects according to the schedule leading to additional cost of construction, lower customer satisfaction etc.

ASL addresses these issues within a well-structured framework which identifies the desired controls and assigns ownership to monitor and mitigate these risks. ASL has taken cautious price increases wherever necessary to protect the margins. ASL had invested in Enterprise Resource Planning (ERP) for developing in-house systems to ensure strict monitoring of project activities and raising flags for exceptions, if any. The same is being further strengthened with implementation of SAP. The Company's Corporate Governance policies ensure transparency in operations, timely disclosures and adherence to regulatory compliances, leading to enhanced stakeholder value.

Liquidity risks

Weak Sales and delay in payments from the customers may hamper the liquidity crunch and can hamper the progress of the projects.

ASL ensures that all the projects are completed in the stipulated time. Since ASL is a well-known brand in West and South India, the upcoming projects get good response due to brand equity.

Execution risks

Execution depends on several factors which include labour availability, raw material prices, receipt of approvals and regulatory clearances, access to utilities such as electricity and water, weather conditions and the absence of contingencies such as litigation. ASL manages the adversities with cautious approach, meticulous planning and by engaging established and reputed contractors.

Human Resources

The Company's business is managed by a team of competent and passionate people, capable of enhancing your Company's standing in the competitive market. The Company's employees have a defining role in significantly accelerating its growth and transformation, thereby enhancing its position as one of the leading Real Estate Company. The Company has a structured recruitment process. The focus is on recruiting people who have the right mindset for working at ASL, supported by structured training programs and internal growth opportunities. The Company's focus is on unlocking the people potential and further developing their functional, operational and behavioral competencies.

CRM & Customer related

A. Customer Portal: Arvind CARE

With the objective of providing a one-stop solution for customer needs and working towards our objective of providing transparency in all the transactions, we have introduced the customer portal – Arvind CARE. It has "Do It Yourself" features like updating your personal details, details of Relationship Manager, writing to us for any queries or clarifications, view your unit's financial details, project overview, construction, updates, details of promotional activities like referral schemes and many more. All kinds of change requests are also received through this portal. The portal has helped in the faster resolution of customer queries and complaints because of monitoring mechanism in place in the portal. A personalised service with an assigned and dedicated Relationship Manager to each of the customer is being provided. The initiative has been well appreciated by many customers.

B. Customer Survey

We periodically conduct Customer Surveys to understand our customers better, know their needs, measure satisfaction with our products and services. Considering the pandemic situation, we have not done specific surveys related to the project in this financial year, i.e., FY 20-21. However, our team has been in constant touch with customers to ensure their well-being. We have recently initiated the customer survey / NPS for all our projects through the third party agency and the survey is expected to get completed by the end of Q2 FY 23.

C. Welcome Kit

With a view to start a relationship with the new customers, we have been giving Welcome Kit to all the new members. It gives a new customer personalized feeling with an introductory note, welcome letter, and access to Customer Portal, chocolates, Ganesha Statue. It also gives them the contact details of Customer Relationship Team along with the cards for refer their friends and give their feedback and suggestions. However, considering the pandemic situation, we have now introduced the concept of 'Welcome Email and Call' by the respective Relationship Manager immediately after the booking is created in the system. The Welcome email goes with documents like the agreed payment plan, payment receipts, TDS information etc. The Welcome call ensures that the customer gets one Point of Contact for all his concerns and queries. The Relationship Manager also ensures that the booking terms are clarified and understood by the customer.

D. Newsletter: Spotlight

Spotlight has been started with the purpose of giving our customers news and updates of our company. It showcases our awards and achievement and also give construction updates for all our projects.

E. Diwali Gifts

Diwali is a festival of joy and lights. We celebrate this festival with our customers by presenting them with a Diwali Gift every year. We, as a company, put great emphasis on using eco-friendly material. We try to present innovative gifts every year to our customers.

F. New Year Calendars

We send the New Year wishes to our customers in the form of Calendar every year. However, considering the pandemic situation, digital greetings were sent to all our members in the form of an e-card.

G. Birthday Greetings

Birthday is a special occasion for every person. To make it extra special for our customers, we send birthday cake to the customer on their birthday. This activity has been quite appreciated by all our customers. We also send Birthday E-greetings to our members.

ERP

The Company has also focused on upgrading the IT infrastructure – both in terms of hardware and software. The Company has successfully implemented Sales Force. The software is being leveraged for lead management and CRM with monitoring of customer queries and quality of responses. The Company is in the process of implementation and migration from existing In house ERP and other soft wares to SAP integrated with Sales Force as a robust integrated ERP which will cater to the ever-changing business needs to facilitate informed decisions.

Legal Compliance Tool

In order to ensure transparency and full compliance of the applicable laws, Company has developed a comprehensive tool which covers entire gamut of compliances applicable to company business. This tool enables the company to track and ensure compliance to the regulations in the prescribed time frame. At the same time, it also provides opportunity to develop an efficient plan for go-to market strategy for its projects.

Internal Control & its Adequacy

The Company has an Internal Audit team and an Internal Control System, which is further supported by external audit firm and group assurance team, commensurate with the size, scale and complexity of its operations. Moreover, the Company's Internal Audit team alongwith external reviewers possess adequate experience and expertise in internal controls, operating system and standard operating procedures. The system is supported by approved documented policies, guidelines and procedures in line with best industrial practices to monitor business and operational performance which are aimed at ensuring business integrity and promoting operational efficiency.

The Internal Audit team regularly reviews the adequacy of internal control systems in the Company, its compliance with operating systems and laid down policies and procedures and conducting annual audit of Internal Financial Controls. Based on the report of the internal audit function, process owners undertake corrective action within the stipulated timeline in their respective areas and thereby strengthen the controls. Significant audit observations and corrective actions thereon are presented on quarterly basis to the Audit Committee of the Board of Directors of the Company.

Introduction of first end-to-end digital sales platform for customers

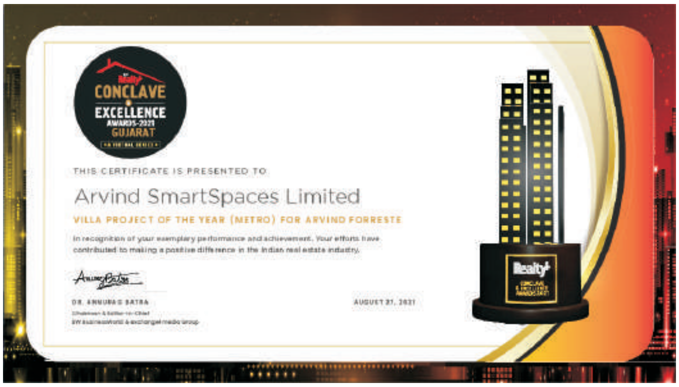
The Company has recently revolutionized home buying by creating a completely seamless and transparent home buying experience through digital innovation by embedding transparency and self-sufficiency into the process for the customers. It has launched digital sales platform which, in an industry first move, will enable customers not only to view entire inventory listings but also get complete information of the price per unit. The Company, in a move to ensure the best customer experience along with best in class transparency, is leveraging technology to provide customers with the option to choose their homes, buy their dream home, and monitor the progress of the project, at anytime from anywhere in the world. It empowers the customer to take a 3D tour, select units, view pricing and book entirely online.

The online sales platform, a seamless extension of the website provides virtual walkthroughs of the projects to the customers. It enables the Customers to view spaces within their potential home and experience the interiors. This initiative also enables customers to virtually get a view out of their balconies and look at the surroundings through the integration of the VR model into the existing website. In its first-of-its-kind offering, the exact units, position within the project, layout and the entire inventory will be also visible to anyone on the platform. The seamless integration onto the website makes purchasing homes as easy as booking movie tickets, where customers can see exactly which units are available, while also being able to catch a glimpse of the trailer of a premium, luxurious lifestyle that they are about to buy into.

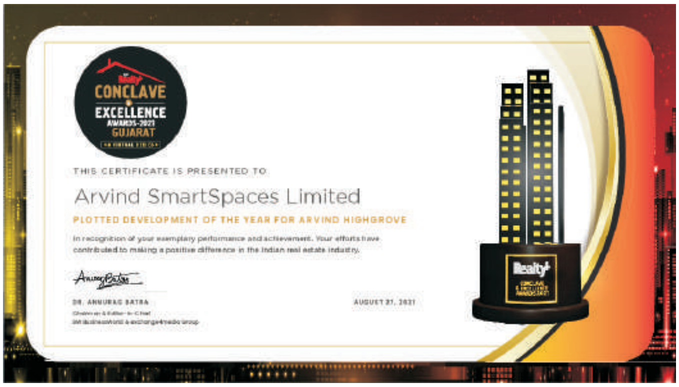
To start with, customers will be able to virtually visit, and buy homes at Arvind Bel Air, a premium residential project in Yelahanka, Bengaluru. Eventually, customers will be able to book and purchase homes in various other locations, as the brand will incorporate this technology into all forthcoming projects.

Award & Recognition

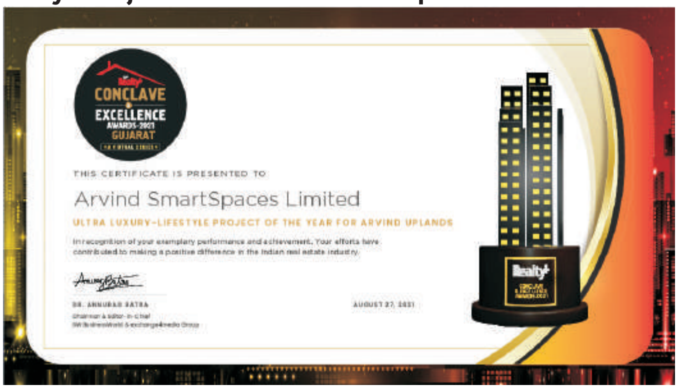
The Realty+ Conclave 2021: "Villa Project of the Year" Arvind Forreste



The Realty+ Conclave 2021: "Plotted Development of the Year" Arvind Highgrove



The Realty+ Conclave 2021: "Ultra Luxury Lifestyle Project of the Year" - Arvind Uplands



The Economic Times Real Estate Conclave & Awards 2022:

e4m Pride of India The Best of Bharat' Awards 2022.

Realty+ Conclave Iconic Project of the Year 2022 – Arvind Elan

CNBC AWAAZ - Real Estate & Business Excellence Awards 2022: Developer of the year – Residential.

Cautionary Statement

This report contains forward-looking statements, identified by words like 'plans', 'expected', 'will', 'anticipates', projects', 'estimates' and so on. Statements in this report on Management Discussions and Analysis describing the Company's objectives, estimates and expectations or projections about the future, but not limited to the Company's strategy for growth, product development, market position, expenditures and financial results, are forward looking statements based on certain assumptions and expectations of future events and reflect the Company's current analysis of existing trends, information and plans. These forward looking statements are subject to a number of risks and uncertainties that could cause actual results to differ substantially or materially from those expressed or implied. The Company's actual results, performance or achievements could thus differ from those projected in any forward looking statements. The Company assumes no responsibility nor is under any obligation to publicly amend, modify or revise any forward looking statements on the basis of any subsequent developments, information or events. The Company disclaims any obligation to update these forward-looking statements, except as may be required by law. All forward-looking statements are qualified in their entirety by this cautionary statement.

Arvind Uplands, an ultra-luxury residential golf villa project spread over 135 acres.

Artist Impression

BUSINESS RESPONSIBILITY REPORT

Introduction

Arvind SmartSpaces was incorporated in 2008 under the provisions of the Companies Act, 1956 and is India's leading Real Estate Development Company headquarter in Ahmedabad. With approximately 25 million square feet of real estate development across the country, the Company is focused on delivering real estate solutions that add value to the lives of its customers and is fast emerging as a leading corporate real estate player in the country. The Company has real estate developments across Ahmedabad, Gandhinagar, Bangalore and Pune. Backed by the strong brand name of Arvind group and the credibility achieved through already delivered projects, the Company has plans to continue the strong growth momentum and deliver value to all stakeholders.

This report conforms to the Business Responsibility Reporting ("BRR") requirement of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR") and the National Voluntary guidelines on the Social, Environmental and Economic Responsibilities of Business ("NVGs") released in 2011, as per the present threshold limit, not applicable to the Company but this report is voluntarily prepared by the Company.

Section - A: General Information about the Company

1	Corporate Identity Number (CIN)	L45201GJ2008PLC055771
2	Name of the Company	Arvind SmartSpaces Limited
3	Registered address	24, Government Servant's Society, Nr. Municipal Market, Off C. G. Road, Navrangpura, Ahmedabad-380009, Gujarat, India.
4	Website	www.arvindsmartspaces.com
5	E-mail id	investor@arvindinfra.com
6	Financial Year reported	2021-22
7	Sector that the Company is engaged in	Real Estate Development
8	List three key products/services that the Company manufactures/provides (as in balance sheet)	Construction of Residential and Commercial Projects
9	Total number of locations where business activity is undertaken by the Company	4 (Ahmedabad, Gandhinagar, Bangalore and Pune)
10	Markets served by the Company – Local/State/ National/International	National

Section B: Financial details of the Company

1	Paid up Capital (INR)	4,246.20 Lacs
2	Total Turnover (INR)	12,017.05 Lacs
3	Total profit after taxes (INR)	3,904.48 Lacs
4	Total Spending on Corporate Social Responsibility (CSR) as percentage of profit after tax (%)	2% of the average net profit of the Company made during the three immediately preceding Financial Years. The Company's total spending on CSR for the year ended on 31st March, 2022 was ₹ 68.26 Lacs which is 2% of the PAT.
5	List of activities in which expenditure in 4 above has been incurred	Refer Annexure - I & II of CSR Report as per Annexure B to the Directors' Report on Page No. 19.

SECTION C: Other details

1	Any Subsidiary Company/Companies	Yes. The Company has 2 (two) wholly owned subsidiary companies, 11 (eleven) subsidiary Limited Liability Partnerships and 2 (two) Joint venture Limited Liability Partnerships.
2	Do the Subsidiary Company participate in the BR Initiatives of the parent company? If yes, then indicate the number of such subsidiary company(s)	No, subsidiary companies do not participate in BR initiatives as of now.

SECTION C: Other details

3	Do any other entity (e.g. suppliers, distributors etc.) that the Company does business with, participate in the BR initiatives of the Company? If yes, then indicate the percentage of such entity/entities? [Less than 30%, 30-60%, More than 60%]:	No other entities that the Company does business with, participate in its BR initiatives.

SECTION D: BR Information

1 (a) Details of Director/Directors responsible for BR

Name	Mr. Kamal Singal
DIN	02524196
Designation	MD & CEO
Telephone Number	079-6826 7021
Email id	kamal.singal@arvind.in

(b) Details of the BR head

Name	Mr. Ankit Jain
Designation	Chief Financial Officer
Telephone Number	079 6826 7031
Email id	ankit.jain@arvind.in

2 Principle-wise (as per NVGs) BR Policy / policies

National Voluntary Guidelines		Arvind SmartSpaces's Policies
P1	Business should conduct and govern themselves with Ethics, Transparency and Accountability	Code of Conduct for Directors and Senior Management Personnel, Related Party Transactions Policy, Whistleblower Policy
P2	Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle	Environment, Social and Governance guideline/policy
P3	Businesses should promote the well-being of all employees	Safety Policy, Prevention of Sexual Harassment Agreement, Freedom of Association (Code of Conduct), Maternity Policy, health and life insurance policies
P4	Businesses should respect the interests of and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized	Whistleblower Policy, Code of Conduct and Equal Opportunity and Non-Discrimination Policy
P5	Businesses should respect and promote human rights	Code of Conduct, Whistleblower Policy
P6	Business should respect, protect and make efforts to restore the environment	Environment, Social and Governance guideline/policy
P7	Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner	Code of Conduct
P8	Businesses should support inclusive growth and equitable development	CSR Policy, Maternity Policy
P9	Businesses should engage with and provide value to their customers and consumers in a responsible manner	Code of Conduct, Quality Policy

2. Principle-wise (as per NVGs) BR Policy/policies (Reply in Y/N)										
No.	**Principle-wise Policies**	**P1**	**P2**	**P3**	**P4**	**P5**	**P6**	**P7**	**P8**	**P9**
1	Do you have a policy/policies for:	Y	Y	Y	Y	Y	Y	Y	Y	Y
2	Has the policy being formulated in consultation with the relevant stakeholders?	Y	Y	Y	Y	Y	Y	Y	Y	Y
3	Does the policy conform to any national/ international standards? If yes, specify? (50 words)	All policies have been drafted keeping in view the National and local laws, policies and best practices.								
4	Has the policy being approved by the Board? If yes, has it been signed by MD/owner/ CEO/appropriate Board of Director?	Y	Y	Y	Y	Y	Y	Y	Y	Y
5	Does the Company have a specified committee of the Board/Director/Official to oversee the implementation of the policy?	N	N	N	N	N	N	N	N	N
6	Indicate the link for the policy to be viewed online?	https://www.arvindsmartspaces.com/investors/corporate-governance/								
7	Has the policy been formally communicated to all relevant internal and external stakeholders?	Y	Y	Y	Y	Y	Y	Y	Y	Y
8	Does the Company have in-house structure to implement the policy/policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
9	Does the Company have a grievance redressal mechanism related to the policy/policies to address stakeholders' grievances related to the policy/policies?	Y	Y	Y	Y	Y	Y	Y	Y	Y
10	Has the Company carried out independent audit/ evaluation of the working of this policy by an internal or external agency?	We have not carried out independent audit of the working of the policies.								

3. **Governance related to BR**

   i. **Indicate the frequency with which the Board of Directors, Committee of the Board or CEO to assess the BR performance of the Company. Within three months, 3-6 months, annually, more than 1 year:**

   MD & CEO along with COO and HODs while meeting for review of operations also discuss applicable BR issues and assess the BR performance of the Company. This discussion happens at least every six months.

   ii. **Does the Company publish a BR or a Sustainability Report? What is the hyperlink for viewing this report? How frequently it is published?**

   We are in the process of setting up a section on our website where information relevant to BR and sustainability will be shared on an ongoing basis. Company does not publish a Sustainability report as of now. The BR would be published as an annexure of Annual report and would be available in the investor section of the website.

Section E: Principle-wise Performance

Principle 1 - Business should conduct and govern themselves with Ethics, Transparency and Accountability

1. **Does the policy relating to ethics, bribery and corruption cover only the Company? (Yes/No). Does it extend to the Group/ Joint Ventures/Suppliers/Contractors/NGOs/Others?**

   The Group Corporate Governance practices apply across all businesses including Arvind SmartSpaces and extend to our value-chain partners like suppliers and service providers, sales representatives, contractors, channel partners, consultants, intermediaries and agents; joint-venture partners or other business associates; financial stakeholders.

2. **How many stakeholder complaints have been received in the past financial year and what percentage was satisfactorily resolved? If so, provide details thereof, in about 50 words or so.**

   Arvind SmartSpaces Ltd.'s stakeholder includes Investors, clients, employees, vendors / partners, government and local communities. For details on Investor complaints and resolutions, refer to the 'Investor Grievance' in General Shareholder Information Section of Annual Report.

   For details on employee grievances and resolutions, the Company has a robust system of Complaints Handling. The complaints are received through a third-party service agency. Such complaints are routed to the Whistle Blower Committee appointed by the Audit Committee. Its members include the Executive Director and Head of Internal Audit. The complaints are investigated and the investigation results are reported to the Audit Committee, along with action taken. The Company has not received any complaints from employees and business partners during the reporting year.

Principle 2 - Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle

1. **List up to 3 of your products or services whose design has incorporated social or environmental concerns, risks and/or opportunities.**

   We have designed all our projects keeping social and/ or environmental concerns in consideration. Few examples include Project Uplands where we planted more than 10,000 trees, implemented Miyawaki method of dense forestation, various water conservation measures such as STP, recharge well etc., Project Forreste where we are planting 10,000+ trees, developing forest trails, campfire points, forest caves, tree hut etc. Further we are using the eco-friendly products like AAC Blocks, RCC Pavers, Fly ash, Fiber reinforce plastic, Organic waste convertor, Solar Light etc. in our Projects.

2. **For each such product, provide the following details in respect of resource use (energy, water, raw material etc.) per unit of product (optional):**

   (i) Reduction during sourcing/production/distribution achieved since the previous year throughout the value chain

   We constantly look for ways to optimize use of resources across sourcing, production and distribution. During sourcing, we work extensively with our consultants to optimize selection and quantity of raw materials to be used in a project. To reduce water consumption during production, we have used water table recharge wells across our projects. These wells takes water run-off from rooftops, paved areas and roads, filters it and sends it underground to increase the water table. It has proved to be very useful in reducing water consumption during production process, especially for projects with longer tenure. On the distribution front (sales), we have moved to electronic documents/ brochures instead of physical documents/ brochures saving significantly on paper and consequent carbon footprint.

   (ii) Reduction during usage by consumers (energy, water) has been achieved since the previous year?

   We are implementing water management solution, named WeGot, at our under construction project BelAir. The platform is able to detect leakages and remotely shut them off in real time from mobile phones. It also tracks abnormal consumption, fixture efficiency and help buildings become more water efficient. We expect to achieve a 50% reduction in usage of water after implementation of this water management solution.

3. **Does the Company have procedures in place for sustainable sourcing (including transportation)? If yes, what percentage of your inputs was sourced sustainably? Also, provide details thereof.**

   No

4. **Has the Company taken any steps to procure goods and services from local & small producers, including communities surrounding their place of work? If yes, what steps have been taken to improve their capacity and capability of local and small vendors?**

   We encourage local suppliers/ contractors to work with us. In many of our projects, they play an important part in the value chain, from supplying raw materials to executing construction activities at site. We conduct regular training camps on skills improvement, safety etc. to upskill such vendors/ their workers. We even have external trainers from companies such as CQRA visit our sites and provide trainings to the vendors and their workers.

5. **Does the Company have a mechanism to recycle products and waste? If yes, what is the percentage of recycling of products and waste (separately as <5%, 5-10%, >10%). Also, provide details thereof.**

   We have installed Sewage Treatment Plants and dual plumbing lines in our projects. These help in using recycled water being used for flushing, gardening etc. We have been able to use 20-30% of our consumption through recycled water. We have also installed organic waste converters in one of our large township project, which can be used to recycle waste into manure. We have also installed Percolation wells per acre of land area to maintain natural ground water level.

Principle 3 - Businesses should promote the well-being of all employees

Sr. No.	Particulars	Details
1	Total number of employees on role	245
2	Total number of employees hired on temporary/ contractual /casual basis	122
3	Number of permanent women employees	35
4	Number of permanent employees with disabilities	1
5	Do you have an employee association that is recognized by management?	NIL
6	What percentage of your permanent employees is members of this recognized employee association?	Not Applicable
7	Please indicate the number of complaints relating to: (i) Child labour, forced labour, involuntary labour, sexual harassment in the last financial year and pending, as on the end of the financial year; (ii) Sexual harassment; (iii) Discriminatory employment.	There were no complaints against child and forced labour as well as for discriminatory employment during the last financial year. Arvind Internal Complaints Committee (AICCC) conducts the proceeding regarding sexual harassment as defined in the Policy. The case is dealt as per the policy guidelines and ICC recommendations in a fair and just manner. During the financial year 2021-22, the Company has not received any complaint on sexual harassment.
8	What percentage of your under mentioned employees were given safety and skill up-gradation training in the last year?	20% of our total employees of respective departments were given training on: (1) Construction Contract Management (2) Ultra-High Performance Concrete. (3) Forensic Structural Engineering in current scenario (4) Safety Awareness at site

Principle 4 - Businesses should respect the interests of and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized

1. **Has the Company mapped its internal and external stakeholders?**

We recognize the fact that as a large business we have several stakeholder groups each with distinct priorities and diverse interests. We therefore developed a method for structured identification of stakeholder groups, understanding their concerns and incorporating their views in our sustainability strategy. This method was developed as part of a Sustainability Roadmap study by Ernst & Young LLP. Based on various parameters which impact the sustainability of business such as dependency, responsibility, tension and influence, we have distilled down to the following key stakeholders:

- Customers
- Investors
- Employees & Workers
- Local Community
- Media
- Government Agencies
- Suppliers

The stakeholder identification process was followed by reconstitution of our engagement mechanism. Diverse communication platforms were institutionalised for each stakeholder group, with the objective of communicating our company policies and expectations, and collecting timely feedback from stakeholders. In the reporting year too, we continued to engage with all our stakeholders in a two-way dialogue through a host of channels:

Stakeholder Group	Objective Engagement	Methodologies
Customers	Develop a sustained relationship, Anticipate short and long-term expectations	• Dedicated relationship managers to ensure customer's needs and concerns are addressed. • Dedicated portal available for customers to access information (payment record, due amount, construction status etc) and also to raise concerns. • Regular engagement with customer groups to understand their requirements and address these. • Greetings and gifts sent to customers during their birthdays/ festivals like Diwali. • Provide various tactical support to customers after possession on goodwill basis. • Common facilities designed keeping in mind needs of differently abled customers.
Investors	Understand concerns and expectations, create higher shared value	• Regular dissemination of financial performance through website, newspapers and published accounts • In-depth interactions and investor presentations every half year
Employees & Workers	Understand their career ambitions, job satisfaction parameters, support career growth, training and development Share organisation's vision, short-term and long-term goals, workplace needs and expectations	• Structured interactive appraisals, career path guidance, training programmes, employee rewards and recognitions, development programmes
Local Community	Maintain enduring relations with local communities	• Interactions by business development and civil & execution teams • Arvind Foundation and SHARDA Trust's activities as referred in CSR Report
Media	Communicate key developments, milestone events, growth plans etc.	• Media interaction by MD & CEO periodically • Media announcements of quarterly reports, annual report and major tie-ups
Government Agencies	Understand compliance and applicable regulations. Brief them on steps taken and discuss opportunities to collaborate on pressing issues	• Personal meetings • Submission of relevant compliance documents • Presence in industry forums
Suppliers	Sharing of mutual expectations and needs, especially with regard to quality, cost and timely delivery, growth plans and sharing of best practices	• Periodic interactions by procurement and sourcing teams

2. **Out of the above, has the Company identified the disadvantage, vulnerable and marginalized stakeholders?**

   No.

3. **Are there any special initiatives taken by the Company to engage with the disadvantaged, vulnerable and marginalized stakeholders? If so, provide details thereof, in about 50 words or so.**

   No.

Principle 5 - Businesses should respect and promote human rights

1. **Does the policy of the Company on human rights cover only the Company or extend to the Group/Joint Ventures/Suppliers/Contractors/NGOs/Others?**

   Yes, all companies in the Arvind SmartSpaces Ltd. Group including employees and contractors are covered by COC standards. Not only our intentions, but also our actions are compliant with all statutory laws and regulations.

2. **How many stakeholder complaints have been received in the past financial year and what percent was satisfactorily resolved?**

   Our stakeholder engagement processes are robust and have strong listening mechanisms. In the financial year, there were no human rights violation complaints relating either to child, forced and involuntary labor, discriminatory employment against the Company.

   Additionally, all our stakeholders have access to the Whistleblower Policy of the Group.

Principle 6 - Business should respect, protect and make efforts to restore the environment

1. **Does the policy related to Principle 6 cover only the Company or extends to the Group/Joint Ventures/ Suppliers/Contractors/NGOs/others.**

   The policy currently covers all group companies and JVs.

2. **Does the Company have strategies/initiatives to address global environmental issues such as climate change, global warming, etc.? Y/N. If yes, please give hyperlink for webpage etc.**

   Our strategies are geared towards ensuring conservation of environment and sustainability. We have implemented diverse range of initiatives from water conservation measures (STP, dual plumbing etc) to afforestation (more than 10,000 trees planted at Uplands, dense jungle as per Miyawaki method implemented at Uplands, 10,000 trees being planted at Forreste etc) to having charging stations / points for EVs (BelAir).

3. **Does the Company identify and assess potential environmental risks?**

   Yes, we identify/ assess the potential environmental risks on an ongoing basis and take appropriate measures to mitigate any risks.

   Does the Company have any project related to Clean Development Mechanism? If so, provide details thereof, in about 50 words or so. Also, if yes, is any environmental compliance report filed? (Please confirm)

   Currently we do not have any project related to Clean Development Mechanism.

4. **Has the Company undertaken any other initiatives on – clean technology, energy efficiency, renewable energy, etc.? Y/N. If yes, please give hyperlink for webpage etc.**

   We design our buildings to ensure lot of sunlight and reduced need of artificial lighting. Commercial buildings such as Edge where this is even more important have particularly been designed in such a manner to achieve energy efficiency and reduce costs for occupiers. In some of our projects such as BelAir, we are offering charging stations / points for EVs, allowing customers / residents to switch to clean energy.

5. **Are the emissions/waste generated by the Company within the permissible limits given by CPCB/SPCB for the financial year being reported?**

   Yes, we comply with all applicable environmental legislations in the locations we operate from. We monitor and track all parameters as defined by CPCB or SPCBs and ensure that they are within norms.

6. **Number of show cause/legal notices received from CPCB/SPCB which are pending (i.e. not resolved to satisfaction) as on end of financial year.**

   None.

Principle 7 - Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner

1. **Is your Company a member of any trade and chamber or association? If yes, name only those major ones that your business deals with.**

   YES. GIHED and Credai.

2. **Have you advocated/lobbied through above associations for the advancement or improvement of public good? Yes/No. If yes specify the broad areas.**

   We work through GIHED/ Credai for advancement of Sustainability agenda on environmental improvements in real estate sector.

Principle 8 - Businesses should support inclusive growth and equitable development

1. **Does the Company have specified programmes/initiatives/projects in pursuit of the policy related to Principle 8? If yes, details thereof.**

   We support inclusive growth and equitable development and do not make any discrimination based on caste, creed, religion, gender etc. All company practices from recruitment to learning and development to appraisals are purely based on merit.

   Apart from this, we take various CSR initiatives for the marginalized. As couple of examples, we run crèche and provide mid-day meals for children of labor who stay inside our projects. We ensure regular visit by doctors to our project sites and labor camps.

2. **Are the programmes/projects undertaken through in-house team/own foundation/external NGO/government structures/any other organization?**

   We run such programmes ourselves and also sometimes in collaboration with external NGOs.

3. **Have you done any impact assessment of your initiative?**

   We regularly assess the impacts of our social program to check whether they are fulfilling desired objects.

4. **What is your Company's direct contribution to community development projects – Amount in INR and the details of the projects undertaken?**

   The brief account of CSR Initiatives is given along with the details of the projects undertaken in CSR Report. Please refer Annexure B to the Directors' Report.

5. **Have you taken steps to ensure that the community successfully adopts this community development initiative? Please explain in 50 words, or so.**

   The brief account of CSR Initiatives is given along with the details of the projects undertaken. Please refer Annexure B to the Directors' Report.

Principle 9 - Businesses should engage with and provide value to their customers and consumers in a responsible manner

1. **What percentage of customer complaints/consumer cases are pending as on the end of financial year.**

   We resolve all the customer queries and complaints in timely and efficient manner. There are no long-standing complaints that are pending resolution.

2. **Does the Company display product information on the product label, over and above what is mandated as per local laws? Yes/No/N.A./Remarks (additional information)**

   We display the information of our products as mandated by law.

3. **Is there any case filed by any stakeholder against the Company regarding unfair trade practices, irresponsible advertising and/or anti-competitive behavior during the last five years and pending as on end of financial year? If so, provide details thereof, in about 50 words or so.**

   No

4. **Did your Company carry out any consumer survey/ consumer satisfaction trends?**

   We regularly interact with our present and past customers to review their experiences.


Arvind Aavishkaar, premium 2 BHK apartments with modern amenities.
Artist Impression

INDEPENDENT AUDITOR'S REPORT

To
The Members
Arvind SmartSpaces Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of Arvind SmartSpaces Limited ("the Company"), which comprise the Balance sheet as at March 31 2022, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the standalone financial statements, including 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, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements for the financial year ended March 31, 2022. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the standalone financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the standalone financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying standalone financial statements.

Key audit matters	**How our audit addressed the key audit matter**
Revenue from Contract with Customers (*Refer note 2.2 of the standalone financial statements*)	
In accordance with the requirements of Ind AS 115, Company's revenue from real estate projects is recognized at a point in time, which is upon the Company satisfying its performance obligation and the customer obtaining control of the promised asset. Application of Ind AS 115 requires significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer and in assessment of whether the contracts with customers involved any financing element. As the revenue recognition involves significant judgement, we regard this as a key audit matter.	Our audit procedures included, among others, the following: • We obtained and understood management process and controls around transfer of control in case of real estate projects and tested the relevant controls over revenue recognition at a point in time. • We assessed the management evaluation of whether the contracts with customers involved any financing element, taking in to account the consideration received in accordance with the terms of the contract. • We performed test of details, on a sample basis, and inspected the underlying customer contracts, sale deed and handover documents, evidencing the transfer of control of the property to the customer based on which revenue is recognized at a point in time. • We performed cut off procedures for determination of

	revenue in appropriate reporting period. • We assessed the disclosure made in accordance with the requirements of Ind AS 115.
Assessing the carrying value of Inventory (*Refer note 2.2 of the standalone financial statements*)	
As at March 31, 2022, the carrying value of the inventory of ongoing and completed real estate projects is Rs. 19432.15 lacs. The inventories are held at the lower of the cost and net realizable value. We identified the assessment of whether carrying value of inventory were stated at the lower of cost and net realizable value ("NRV") as a key audit matter due to the significance of the balance to the standalone financial statements as a whole , involvement of estimations in the assessment and uncertainties in the global economic conditions because of the COVID – 19 pandemic . The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.	Our audit procedures included, among others, the following: • Obtained an understanding of the management process for determination of the Net realizable value (NRV) including estimating the future costs to complete stock of ongoing projects. • Obtained, read and assessed the management's process in estimating the future costs to complete stock of ongoing projects. • Assessed the methods used by the management, in determining the NRV of ongoing and completed real estate projects including assessment made by the management on possible effects that may result from the pandemic relating to COVID-19 on the carrying value of the inventory and tested the underlying assumptions used by the management in arriving at those projections. • Performed sensitivity analysis on these key assumptions to assess any potential downside. - For sample of selected projects: • Compared the forecasted costs to complete the project to the construction costs of other similar projects • Compared the NRV to recent sales in the project or to the estimated selling price. • Compared the carrying value to the NRV.

Assessing carrying value of investment and other receivables in subsidiaries and joint ventures (*Refer note 2.2 of the standalone financial statements*)	
As at March 31, 2022, the carrying value of Company's investment in subsidiaries and joint ventures is Rs. 18965.94 lacs and other receivable is Rs. 13535.67 lacs. Management reviews on a periodical basis whether there are any indicators of impairment of such investments. Management performs its impairment assessment by comparing the carrying value of these investments and other receivable to their recoverable amount to determine whether an impairment needs to be recognized. For investments where impairment indicators exist, management estimated the recoverable amounts of the investments, being higher of fair value less costs of disposal and value in use. Significant judgements are required to determine the key assumptions used in determination of fair value / value in use. As the impairment assessment involves significant assumptions and judgement, we regard this as a key audit matter.	Our audit procedures included, among others, the following: • We evaluated the accounting policies with respect to investment. • We assessed Company's evaluation of whether there are any indicators of impairment of such investment and other receivable. • We assessed the Company's valuation methodology applied in determining the recoverable amount, including management consideration of current economic and market conditions including effects of COVID-19 pandemic. • Assessed the financial position of the subsidiaries and joint ventures to identify excess of their net assets over the aggregate of carrying amount of investment and other receivable and assessing the assumptions used for projected profitability in these subsidiaries and joint ventures where applicable. • We compared the recoverable amount of the investment to the aggregate of carrying value in books of investment and other receivable. • We assessed the disclosures made in the standalone Ind AS financial statements regarding such investments.

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 Annual report, but does not include the standalone 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 such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management 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, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the 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.

Those Board of Directors are 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 skepticism 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the 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.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements for the financial year ended March 31, 2022 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

We did not audit the financial statements and other financial information, in respect of 2 LLPs, whose financial statements include Company's share of net (loss) of Rs. (71.97) lakhs and Company's share of total comprehensive income of Rs. (71.97) for the year ended March 31, 2022. These financial statements and other financial information of the said LLPs have been audited by other auditors, whose financial statements, other financial information and auditor's reports have been furnished to us by the management. Our opinion on the standalone financial statements, in so far as it relates to the amounts and disclosures included in respect of these LLPs and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid LLPs, is based solely on the reports of such other auditors. Our opinion is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.

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

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

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

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

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

(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 with reference to these standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(g) In our opinion, the managerial remuneration for the year ended March 31, 2022 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;

(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 standalone financial statements – Refer Note 28 to the standalone financial statements;

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

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

iv. a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person or entity, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the company from any person or entity, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures that were 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 (a) and (b) contain any material misstatement.

v. No dividend has been declared or paid during the year by the Company.

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

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 22101974AJINPD4437

Place of Signature: Ahmedabad
Date: 20th May, 2022

Annexure 1 referred to in paragraph on report on other legal and regulatory requirements of our report of even date of Arvind Smartspaces Limited for the year ended March 31, 2022

(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 intangibles assets.

(b) Property, plant and equipment has been physically verified by the management during the year and no material discrepancies were identified on such verification.

(c) The title deeds of all the immovable properties are held in the name of the Company.

(d) The Company has not revalued its Property, Plant and Equipment or intangible assets during the year ended March 31, 2022.

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

(ii) (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of verification by the management is reasonable and the coverage and procedure for such verification is appropriate. Discrepancies of 10% or more in aggregate for each class of inventory have been properly dealt with in the books of account.

(b) As disclosed in note 14 to the financial statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks during the year on the basis of security of current assets of the Company. The statement filed by the Company with such banks and financial institutions are materially in agreement with the books of accounts of the Company.

(iii) (a) During the year the Company has provided loan to Four Company as follows:

(Amount Rs. In Lacs)

	Loans
Aggregate amount granted during the year to subsidiaries	13,169.03
Aggregate amount granted during the year to Others	6,326.75
Balance outstanding as at balance sheet date in respect of above loan to subsidiaries	9,782.57
Balance outstanding as at balance sheet date in respect of loan to others	-

Further, the Company has not provided advances in the nature of loans, stood guarantee and provided security to any other companies, firms, Limited Liabilities Partnerships or any other parties.

(b) During the year the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees to companies, firms, Limited liability partnership or any other parties are not prejudicial to the Company's interest.

(c) In respect of a loan or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships or any other parties, the schedule of repayment of principal and payment of interest has not been stipulated in the agreement. Hence, we are unable to make a specific comment on the regularity of repayment of principal and payment of interest in respect of such loan.

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

(e) There were no loans or advance in the nature of loan granted to companies, firms, Limited liability partnership or any other parties which had fallen due during the year.

(f) As disclosed in note 5 to the financial statements, the Company has granted loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Of these following are the details of the aggregate amount of loans or advances in the nature of loans granted to promoters or related parties as defined in clause (76) of section 2 of the Companies Act, 2013:

	All Parties	Promoters	Related Parties
Aggregate amount of loans/ advances in nature of loans - Repayable on demand	19,495.78	NA	13,169.03
Percentage of loans/ advances in nature of loans to the total loans	100%	NA	67.55%

iv) There are no loans, investments, guarantees, and security in respect of which provisions of sections 185 and 186 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order is not applicable to the Company.

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

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to real estate development, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

(vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, value added tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

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

Name of the statute	Nature of the dues	Amount (Rs. lacs)	Period to which the amount relates	Forum where the dispute is pending
The Income tax Act, 1961	Income tax	7.16	PY 2011-12	ITAT
The Income tax Act, 1961	Income tax	461.61	PY 2013-14	ITAT
The Income tax Act, 1961	Income tax	60.03	PY 2016-17	CIT(A)
The KVAT Act, 2003	Value Added Tax	12.30	PY 2015-16	Deputy Commi-ssioner of Comme-rcial Taxes
The KVAT Act, 2003	Value Added Tax	17.26	PY 2017-18	Deputy Commi-ssioner of Comme-rcial Taxes

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

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

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

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

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

(e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries or joint ventures.

(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries or joint ventures. Hence, the requirement to report on clause 3(ix)(f) of the Order is not applicable to the Company.

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

(b) The Company has complied with provisions of sections 42 and 62 of the Companies Act, 2013 in respect of the preferential allotment / private placement of shares during the year. The amount raised, have been used for the purposes for which the funds were raised except for idle/surplus funds amounting to Rs 8,499.83 Lacs which were not required for immediate utilization and which have been invested in liquid investments payable on demand. The maximum amount of idle/surplus funds invested during the year was Rs 8,499.83 Lacs, of which Rs 2,149.93 was outstanding at the end of the year.

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

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

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

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

(xiii) Transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.

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

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

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

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

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

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

(d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

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

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

(xix) On the basis of the financial ratios disclosed in note 36A to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) (a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note 25 to the financial statements.

(b) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act. This matter has been disclosed in note 25 to the financial statements.

For **S R B C & CO LLP**

Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 22101974AJINPD4437

Place of Signature: Ahmedabad
Date: 20th May, 2022

Annexure 2 to the Independent Auditor's Report of even date on The Standalone Ind As Financial Statements of Arvind Smartspaces Limted

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

We have audited the internal financial controls with reference to standalone financial statements of Arvind SmartSpaces Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, both, issued by the Institute of Chartered Accountants of India and deemed to be prescribed under section 143(10) of the Act, 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 with reference to these standalone financial statements 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 with reference to these standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of internal financial controls with reference to these standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone 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 with reference to these standalone financial statements.

Meaning of Internal Financial Controls With Reference to these Standalone Financial Statements

A company's internal financial controls with reference to these standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to these standalone financial statements 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 standalone 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 standalone financial statements.

Inherent Limitations of Internal Financial Controls With Reference to Standalone Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to these standalone financial statements and such internal financial controls with reference to these standalone financial statements were operating effectively as at March 31, 2022, 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 issued by the ICAI.

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

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 22101974AJINPD4437

Place of Signature: Ahmedabad
Date: 20th May, 2022

STANDALONE BALANCE SHEET as at 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

	Notes	As at 31st March, 2022	As at 31st March, 2021
ASSETS			
Non-current assets			
Property, plant and equipment	3.1	**813.52**	715.84
Intangible assets	3.2	**20.60**	27.38
Intangible assets under development	3.2a	**69.35**	2.08
Financial assets			
(i) Investments	4	**18,963.18**	14,760.25
(ii) Loans	5	**5,781.76**	435.34
(iii) Other financial assets	9	**12,621.10**	12,682.51
Deferred tax assets (net)	26	**42.99**	50.41
Income tax assets (net)		**315.13**	63.92
Other non-current assets	11	**380.75**	367.09
Total non-current assets		**39,008.38**	29,104.82
Current Assets			
Inventories	10	**19,432.15**	20,691.00
Financial assets			
(i) Investments	4	**3,277.02**	-
(ii) Trade receivables	6	**103.04**	226.64
(iii) Cash and cash equivalents	7	**14,007.70**	2,117.39
(iv) Bank balance other than (iii) above	8	**4.42**	4.42
(v) Loans	5	**4,000.81**	3,836.24
(vi) Others financial assets	9	**2,965.33**	3,601.22
Other current assets	11	**826.93**	504.25
Total current assets		**44,617.40**	30,981.15
Total assets		**83,625.78**	60,085.98
EQUITY AND LIABILITIES			
Equity			
Equity share capital	12	**4,246.20**	3,555.36
Other equity	13	**41,798.29**	30,060.42
Money received against share warrants		**726.75**	-
Total Equity		**46,771.24**	33,615.78
Liabilities			
Non-current liabilities			
Financial liabilities			
(i) Borrowings	14	**146.82**	9,442.74
Long term provisions	17	**232.60**	223.46
Total non-current liabilities		**379.42**	9,666.20
Current liabilities			
Financial liabilities			
(i) Borrowings	14	**50.05**	2,468.87
(ii) Trade payables			
Total outstanding dues of micro enterprise and small enterprise	15	**156.09**	76.25
Total outstanding dues of creditors other than micro enterprise and small enterprise	15	**2,128.09**	1,756.89
(iii) Other financial liabilities	16	**4.42**	4.42
Other current liabilities	18	**34,076.83**	12,428.03
Short term provisions	17	**59.64**	51.88
Current tax liabilities (net)		**-**	17.66
Total current liabilities		**36,475.12**	16,804.00
Total equity and liabilities		**83,625.78**	60,085.98
Summary of Significant Accounting Policies	2.2		

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

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

STANDALONE STATEMENT OF PROFIT AND LOSS for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

	Notes	For the Year 2021-22	For the Year 2020-21
INCOME			
Revenue from operations	19	**12,017.05**	9,387.13
Other income	20	**2,730.64**	1,765.91
Total Income		**14,747.69**	11,153.04
EXPENSES			
Cost of construction materials and components consumed	21	**531.10**	362.02
Land development costs		**254.05**	-
Construction and labour costs		**3,908.33**	1,902.89
Changes in inventories	22	**1,256.79**	2,407.67
Employee benefit expenses	23	**1,355.77**	1,101.41
Finance costs	24	**1,137.33**	1,967.16
Depreciation and amortisation expense	3.1/3.2	**93.85**	85.76
Other expenses	25	**1,671.27**	1,527.11
Total Expenses		**10,208.49**	9,354.02
Profit from operations before tax		**4,539.20**	1,799.02
Tax expense:			
Current tax	26	**619.97**	400.08
Adjustment of tax pertaining to earlier years	26	**7.72**	-
Deferred tax charge/ (credit)	26	**7.03**	1.80
Total tax expense		**634.72**	401.88
Net Profit for the year		**3,904.48**	1,397.14
Other Comprehensive Income (net of Tax)			
Items that will not be reclassified to profit or loss in subsequent periods			
Remeasurement gains/(losses) on defined benefit plans		**1.53**	(30.96)
Income tax effect	26	**(0.39)**	7.79
Total other comprehensive income for the year, net of tax		**1.14**	(23.17)
Total Comprehensive Income for the year		**3,905.62**	1,373.97
Earnings per equity share (nominal value per share ₹ 10/- (31st March 2021: ₹ 10/-))	27		
Basic		**10.08**	3.93
Diluted		**9.82**	3.93
Summary of Significant Accounting Policies	2.2		

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

As per our report of even date

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

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

STANDALONE CASH FLOW STATEMENT for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

			For the Year 2021-22	For the Year 2020-21
A.	**Cash flow from operating activities**			
	Profit for the year before tax		**4,539.20**	1,799.02
	Adjustments to reconcile profit before tax to net cash flow :			
	Profit from limited liability partnerships		**(2,304.95)**	(369.43)
	Depreciation and amortization expense		**93.85**	85.76
	Loss on sale of property plant and equipment (Net)		**17.06**	9.81
	Finance cost		**1,137.33**	1,967.16
	Share based payment expense		**1.10**	-
	Interest income		**(2,392.31)**	(1,753.11)
	Impairment of investments		**48.25**	-
	Provision for doubtful debt		**3.74**	-
	Miscellaneous balances written back (Net)		**(85.60)**	0.06
	Operating profit before working capital changes		**1,057.67**	1,739.27
	Adjustments for:			
	Increase / (Decrease) in trade payables		**536.65**	(714.19)
	Increase in provisions		**18.43**	6.07
	Increase in other liabilities		**21,648.80**	8,100.48
	Decrease in inventory		**1,258.85**	2,495.30
	(Increase) in financial assets		**(761.93)**	(2,917.50)
	(Increase) / Decrease in trade receivables		**119.86**	(131.17)
	(Increase) in other assets		**(336.35)**	(142.08)
	Cash generated from operations		**23,541.98**	8,436.18
	Direct taxes paid (Net of refund)		**(896.57)**	(42.21)
	Net cash generated from operating activities	**[A]**	**22,645.41**	8,393.97
B.	**Cash flow from investing activities**			
	Investments in subsidiaries and joint ventures		**(14,418.83)**	(4,773.28)
	Proceeds from withdrawal of investments in subsidiaries and joint ventures		**9,195.58**	8,422.20
	Proceeds from withdrawal of fixed deposits		**160.88**	-
	Loans given		**(5,510.99)**	(3,779.58)
	Amount in long term fixed deposits		**-**	(469.05)
	Purchase of property, plant and equipment		**(269.90)**	(104.48)
	Proceeds from Sale of property, plant and equipment		**0.82**	32.91
	Interest received		**3,690.69**	592.42
	Net cash (used in) investing activities	**[B]**	**(7,151.74)**	(78.86)

STANDALONE CASH FLOW STATEMENT for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

		For the Year 2021-22	For the Year 2020-21
C. Cash flow from financing activities			
Proceeds from long term borrowings		**3,626.21**	18,495.71
Repayment of long term borrowings		**(15,340.96)**	(14,739.75)
(Repayment) from short term borrowings		**-**	(8,375.00)
Finance cost paid		**(1,137.33)**	(2,004.66)
Proceeds from issue of share capital through warrants & ESOPs (including securities premium)		**9,248.74**	-
Net cash (used in) financing activities	**[C]**	**(3,603.35)**	(6,623.70)
Net Increase in cash and cash equivalents	**[A+B+C]**	**11,890.31**	1,691.41
Cash and cash equivalents at the beginning of the year		**2,117.39**	425.98
Cash and cash equivalents at the end of the year		**14,007.70**	2,117.39
Components of cash and cash equivalents (Refer note 7)			
Balances with banks		**542.30**	581.83
Cash in hand		**3.17**	2.06
Fixed deposits having maturity of less than 3 months		**13,462.23**	1,533.50
		14,007.70	2,117.39
Summary of Significant Accounting Policies	2.2		

Notes to the Cash Flow Statement for the year ended on 31st March, 2022.

(1) The Cash Flow Statement has been prepared under the Indirect Method as set out in the Indian Accounting Standard 7 on Statement of Cash Flows issued by the Institute of Chartered Accountants of India.

(2) Changes in liabilities arising from financing activities :

Particulars	April 1, 2021	Cash Flow	Other	31st March, 2022
Non-current borrowings (Note 14)	11,911.61	(11,714.75)	-	196.86
Total liabilities from financing activities	**11,911.61**	**(11,714.75)**	**-**	**196.86**

Particulars	April 1, 2020	Cash Flow	Other	31st March, 2021
Current borrowings (refer Note 14)	8,375.00	(8,375.00)	-	-
Non-current borrowings (Note 14)	2,057.77	3,755.96	6,097.88	11,911.61
Accrued interest (Note 16)	37.50	(37.50)	-	-
Total liabilities from financing activities	**10,470.27**	**(4,656.54)**	**6,097.88**	**11,911.61**

Note : The 'other' column includes accrued interest and the effect of reclassification if any, of non-current portion of borrowings to current due to passage of time.

(3) Figures in brackets indicate outflow

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

As per our report of even date

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

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

Standalone Statement of Changes in Equity for the year ended on 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

A. Equity share capital (Refer Note 12)

F.Y. 2021-22

Particulars	Balance at the April 1, 2021	Changes in Equity Share Capital due to prior period errors	Balance at the beginning of the current Year	Changes in equity share capital during the current year	Balance at the end of March 31, 2022
Equity Shares of Rs 10 each Issued, Subscribed and fully paid up	3,555.36	-	3,555.36	690.84	4246.20
	3,555.36	**-**	**3,555.36**	**690.84**	**4246.20**

F.Y. 2020-21

Particulars	Balance at the April 1, 2020	Changes in Equity Share Capital due to prior period errors	Balance at the beginning of the current Year	Changes in equity share capital during the current year	Balance at the end of March 31, 2021
Equity Shares of Rs 10 each Issued, Subscribed and fully paid up	3,555.36	-	3,555..36	-	3,555.36
	3,555.36	**-**	**3,555.36**	**-**	**3,555.36**

B. Other Equity

Particulars	Reserves and Surplus attributable to equity holders of the Company (Refer Note 13)				Total other equity
	Securities Premium	Share based Payment Reserve	Retained Earnings	Other compreh-ensive income Reserve	
As at 1st April 2020	**17,405.29**	**6.42**	**11,283.52**	**(8.79)**	**28,686.44**
Changes in accounting policy or prior period errors	-	-	-	-	-
Profit for the year	-	-	1,397.14	-	1,397.14
Other comprehensive income	-	-	-	(23.17)	(23.17)
Total comprehensive income	**17,405.29**	**6.42**	**12,680.66**	**(31.96)**	**30,060.42**
As at 31st March, 2021	**17,405.29**	**6.42**	**12,680.66**	**(31.96)**	**30,060.42**
As at 1st April 2021	**17,405.29**	**6.42**	**12,680.66**	**(31.96)**	**30,060.42**
Changes in accounting policy or prior period errors	-	-	-	-	-
Profit for the year	-	-	3,904.48	-	3,904.48
Other comprehensive income	-	-	-	1.14	1.14
Total comprehensive income	**17,405.29**	**6.42**	**16,585.14**	**(30.82)**	**33,966.04**
Receipt against Issue of equity shares pursuant to exercise of preferential issue	7,831.15	-	-	-	7,831.15
Transferred on exercise of stock options	6.42	(6.42)	-	-	-
Compensation expense for options granted during the year	-	1.10	-	-	1.10
As at 31st March, 2022	**25,242.86**	**1.10**	**16,585.14**	**(30.82)**	**41,798.29**

Summary of Significant Accounting Policies **2.2**

The accompanying notes are an integral part of these standalone financial statements.

As per our report of even date

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

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771
Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

Notes to standalone financial statements for the year ended 31st March, 2022

1. Corporate Information

Arvind SmartSpaces Limited ("Company" or "ASL") is a public company domiciled in India and is incorporated on 26th December, 2008 under the provisions of the Companies Act applicable in India. Its shares are listed on the National Stock Exchange of India Limited and Bombay Stock Exchange Limited. The registered office of the Company is located at 24, Government Servant society, Nr Municipal Market, CG road, Navrangpura, Ahmedabad – 380009.

The company is engaged in the development of real estate comprising of residential, commercial and industrial projects.

The standalone financial statements were authorized for issue in accordance with a resolution of the directors on May 20, 2022.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

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

The standalone financial statements have been prepared on the historical cost basis, except for certain financial assets and liabilities measured at fair value at the end of each reporting period, as explained in the accounting policies below. The standalone financial statements are presented in INR and all values are rounded to the nearest lacs (INR 00,000), except when otherwise indicated.

2.2 Summary of Significant Accounting Policies

(a) Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

(b) Current versus non-current classification

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

An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

All other liabilities are classified as non-current.

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

The Company's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects is based on 12 months period. Assets and liabilities have been classified into current and non-current based on their respective operating cycle.

(c) Business combinations

The Company acquires subsidiaries that own real estate. At the time of acquisition, the Company considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Company accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

(d) Property, Plant and Equipment

Property, plant and equipment, are stated at cost net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their

Notes to standalone financial statements for the year ended 31st March, 2022

specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, 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.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

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

(e) Depreciation on Property, Plant and Equipment

Depreciation on property, plant and equipment are provided on straight line method over the useful lives of assets specified in Part C of Schedule II to the Companies Act 2013.

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

(f) Intangible Assets

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

Intangible assets comprising of computer software are amortized on a straight line basis over a period of three years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when asset is derecognized.

(g) Borrowing Costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to statement of profit and loss.

(h) Inventories

Direct expenditures relating to real estate activity are inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

i. Work-in-progress (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods – unsold flats and plots: Valued at lower of cost and net realizable value.

iii. Construction material: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

Net realizable 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.

(i) Land

Advances paid by the Company to the seller/ intermediary towards outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the

Notes to standalone financial statements for the year ended 31st March, 2022

Company under JDA is recognized as land advance under other assets and on the launch of the project, the non-refundable amount is transferred as land cost to work-in-progress.

(j) Revenue from contracts with customers

(i) 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. Revenue is measured based on the transaction price, which is the consideration and adjusted for discounts, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration and the existence of significant financing components, if any.

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

(ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

(iii) Cost to obtain a contract

The Company recognises as an asset the incremental costs of obtaining a contract with a customer if the Company expects to recover those costs. The Company incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

(iv) Share in profit/ loss of Limited liability partnerships ("LLPs") and partnership firm

The Company's share in profits from LLPs and partnership firm, where the Company is a partner, is recognised as income in the statement of profit and loss as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and the partnership entity.

(v) Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

Notes to standalone financial statements for the year ended 31st March, 2022

(k) Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund and Employee State Insurance are defined contribution schemes (collectively the 'Schemes'). The company has no obligation, other than the contribution payable to the schemes. The company recognizes contribution payable to the schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The company recognizes the net obligation of a defined benefit plan in its balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/ (asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to statement of profit and loss. As required under Ind AS compliant Schedule III, the company recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

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

The company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the statement of profit and loss The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

(l) Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

I. Current income tax - Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

II. Deferred income tax - Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

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

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

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

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

(m) Share based payment

Employees (including senior executives) of the company receives remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments (equity-settled transactions).

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model and the cost is recognised, together with a corresponding increase in share options outstanding account in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

(n) Segment reporting

The company's operating businesses are organized and managed separately according to the nature of products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. The analysis of geographical segments is based on the areas in which major operating divisions of the company operate.

(o) Leases

The Company assesses whether a contract contains a lease, at the inception of the contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether (i) the contract involves the use of identified asset; (ii) the Company has substantially all of the economic benefits from the use of the asset through the period of lease and (iii) the Company has right to direct the use of the asset.

Where the Company is the lessee

The Company recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the site on which it is located, less any lease incentives received.

Certain lease arrangements include the option to extend or terminate the lease before the end of the lease term. The right-of-use assets and lease liabilities include these options when it is reasonably certain that the option will be exercised.

The right-of-use asset is subsequently depreciated using the straight-line method from the 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. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate. Generally, the Company uses its incremental borrowing rate as the discount rate.

The lease liability is measured at amortised cost using the effective interest method. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if Company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Lease payments have been classified as financing activities in Statement of Cash Flow.

The Company has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of less than or equal to 12 months with no purchase option and assets with low value leases. The Company recognises the lease payments associated with these leases as an expense in statement of profit and loss over the lease term. The related cash flows are classified as operating activities.

(p) Provisions and contingent liabilities

A provision is recognized when the company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

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

If the Company has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an

Notes to standalone financial statements for the year ended 31st March, 2022

onerous contract is established, the Company recognises any impairment loss that has occurred on assets dedicated to that contract.

(q) Financial Instruments

Financial assets and liabilities are recognized when the company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in statement of profit and loss.

iii. Debt instruments at amortized cost

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

(a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

(b) Contractual terms of the 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 amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables

iv. Equity investment in subsidiaries and joint ventures

Investment in subsidiaries and joint ventures are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

v. De-recognition of financial asset

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

vi. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

vii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

viii. Financial liabilities at amortized cost

Financial liabilities are subsequently carried at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

ix. De-recognition of financial liability

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

x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Company uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

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

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

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

(r) Impairment

a. Financial assets

The company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and /or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

b. Non-financial assets

The company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the company estimates the asset's recoverable amount. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use. In

Assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(s) Earnings per Share

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

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

(t) Cash and cash equivalents

The Company considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

2.3 Significant accounting judgements, estimates and assumptions

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

(a) Judgements

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

Classification of property

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the Company develops and intends to sell before or during the course of construction or upon completion of construction.

Notes to standalone financial statements for the year ended 31st March, 2022

(b) Estimates and assumptions

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

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the company, based on comparable transactions identified by the company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

The Company applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

(a) Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Company considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfil its promise under the contract to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

(b) Timing of satisfaction of performance obligation

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time, the Company considers the following indicators of the transfer of control of the asset to the customer:

When the entity obtains a present right to payment for the asset.

When the entity transfers legal title of the asset to the customer.

When the entity transfers physical possession of the asset to the customer.

When the entity transfers significant risks and rewards of ownership of the asset to the customer.

When the customer has accepted the asset.

(c) Significant financing component

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

Notes to standalone financial statements for the year ended 31st March, 2022

2.4 New Standards, Interpretation and amendments adopted by the company

The company applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 Apr 2021. The company has not early adopted any other standard or amendment that has been issued but is not yet effective:

(i) Interest Rate Benchmark Reform – Phase 2: Amendments to Ind AS 109, Ind AS 107, Ind AS 104 and Ind AS 116

The amendments provide temporary reliefs which address the financial reporting effects when an interbank offered rate (IBOR) is replaced with an alternative nearly risk-free interest rate (RFR).

The amendments include the following practical expedients:

- A practical expedient to require contractual changes, or changes to cash flows that are directly required by the reform, to be treated as changes to a floating interest rate, equivalent to a movement in a market rate of interest
- Permit changes required by IBOR reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued
- Provide temporary relief to entities from having to meet the separately identifiable requirement when an RFR instrument is designated as a hedge of a risk component

These amendments had no impact on the financial statements of the company. The company intends to use the practical expedients in future periods if they become applicable.

(ii) Conceptual framework for financial reporting under Ind AS issued by ICAI

The Framework is not a Standard and it does not override any specific standard. Therefore, this does not form part of a set of standards pronounced by the standard-setters. While, the Framework is primarily meant for the standard-setter for formulating the standards, it has relevance to the preparers in certain situations such as to develop consistent accounting policies for areas that are not covered by a standard or where there is choice of accounting policy, and to assist all parties to understand and interpret the Standards.

The amendments made in following standards due to Conceptual Framework for Financial Reporting under Ind AS .includes amendment of the footnote to the definition of an equity instrument in Ind AS 102- Share Based Payments, footnote to be added for definition of liability i.e. definition of liability is not revised on account of revision of definition in conceptual framework in case of Ind AS 37 - Provisions, Contingent Liabilities and Contingent Assets etc.

The MCA has notified the Amendments to Ind AS consequential to Conceptual Framework under Ind AS vide notification dated June 18, 2021, applicable for annual periods beginning on or after April 1, 2021. Accordingly, the Conceptual Framework is applicable for preparers for accounting periods beginning on or after 1 April 2021.

These amendments had no impact on the financial statements of the company.

(iii) Ind AS 116: COVID-19 related rent concessions

MCA issued an amendment to Ind AS 116 Covid-19-Related Rent Concessions beyond 30 June 2021 to update the condition for lessees to apply the relief to a reduction in lease payments originally due on or before 30 June 2022 from 30 June 2021. The amendment applies to annual reporting periods beginning on or after 1 April 2021. In case a lessee has not yet approved the financial statements for issue before the issuance of this amendment, then the same may be applied for annual reporting periods beginning on or after 1 April 2020.

These amendments had no impact on the financial statements of the company.

(iv) Ind AS 103: Business combination

The amendment states that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired and liabilities assumed must meet the definitions of assets and liabilities in the Framework for the Preparation and Presentation of Financial Statements in accordance with Indian Accounting Standards* issued by the Institute of Chartered Accountants of India at the acquisition date. Therefore, the acquirer does not recognise those costs as part of applying the acquisition method. Instead, the acquirer recognises those costs in its post-combination financial statements in accordance with other Ind AS.

These amendments had no impact on the financial statements of the company.

(v) Amendment to Ind AS 105, Ind AS 16 and Ind AS 28

The definition of "Recoverable amount" is amended such that the words "the higher of an asset's fair value less costs to sell and its value in use" are replaced with "higher of an asset's fair value less costs of disposal and its value in use". The consequential amendments are made in Ind AS 105, Ind AS 16 and Ind AS 28.

These amendments had no impact on the financial statements of the company.

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

3.1 Property Plant and Equipment

Particulars	Buildings	Equipments	Furniture & Fixtures	Office Equipments	Computers	Vehicles	Total
Cost (Refer note 1 below)							
At 1st April, 2020	**504.02**	**96.76**	**132.36**	**8.63**	**59.20**	**222.47**	**1,023.44**
Additions	-	3.13	1.44	1.13	2.68	84.11	92.49
Disposals	-	5.52	20.73	2.30	2.91	32.56	64.02
At 31st March, 2021	**504.02**	**94.37**	**113.07**	**7.46**	**58.97**	**274.02**	**1,051.91**
Additions	-	13.31	31.31	2.76	18.78	133.13	199.29
Disposals	-	6.92	11.97	0.48	3.17	10.18	32.72
At 31st March, 2022	**504.02**	**100.76**	**132.41**	**9.74**	**74.58**	**396.97**	**1,218.48**
Depreciation and impairment							
At 1st April, 2020	**70.00**	**28.16**	**63.99**	**5.75**	**39.47**	**85.11**	**292.48**
Depreciation charge for the year	17.50	8.89	18.78	0.93	8.28	30.12	84.51
On Disposals	-	1.21	18.70	2.07	2.23	16.71	40.92
At 31st March, 2021	**87.50**	**35.84**	**64.08**	**4.61**	**45.52**	**98.52**	**336.07**
Depreciation charge for the year	17.50	8.75	9.41	1.11	7.68	39.85	84.31
On Disposals	-	2.52	3.05	0.17	2.77	6.90	15.42
At 31st March, 2022	**105.00**	**42.07**	**70.44**	**5.55**	**50.43**	**131.47**	**404.96**
Net book value							
At 31st March, 2022	**399.02**	**58.69**	**61.97**	**4.19**	**24.15**	**265.50**	**813.52**
At 31st March, 2021	**416.52**	**58.53**	**48.99**	**2.85**	**13.45**	**175.50**	**715.84**

3.2 Intangible assets

Particulars	Software	Total
Cost (Refer note 1 below)		
At 1st April, 2020	**10.99**	**10.99**
Additions	25.02	25.02
Disposals	-	-
At 31st March, 2021	**36.01**	**36.01**
Additions	3.35	3.35
Disposals	0.58	0.58
At 31st March, 2022	**38.78**	**38.78**
Amortisation		
At 1st April, 2020	**7.38**	**7.38**
Amortisation charge for the year	1.25	1.25
At 31st March, 2021	**8.63**	**8.63**
Amortisation charge for the year	9.55	9.55
At 31st March, 2022	**18.18**	**18.18**
Net book value		
At 31st March 2022	**20.60**	**20.60**
At 31st March 2021	**27.38**	**27.38**

Note 1 : For property plant & equipment and intangible assets existing as on 1 April 2016 i.e. the date of transition to Ind AS, the company had elected to continue Indian GAAP carrying value as deemed cost as permitted by Ind AS 101 "First Time Adoption of Indian Accounting Standard". Accordingly, the net WDV as per Indian GAAP as on 1 April 2016 was considered as Gross block under Ind AS and the accumulated depreciation was accordingly netted off as on 1 April 2016.

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

3.2 a Intangible Asset under Development Ageing Schedule

As at 31 March 2022

Particulars	Amount in Intangible under Development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress (Refer note 1 below)	69.35	-	-	-	69.35
Total	69.35	-	-	-	69.35

As at 31 March 2021

Particulars	Amount in Intangible under Development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress (Refer note 1 below)	-	-	-	2.08	2.08
Total	-	-	-	2.08	2.08

Note 1 : Intangible assets under development for FY21-22 consists of SAP software under development and for FY20-21 consists of patents & trademark related costs.

Note-2 : Intangible assets under development mentioned above are expected to complete as per plan and there are no projects which are overdue or has exceeded its cost and timelines compared to its original plan.

4. Investments

Particulars	Non current portion		Current portion	
	31st March, 2022	31st March, 2021	**31st March, 2022**	31st March, 2021
Unquoted (carried at cost)				
In equity shares of				
Wholly owned subsidiary				
Arvind Hebbal Homes Private Limited 10,000 (31st March 2021: 10,000) shares of ₹10/- each, fully paid up	**1.00**	1.00	**-**	-
Arvind Homes Private Limited 1,25,10,000 (31st March 2021: 80,10,000) shares of ₹10/- each, fully paid up	**1,251.00**	801.00	**-**	-
In capital of Limited Liability Partnership firms (subsidiaries)				
Ahmedabad East Infrastructure LLP	**8,809.39**	7,409.84	**450.00**	-
Ahmedabad Industrial Infrastructure (One) LLP	**1,407.77**	482.63	**-**	-
ASL Facilities Management LLP	**32.49**	32.49	**-**	-
Uplands facility Management LLP (Formerly known as Arvind Altura LLP)	**2.36**	2.36	**-**	-
Arvind Beyond Five Club LLP	**265.38**	420.38	**-**	-
Arvind Five Homes LLP	**3,454.22**	3,073.92	**-**	-
Arvind Infracon LLP	**913.27**	349.31	**2,800.00**	-
Changodar Industrial Infrastructure (One) LLP	**16.73**	10.52	**-**	-
Yogita Shelters LLP	**1,968.22**	2,033.14	**-**	-
Arvind Smart City LLP	**841.28**	-	**-**	-
In capital of Limited Liability Partnership firms (joint ventures)				
Arvind Bsafal Homes LLP	**48.25**	143.45	**27.02**	-
Less: Provision for impairment of Investment	**(48.25)**	-	**-**	-
Arvind Integrated Projects LLP	**0.07**	0.21	**-**	-
Total investments	**18,963.18**	14,760.25	**3,277.02**	-
Aggregate value of unquoted investments	**18,963.18**	14,760.25	**3,277.02**	-

Note (i) Aggregate and fair value of quoted investment is ₹ NIL
(ii) Aggregate value of impairment of Investment is ₹ 48.25 lacs. (March 21- Nil)

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

5. Loans

Particulars	Non current		Current	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
Loans Receivables considered good - Unsecured (Refer notes below)	**5,781.76**	435.34	**4,000.81**	3,836.24
	5,781.76	435.34	**4,000.81**	3,836.24

Details of Loans repayable on demand

Type of Borrower	31st March, 2022		31st March, 2021	
	Amount of loan or advances in the nature of loan outstanding	% of total Loans and Advances in the nature of loans	Amount of loan or advances in the nature of loan outstanding	% of total Loans and Advances in the nature of loans
Promoters	-	-	-	-
Directors	-	-	-	-
KMPs	-	-	-	-
Related parties	**9,782.57**	**100%**	936.24	22%
Others	-	-	3,335.34	78%
Total	**9,782.57**	**100%**	4,271.58	100%

Note : (i) As required under section 186(4) of the Companies Act, loan outstanding of ₹ 4,876.95 lacs (March 31, 2021 : ₹ NIL) is given at 11% rate of interest and loans of ₹ 4,905.62 Lacs (March 31, 2021 : ₹ 1,371.58 Lacs) are given at the rate of 12% and the same is repayable on demand. Current loans of ₹ NIL (March 31, 2021 : ₹ 2,900 Lacs) was given at the rate of 8.75%

(ii) For amounts due and terms and conditions relating to related party receivables, refer Note 37.

(iii) Since all the above loans given by the company are unsecured and considered good, the bifurcation of loan in other categories as required by Schedule III of Companies Act, 2013 Viz : (a) Secured, (b) Loans which have significant increase in credit risk and (c) credit impaired is not applicable.

6. Trade receivables

Particulars	31st March, 2022	31st March, 2021
Trade receivables (refer note below) (Unsecured , Considered good, unless Otherwise stated)	**103.04**	226.64
Trade Receivables considered good - Unsecured	**103.04**	226.64
Trade Receivables - credit impaired	**3.74**	-
Less: Impairment allowance - credit impaired	**(3.74)**	-
	103.04	226.64

Trade receivables Ageing Schedule (Refer Notes below)
As at 31 March 2022

Particulars	Outstanding for following periods from due date of payment						Total
	Curent but not due	Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	-	72.18	-	-	-	30.86	103.04
Undisputed Trade receivable – credit impaired	-	-	-	-	-	3.74	3.74
Disputed Trade receivables - considered good	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	**-**	**72.18**	**-**	**-**	**-**	**34.60**	**106.78**

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

As at 31 March 2021

Particulars	Curent but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	-	192.78	-	0.28	12.61	20.97	226.64
Undisputed Trade receivable – credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables - considered good	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	**-**	**192.78**	**-**	**0.28**	**12.61**	**20.97**	**226.64**

Note : (i) Since all the above trade receivables of the company are unsecured and considered good except those which are disclosed as credit impaired, the further bifurcation in other categories as required by Schedule III of Companies Act, 2013 viz : (a) Secured, (b) Receivables which have significant increase in credit risk and (c) Receivables credit impaired is not applicable.

(ii) For amounts due and terms and conditions relating to related party receivables, refer Note 37

(iii) For information about credit risk and market risk related to trade receivables, refer note 35

(iv) No trade or other recievables are due from directors or other officers of the company, either severally or jointly with any other person. Nor any trade or other recievables are due from firms or private companies respectively in which any director is a partner, director or a member.

*** Following is the table summarized change in impairment allowance using lifetime expected credit loss model:**

Particulars	31st March, 2022	31st March, 2021
At the beginning of the year	-	-
Provision during the year	**3.74**	-
Utilised/Reversed during the year	-	-
At the end of the year	-	-
	3.74	-

7. Cash and cash equivalents

Particulars	31st March, 2022	31st March, 2021
Balances with banks in current accounts	**542.30**	581.83
Cash on hand	**3.17**	2.06
Fixed deposits having maturity of less than 3 months	**13,462.23**	1,533.50
	14,007.70	2,117.39

8. Other bank balances

Particulars	31st March, 2022	31st March, 2021
Earmarked balances for unclaimed dividend	**4.42**	4.42
	4.42	4.42

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

9. Other financial assets

Particulars	Non current portion		Current portion	
	31st March, 2022	31st March, 2021	**31st March, 2022**	31st March, 2021
(Unsecured, considered good)				
Security deposits	**30.16**	27.50	**-**	4.70
Interest accrued but not due from Limited Liability Partnership firms (Refer note 37)	**1,998.60**	1,936.61	**407.83**	1,789.21
Interest accrued - Others	**-**	12.57	**45.91**	12.33
Receivables from Limited Liability Partnership firms for sharing of common costs (Refer note 37)	**230.84**	1,215.98	**960.94**	796.65
Advance for land, recoverable in cash	**-**	-	**1,487.01**	587.01
Bank deposits*	**438.16**	438.16	**-**	160.88
Other Receivables from LLP / Subsidiaries (Refer Note 37)	**9,922.69**	9,051.69	**14.78**	56.45
Others	**0.65**	-	**48.87**	193.99
	12,621.10	12,682.51	**2,965.33**	3,601.22

* Non current bank deposits consists of deposits which are lien as a stipulation of sanction for various loans.

10. Inventories (At lower of cost and net realisable value)

Particulars	**31st March, 2022**	31st March, 2021
Construction work-in-progress	**16,567.67**	14,559.47
Unsold developed plots of land and units	**2,829.03**	6,094.02
Construction materials	**35.45**	37.51
	19,432.15	20,691.00

11. Other assets

Particulars	Non current portion		Current portion	
	31st March, 2022	31st March, 2021	**31st March, 2022**	31st March, 2021
(Unsecured, considered good)				
Prepaid expenses	**64.84**	54.38	**49.56**	(6.36)
Advances to suppliers	**-**	-	**512.76**	153.47
Balance with government authorities	**207.44**	207.44	**230.08**	282.25
Advance for land (refer note below)	**100.00**	100.00	**-**	-
Others advances	**8.48**	5.27	**34.53**	74.89
	380.75	367.09	**826.93**	504.25

Note: (i) Advance for land though unsecured, are considered good as the advances have been given based on arrangement/memorandum of understanding executed by the company and the company/seller/intermediary is in the course of obtaining clear and marketable title, free from all encumbrances, including for certain properties under litigation.

(ii) Balance with government authorities includes amounts paid under protest Rs.207.19 lacs (March 31, 2021 : Rs.207.19 lacs)

12. Equity share capital

Particulars	**31st March, 2022**	31st March, 2021
(a) Authorised		
5,00,00,000 (31st March, 2021 : 5,00,00,000) equity shares of ₹10/- each (P.Y. ₹ 10/-)	**5,000.00**	5,000.00
(b) Issued, subscribed and fully paid-up		
4,24,61,979 (31st March, 2021 : 3,55,53,550) equity shares of ₹ 10/- each (P.Y. ₹ 10/-)	**4,246.20**	3,555.36

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

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

Particulars	31st March, 2022		31st March, 2021	
	No. of shares	Amount	No. of shares	Amount
Outstanding at beginning of the year	**3,55,53,550**	**3,555.36**	3,55,53,550	3,555.36
Add :				
Issued on exercise of share options under ESOS/ESOP	**53,729**	**5.37**	-	-
Shares issued pursuant to preferential share warrants	**68,54,700**	**685.47**	-	-
Outstanding at end of the year	**4,24,61,979**	**4,246.20**	3,55,53,550	3,555.36

(d) During the year ended 31st March, 2022 the company has allotted equity shares of ₹10/- each on preferential issue and private placement basic of 40,32,200 (31st March, 2021 : Nil) equity shares to HDFC Capital Affordable Real Estate Fund - 1, 16,00,000 (31st March, 2021 : Nil) equity shares to Aura Business ventures LLP and 12,22,500 (31st March, 2021 : Nil) equity shares to Aura Merchandise Private Limited in accordance with provisions of the companies Act, 2013 read with rules made there under an other applicable laws for the time being in force.

(e) Terms / rights attached to the equity shares

The company has only one class of shares referred to as equity shares having a par value of ₹10/-. 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 director is subject to the approval of the shareholders in the ensuing Annual General meeting.

In the event of liquidation of the company the holders of the equity shares will be entitled to receive any of the 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 shareholders.

(f) During the year ended 31st March, 2022 the Company has allotted 53,729 (31st March, 2021:Nil) equity shares of ₹10/- each to the eligible employee's pursuant to the exercise of stock options granted to them under Employees Stock Option Scheme - 2013 (AIL ESOP 2013) for shares reserved for issue under ESOP scheme

(g) For details of shares reserved for issue under the share based payment plan of the company, Please refer note 31.

(h) Shareholders holding more than 5% in the shareholding of the company

Name of the shareholder	31st March, 2022			31st March, 2021		
	No. of shares	₹ in Lacs	% Holding	No. of shares	₹ in Lacs	% Holding
Equity shares of ₹ 10 each fully paid						
Aura Securities Private Limited	**1,87,12,646**	**1,871.26**	**44.07%**	1,87,12,646	1,871.26	52.63%
HDFC Capital Affordable Real Estate Fund - 1	**40,32,200**	**403.22**	**9.5%**	-	-	-
Ketankumar Ratilal Patel	**22,65,101**	**226.51**	**5.33%**	22,65,101	226.51	6.37%

The above details is as per records of the company, including its register of shareholders / Members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

(i) Details of shares held by promoters

As at 31 March 2022

Class of Shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares*	% change during the year
Equity shares of INR 10 each fully paid	Aura Securities Private Limited	1,87,12,646	-	1,87,12,646	44.07%	(8.56%)
	Sanjaybhai Shrenikbhai Lalbhai	2,00,155	-	2,00,155	0.47%	(0.09%)
	Jayshreeben Sanjaybhai Lalbhai	33	-	33	0.00%	0.00%
	Punit Sanjaybhai	371	-	371	0.00%	0.00%
Total		**1,89,13,205**	**-**	**1,89,13,205**	**44.54%**	

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

As at 31 March 2021

Class of Shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares*	% change during the year
Equity shares of INR 10 each fully paid	Aura Securities Private Limited	1,87,12,646	-	1,87,12,646	52.63%	0%
	Sanjaybhai Shrenikbhai Lalbhai	2,00,155	-	2,00,155	0.56%	0%
	Jayshreeben Sanjaybhai Lalbhai	33	-	33	0.00%	0%
	Punit Sanjaybhai	371	-	371	0.00%	0%
Total		**1,89,13,205**	**-**	**1,89,13,205**	**53.20%**	

* Disclosed as rounded to two decimals

13. Other equity

Particulars	31st March, 2022	31st March, 2021
(a) Securities Premium		
Balance at the beginning of the year	**17,405.29**	17,405.29
Add : Received during the year on issue of equity shares	**7,831.15**	-
Add : Transferred to securities premium on exercise of stock options	**6.42**	-
Balance at the end of the year	**25,242.86**	17,405.29
(b) Share Based Payment Reserve		
Balance at the beginning of the year	**6.42**	6.42
Add : Compensation expense for options granted during the year	**1.10**	-
Less : Transferred to securities premium on exercise of stock options	**(6.42)**	-
Balance at the end of the year	**1.10**	6.42
(c) Surplus in the statement of profit and loss		
Balance at the beginning of the year	**12,680.66**	11,283.52
Add: Profit for the year	**3,904.48**	1,397.14
Balance at the end of the year	**16,585.14**	12,680.66
(d) Other comprehensive income reserve		
Balance at the beginning of the year	**(31.96)**	(8.79)
Add: Movement in OCI (Net) during the year	**1.14**	(23.17)
Balance at the end of the year	**(30.82)**	(31.96)
	41,798.29	30,060.42

Securities premium

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

Share based payment reserve

The share options based payment reserve is used to recognise the grant date fair value of options issued to employees under Employee stock option plan.

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

14. Borrowings

Particulars	Effective Rate of Interest	Maturity	31st March, 2022	31st March, 2021
Non-current borrowings				
Secured				
Line of credit facility from NBFC	HDFC CPLR Plus 100 bps	2022-2024	23.17	1,283.92
Vehicle loans from banks	7-8%	2022-2027	173.70	101.53
Term loans	10.25-11.75%	-	-	10,526.16
Total			**196.87**	**11,911.61**
Less : Current maturity of long term borrowings clubbed under Current Borrowings			(50.05)	(2,468.87)
Total			**146.82**	**9,442.74**
Current borrowings				
Secured				
Current maturities of long term borrowings			50.05	2,468.87
Total			**50.05**	**2,468.87**
The above amount includes :				
Secured Borrowings			196.87	11,911.61

Nature of Securities on above Loans:

1. The line of credit facility amounting to ₹ 23.17 lacs (March 31, 2021 : ₹ 1,283.92 lacs) from HDFC Limited is secured by first mortgage of unsold units of project "Arvind Aavishkaar" together with hypothecation of receivables from the same project
2. Vehicle loans amounting to ₹ 173.70 lacs (March 31, 2021 : ₹ 101.53 lacs) are secured by respective vehicles.
3. Term loan taken and outstanding of ₹ NIL (March 31, 2021 : ₹ 738.13 lacs) is secured against residential land owned by Ahmedabad East infrastructure LLP (Subsidiary company) which is repayable in financial year 2020-21.
4. Non current term loan taken and outstanding of ₹ NIL (March 31, 2021 : ₹ 5,956.57 lacs) is secured against security owned by Ahmedabad East infrastructure LLP (Subsidiary company) and hypothecation of recievables, of project under the said entity.
5. Non current term loan taken and outstanding of ₹ NIL (March 31, 2021 : ₹ 3,831.46 lacs) is secured by way of mortgage of NA land at project Uplands situated at Nasmed village, Gandhinagar owned by Ahmedabad East Infrastructure LLP (Subsidiary Company) and recievables of Elan project owned by Yogita Shelters LLP (subsidiary company).

Terms of Repayment of Loans

Secured Loan

Line of Credit Facility

HDFC Limited	The Company will ensure at least 15% of sales receivable towards the principal repayment from the date of first disbursement; this percentage will be reviewed subsequently every quarter and will be mutually modified with company as per progress of work. However, the maximum principal of the loan will not exceed ₹ 1,800.00 lacs at the end of 42nd month and will be repaid by 48th month.
Arka Fincap Limited	During the year company has availed credit facility of ₹ 1,750.00 lacs (March 31, 2021 : NIL) which was at the rate of 11.75% p.a. repaid fully by Dec-2021

Vehicle Loan

HDFC Bank Limited	Loan is repayable in monthly instalments on varied dates as mentioned above.

Term Loan

Arka Fincap Limited	During the year company has availed loan of ₹ 1,750.00 lacs (March 31, 2021 : 3,000.00 Lacs) which was at the rate of 11.75% p.a.repaid fully by end of Feb-2022

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

Bajaj Finance Limited	Loan of ₹ NIL (March 31, 2021 : ₹ 738.15 Lacs) which was at the rate of 10.25% p.a. repaid fully by the end of May-2021.
SBM bank (India) Limited	Loan of ₹ NIL (March 31, 2021 : ₹ 3,720.58 Lacs) which was at the rate of 11.4% p.a. repaid fully by the end of Nov-2021.
TATA capital financial services limited	Loan of ₹ NIL (March 31, 2021 : ₹ 3,831.46 Lacs) which was at the rate of 11.5% p.a. repaid fully by the end of Nov-2021.

15. Trade payables

Particulars	31st March, 2022	31st March, 2021
Total Outstanding dues of micro and small enterprise	**156.09**	76.25
Total Outstanding dues of creditors other than micro and small enterprise		
For goods and services	**2,128.09**	1,713.32
For land	**-**	43.57
	2,284.18	1,833.14
Trade payables	**2,023.18**	1,672.01
Trade payables to related parties (Refer Note 37)	**261.00**	161.13
	2,284.18	1,833.14

Note 1 : Trade payables Ageing Schedule

As at 31 March 2022

Particulars		Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)	Total outstanding dues of micro enterprises and small enterprises (MSME)	156.09	-	-	-	156.09
(ii)	Total outstanding dues of creditors other than micro enterprises and small enterprises (Others)	1,596.64	167.23	268.89	95.33	2,128.09
(iii)	Disputed dues of micro enterprises and small enterprises (MSME)	-	-	-	-	-
(iv)	Disputed dues of creditors other than micro enterprises and small enterprises (Others)	-	-	-	-	-
		1,752.73	**167.23**	**268.89**	**95.33**	**2,284.18**

As at 31 March 2021

Particulars		Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)	Total outstanding dues of micro enterprises and small enterprises (MSME)	76.25	-	-	-	76 .25
(ii)	Total outstanding dues of creditors other than micro enterprises and small enterprises (Others)	1,137.44	439.71	64.03	115.71	1,756.89
(iii)	Disputed dues of micro enterprises and small enterprises (MSME)	-	-	-	-	-
(iv)	Disputed dues of creditors other than micro enterprises and small enterprises (Others)	-	-	-	-	-
		1,213.69	**439.71**	**64.03**	**115.71**	**1,833.14**

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

Note 2: Relationship with Struck off companies

Name of the party	Nature of Transactions	Transactions during the year ended March 31,2022	Balance Outstanding as at March 31,2022	Relationship with the struck off company
Krishna Marketing	Payable	6.38	6.38	-
Lintas India Pvt. Ltd.	Payable	4.32	4.72	-
Omicron Marketing	Payable	*	*	-
Patel Traders	Payable	*	*	-
Setu Infrastructure	Payable	*	*	-
Shyam Traders	Payable	*	*	-

Nature of Struck off Company	Nature of Transactions	Transactions during the year ended March 31,2021	Balance Outstanding as at March 31,2021	Relationship with the struck off company
Deepali Traders	Payable	*	*	-
Patil Engineering	Payable	3.76	3.76	-
R J Associates	Payable	*	*	-
Setu Infrastructure	Payable	-	*	-
Shyam Traders	Payable	2.44	*	-

* Amount less than Rs. 1 lacs

Note 3: Trade payables for goods and services are non-interest bearing and are majorly settled on 30 to 90 days terms

Note 4: Based on information and records available with company, details of suppliers who are registered as micro, small or medium enterprise under "The Micro, Small and Medium Enterprise Development Act, 2006" (Act) till 31st March, 2022 is as mentioned below. This has been relied upon by the auditors.

On the basis of the information and records available with management, details of dues to micro and small enterprises as defined under the MSMED Act, 2006 are as below:

Particulars	As at 31st March, 2022	As at 31st March, 2021
Principal amount remaining unpaid to any supplier as at the year end	**156.09**	76.25
Interest due thereon	**-**	-
Amount of interest paid in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting year	**-**	-
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 period) but without adding the interest specified under the MSMED.	**-**	-
Amount of interest accrued and remaining unpaid at the end of the accounting year.	**-**	-
Amount of further interest remaining due and payable even in succeeding years.	**-**	-

Note 5: Refer Note 35 for company's credit risk management process.

16. Other financial liabilities

Particulars	31st March, 2022	31st March, 2021
Unclaimed Dividend	**4.42**	4.42
	4.42	4.42

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

17. Provisions

Particulars	Non current portion		Current portion	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
Provision for employee benefits				
Provision for gratuity (Refer Note 30)	142.67	129.71	33.99	29.26
Provision for leave encashment	89.93	93.75	25.65	22.62
	232.60	223.46	59.64	51.88

18. Other current liabilities

Particulars	31st March, 2022	31st March, 2021
Advances from customers (Refer Note 38 - contract liabilities)	33,453.70	12,319.55
Statutory dues	621.24	106.28
Other payables	1.88	2.20
	34,076.83	12,428.03

19. Revenue from operations

Particulars	For the year 2021-22	For the year 2020-21
Revenue from contracts with customers (Refer note 38)		
Commercial and residential units	8,720.29	8,488.43
Other operating revenue		
Share of profit from investments in Limited Liability Partnership firms	2,304.95	369.43
Plot cancellation and transfer fees	20.05	38.06
Project consultancy income	969.26	488.18
Others	2.50	3.03
	12,017.05	9,387.13

20. Other income

Particulars	For the year 2021-22	For the year 2020-21
Interest income from loans to subsidiaries and others	1,677.58	979.10
Interest from investments in Limited liability partnerships	714.73	774.01
Interest on bank deposits	191.42	2.75
Others	146.91	10.05
	2,730.64	1,765.91

Note 1 : Refer Note-37 for interest income from related parties.

21. Cost of construction materials and components consumed

Particulars	For the year 2021-22	For the year 2020-21
Inventory at the beginning of the year	37.51	125.14
Add : Purchases	529.04	274.39
Less : Inventory at the end of the year	(35.45)	(37.51)
Cost of construction materials and components consumed	531.10	362.02

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

22. Changes in inventories

Particulars	For the year 2021-22	For the year 2020-21
Closing Stock		
Unsold developed plots of land and units	**2,829.03**	6,094.02
Construction work-in-progress	**16,567.67**	14,559.47
	19,396.70	20,653.49
Opening Stock		
Unsold developed plots of land and units	**6,094.02**	582.36
Construction work-in-progress	**14,559.47**	22,478.80
	20,653.49	23,061.16
Decrease/(Increase) in inventories	**1,256.79**	2,407.67

23. Employee benefit expenses

Particulars	For the year 2021-22	For the year 2020-21
Salaries, allowances and bonus	**1,186.94**	972.32
Contribution to provident and other funds (Refer note 30)	**100.30**	84.08
Employee stock option expenses/ charge (Refer note 31)	**1.10**	-
Gratuity (Refer note 30)	**32.70**	27.57
Staff welfare expenses	**34.73**	17.44
	1,355.77	1,101.41

24. Finance costs

Particulars	For the year 2021-22	For the year 2020-21
Interest on		
Term loan from NBFC	**734.39**	1,198.33
Line of credit facility from NBFC	**68.60**	611.14
Vehicle loans from banks	**11.37**	9.17
Others	**76.41**	94.73
Borrowing Processing Cost	**246.56**	53.79
	1,137.33	1,967.16

Note : Net of interest amounting to ₹ NIL (31 March 2021: ₹ 196.37 lacs) inventorised to qualifying construction work-in-progress.

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

25. Other expenses

Particulars	For the year 2021-22	For the year 2020-21
Repairs and maintenance		
Buildings	**3.69**	0.84
Others	**15.47**	19.53
Rates and taxes	**42.23**	145.40
Travelling expenses	**48.09**	16.25
Power and fuel	**29.69**	42.06
Advertisement	**289.21**	130.40
Brokerage and commission charges	**199.68**	366.21
Legal and professional charges	**518.49**	433.81
Secretarial expenses	**62.69**	63.36
Information Technology expenses	**77.31**	52.56
Auditors' remuneration (Refer note a)	**21.43**	18.38
Insurance charges	**34.42**	32.91
CSR expenses (Refer note b)	**68.31**	79.64
Loss on sale of property, plant and equipment	**17.09**	9.81
Rent (Refer note 39)	**11.04**	11.04
Donation	**0.80**	-
Impairment of investments	**48.25**	-
Miscellaneous expenses	**183.38**	104.91
	1,671.27	1,527.11

a. Payment to Auditors

Particulars	For the year 2021-22	For the year 2020-21
Statutory audit fees	**14.32**	12.50
Limited review fees	**5.70**	5.70
Certification Fees	**1.25**	-
Out of pocket expenses	**0.16**	0.18
	21.43	18.38

b. (i) Details of CSR expenditure

Particulars	For the year 2021-22			For the year 2020-21		
	In cash	Yet to be paid in cash	Total	In cash	Yet to be paid in cash	Total
Gross amount required to be spent during the year	**-**	**-**	**68.26**	-	-	79.64
Amount spent during the year						
Construction/acquisition of any asset	**-**	**-**	**-**	-	-	-
On purposes other than above	**68.31**	**-**	**68.31**	79.64	-	79.64
Total	**68.31**	**-**	**68.31**	79.64	-	79.64

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

b. (ii) Details related to spent / unspent obligations:

Particulars	31st March 2021-22	31st March 2020-21
(a) Contribution to Charitable Trust , Spent by that trust	36.45	79.64
(b) Direct Expenditure	31.86	-
(c) Amount Unspent	-	-
Total	68.31	79.64

Note 1: Nature of CSR activities undertaken by company includes COVID Relief Operations , Digital literacy program for rural government school students, Strengthening the dairy practices, Strengthening the farming practices,The Scholarship to youth for higher education

26. Income Tax

(a) Tax expenses

The major components of income tax expenses for the years ended 31st March, 2022 and 31st March, 2021 are :

Statement of Profit and Loss :

Particulars	For the year 2021-22	For the year 2020-21
Profit or loss section :		
Current income tax		
Current income tax charge	619.97	400.08
Adjustment of tax pertaining to earlier years	7.72	-
Deferred tax		
Relating to origination and reversal of temporary differences	7.03	1.80
Income tax expense reported in the statement of profit or loss	634.72	401.88
OCI section :		
Deferred tax related to items recognised in OCI during in the year:		
Net loss/(gain) on remeasurements of defined benefit plans	(0.39)	7.79
Income tax effect recognised in OCI	(0.39)	7.79

(b) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31st March 2022 and 31st March 2021:

Particulars	For the year 2021-22	For the year 2020-21
Accounting profit before income tax	4,539.20	1,799.02
Tax on accounting profit at statutory income tax rate 25.17% (31st March, 2021: 25.17%)	1,142.52	452.81
Income exempt from taxes / income Already offered in Previous years	(580.16)	(92.99)
Income / Expenses disallowed	61.15	39.39
Adjustment of tax pertaining to earlier years	7.72	-
Others	3.51	2.67
Tax expense reported in the statement of profit or loss	634.73	401.88

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

(c) Deferred tax

Particulars	Balance sheet		Other comprehensive income		Statement of profit and loss	
	31st March, 2022	31st March, 2021	**31st March, 2022**	31st March, 2021	**For the year 2021-22**	For the year 2020-21
(a) Deferred Tax Liabilities						
Impact of difference between tax depreciation and depreciation charged for the financial reporting	31.89	32.30	-	-	0.41	1.49
Gross deferred tax liabilities	**31.89**	**32.30**	**-**	**-**	**0.41**	**1.49**
(b) Deferred Tax Assets						
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes on payment basis	73.55	78.75	(0.39)	7.79	5.19	(13.61)
Income offered for tax but not recognized in the books	1.72	3.96	-	-	2.25	16.91
Gross deferred tax assets	**75.27**	**82.71**	**(0.39)**	**7.79**	**7.44**	**3.30**
Deferred tax expense/(income)			**(0.39)**	**7.79**	**7.03**	**1.81**
Deferred tax assets/(liabilities)	**42.99**	**50.41**				

Reconciliation of deferred tax liabilities/(assets) (net):

Particulars	31st March, 2022	31st March, 2021
Opening balance as at 1st April	**50.41**	44.41
Deferred tax credit/(charge) during the period recognised in profit or loss	**(7.03)**	(1.80)
Deferred tax credit/(charge) during the period recognised in OCI	**(0.39)**	7.79
Closing balance as at 31st March	**42.99**	50.41

27. Earnings per share (EPS)

Basic EPS is calculated by dividing the profit for the year attributable to equity shareholders by weighted average number of equity shares outstanding during the year. Diluted EPS is calculated by dividing the profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares. The following table reflects the income and share data used in the basic and diluted EPS computation.

Particulars	For the year 2021-22	For the year 2020-21
Earnings per share (Basic and Diluted)		
Profit after tax	**3,904.48**	1,397.14
Total number of equity shares at the end of the year	**4,24,61,979**	3,55,53,550
Weighted average number of equity shares		
For basic EPS	**3,87,21,654**	3,55,53,500
For diluted EPS	**3,97,45,849**	3,55,86,857
Nominal value of equity shares	**10.00**	10.00
Basic earnings per share	**10.08**	3.93
Diluted earnings per share	**9.82**	3.93
Weighted average number of equity shares for basic EPS	**3,87,21,654**	3,55,53,500
Effect of dilution: stock options granted under ESOP	**26,802**	33,357
Effect of dilution: share warrants	**9,97,393**	-
Weighted average number of equity shares adjusted for the effect of dilution	**3,97,45,849**	3,55,86,857

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

28. Commitments and Contingencies

a. Commitments

As at March 31, 2022 the company has given net advance of ₹ 1,587.01 lacs (31st March, 2021: ₹ 687.01 lacs) for purchase of land. Under the agreements executed with the land owners, the company is required to make further payments based on the agreed terms.

b. Contingent liabilities

Particulars	31st March, 2022	31st March, 2021
Disputed demands in respect of -		
Income tax	**528.80**	494.56
Indirect Tax (TDR)	**207.44**	207.44
Indirect Tax (VAT)	**42.22**	17.58

Notes:

The Company has not recognized and acknowledged the claims as liability in the books of account amounting to ₹528.80 Lacs (31st March, 2021: ₹ 494.56 lacs) which have been made against the company by Department of Income Tax since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The company has been advised by its legal counsel that it is only possible, but not probable, that the action will succeed. Accordingly, no provision for any liability has been made in these financial statements.

The Company has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 249.66 Lacs (31st March, 2021: ₹ 225.02 Lacs) which have been made against the company by Department of Goods and service tax & Karnataka VAT, since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The claim of TDR of ₹ 207.44 lacs is paid under protest while Rs 42.22 have been paid in cash and by furnishing Bank guarantee. The company has been advised by its legal counsel that it is only possible, but not probable, that the action will succeed. Accordingly, no provision for any liability has been made in these financial statements..

29. Segment Reporting

The Company's primary business is development of real estate comprising of residential, commercial and industrial projects. Company's performance for operation as defined in Ind AS 108 is evaluated as a whole by chief operating decision maker ('CODM') of the Company based on which development of real estate activities are considered as a single operating segment. The Company reports geographical segment which is based on the areas in which major operating divisions of the Company operate and the entire operations are based only in India and hence no further disclosures are made in this regards. During the year 2020-21 and 2021-22 , no single external customer has generated revenue of 10% or more of the Company's total revenue.

30. Disclosure pursuant to employee benefits

A. Defined contribution plans : Provident fund and employee state insurance

The company makes contribution towards employees' provident fund and employees' state insurance plan scheme. Under the rules of these schemes, the Company is required to contribute a specified percentage of payroll costs. The Company during the year recognized ₹ 100.30 lacs (31st March,2021: ₹ 84.08 lacs) as expense towards contributions to these plans.

B. Defined benefit plans

(a) Gratuity

The Company provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement / termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. The gratuity plan is a non funded plan.

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

31st March, 2022 : Changes in defined benefit obligation

Particulars	1st April, 2021	Gratuity cost charged to statement of profit and loss			Benefit paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	31st March, 2022
		Service cost	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity												
Defined benefit obligation	158.97	23.07	9.63	32.70	(13.48)	-	0.01	(2.67)	1.13	(1.53)	-	176.66
Benefit liability	**158.97**	**23.07**	**9.63**	**32.70**	**(13.48)**	**-**	**0.01**	**(2.67)**	**1.13**	**(1.53)**	**-**	**176.66**

31st March, 2021 : Changes in defined benefit obligation

Particulars	1st April, 2020	Gratuity cost charged to statement of profit and loss			Benefit paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	31st March, 2021
		Service cost	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity												
Defined benefit obligation	118.09	20.20	7.37	27.57	(17.65)	-	-	9.10	21.86	30.96	-	158.97
Benefit liability	**118.09**	**20.20**	**7.37**	**27.57**	**(17.65)**	**-**	**-**	**9.10**	**21.86**	**30.96**	**-**	**158.97**

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

Particulars	31st March, 2022	31st March, 2021
Discount rate	**6.41%**	6.06%
Future salary increase	**7.00%**	10% P.a. for next 1 years, 7% P.a. thereafter starting from 2nd year
Attrition rate	**15.00%**	15.00%
Mortality rate during employment	**Indian Assured Lives Mortality (2012-14)**	Indian Assured Lives Mortality (2006-08)

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

Gratuity

Particulars	Sensitivity level	Increase / (Decrease) in defined benefit obligation (Impact)	
		31st March, 2022	31st March, 2021
Gratuity			
Discount rate	1% increase	**(7.18)**	(6.80)
	1% decrease	**7.88**	7.49
Salary increase	1% increase	**7.76**	7.31
	1% decrease	**(7.20)**	(6.77)
Attrition rate	1% increase	**(0.91)**	(0.92)
	1% decrease	**0.94**	0.96

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

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

Particulars	31st March, 2022	31st March, 2021
Gratuity		
Within the next 12 months (next annual reporting period)	**33.99**	29.26
2 to 5 years	**80.62**	72.55
Beyond 5 years	**80.86**	73.71
Total expected payments	**195.47**	175.52

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

Particulars	Years	
	31st March, 2022	31st March, 2021
Gratuity	**6**	6

31. Share-based payments

The company provides share-based payment schemes to its employees. During the year ended 31st March, 2022, an employee stock option plan (ESOP) was in existence. The relevant details of the scheme and the grant are as below:

Employee Stock Option (ESOP) Scheme (2013)

The Company instituted an Employees Stock Option Scheme ('ESOP 2013') pursuant to the approval of the shareholders of the company at their Extraordinary General Meeting held on March 8, 2013. As per ESOP 2013, the company granted 10,32,972 options comprising equal number of equity shares in one or more tranches to the eligible employees of the company. The options under this grant would vest to the employees over a minimum period of 1 year and maximum 5 years based on continued service and certain performance parameters, with an exercise period of maximum five years from the date of respective vesting. As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of ₹ 41.25. There were no grants made during the year. All the remaining grant ESOPs have been exercised during the year and no ESOPs are outstanding under ESOP 2013 scheme as on 31 st March,2022.

Employee Stock Option (ESOP) Scheme (2016)

The Company instituted an Employees Stock Option Scheme ('ESOP 2016') pursuant to the approval of the shareholders of the company at their Annual General Meeting held on 23rd September, 2016.

(a) During the year the company granted 4,50,000 options comprising equal number of equity shares in one or more tranches to the eligible employees of the company. The options under this grant would vest to the employees with 40% i.e. 1,80,000 ESOPs within 2 years and rest within 3 years , with an exercise period of maximum five years from the date of respective vesting. As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of ₹ 194.05.

(b) In earlier years, the company granted 3,70,000 options under ESOP 2016 scheme, comprising equal number of equity shares in one or more tranches to the eligible employees of the company.As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of ₹ 158.30.

The aggregated options under ESOP 2016 scheme as on 31st March'2022 is 8,20,000 that would vest to the employees over a minimum period of 1 year and maximum 5 years based on continued service and certain performance parameters, with an exercise period of maximum five years from the date of respective vesting.

Expense recognised for employee services received during the year is shown in the following table:

Particulars	For the year 2021-22	For the year 2020-21
Expense arising from equity-settled share-based payment transactions	**1.10**	-
Total	**1.10**	**-**

* There were no cancellations or modifications to the plan during the year ended March 31, 2022 or March 31, 2021.

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

Movement during the year:

The following table illustrates the number and weighted average exercise price of share options during the year:

Particulars	31st March, 2022			31st March, 2021	
	ESOP scheme 2013	ESOP scheme 2016 (Tranch-1)	ESOP scheme 2016 (Tranch-2)	ESOP scheme 2013	ESOP scheme 2016 (Tranch-1)
Options					
Outstanding at the beginning of the year	53,729	3,70,000	-	53,729	3,70,000
Granted during the year	-		4,50,000	-	-
Exercised during the year	53,729	-	-	-	-
Outstanding at the end of the year	-	3,70,000	4,50,000	53,729	3,70,000
Exercisable at the end of the year	-	1,85,000	-	53,729	1,85,000
weighted average share price at the exercise date	195.69	-	-	-	-
weighted average remaining contractual life (In years)	-	5.39	8.99	1.08	6.39

The fair value of the share options is estimated at the grant date using Binomial Model taking into account the terms and conditions upon which the share options are granted and there are no cash settled alternatives for employees.

32. Fair value disclosures for financial assets and financial liabilities

Set out below is a comparison, by class, of the carrying amounts and fair value of the Company's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values:

Particulars	Carrying amount		Fair value	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
Financial assets measured at amortised cost				
Investments (Refer Note 4)	**22,240.20**	14,760.25	**22,240.20**	14,760.25
Loans given (Refer Note 5)	**9,782.57**	4,271.58	**9,782.57**	4,271.58
Trade Receivables (Refer Note 6)	**103.04**	226.64	**103.04**	226.64
Other financial assets (Refer Note 9)	**15,586.43**	16,283.73	**15,586.43**	16,283.73
Cash and cash equivalents (Refer Note 7)	**14,007.70**	2,117.39	**14,007.70**	2,117.39
Other bank balances (Refer Note 8)	**4.42**	4.42	**4.42**	4.42
Total	**61,724.36**	37,664.01	**61,724.36**	37,664.01
Financial liabilities measured at amortised cost				
Borrowings (Refer Note 14)	**196.87**	11,911.61	**196.87**	11,911.61
Trade payables (Refer Note 15)	**2,284.18**	1,833.14	**2,284.18**	1,833.14
Other financial liabilities (Refer Note 16)	**4.42**	4.42	**4.42**	4.42
Total	**2,485.47**	**13,749.17**	**2,485.47**	13,749.17

The management assessed that the fair values of financial assets and financial liabilities approximate their carrying amounts due to the short-term maturities.

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

33. Fair value measurement hierarchy

The details of fair value measurement hierarchy of company's financial assets/liabilities are as below:

Particulars	Level	31st March, 2022	31st March, 2021
Assets disclosed at fair value			
Investments	Level - 2	**22,240.20**	14,760.25
Loans given	Level - 2	**9,782.57**	4,271.58
Trade Receivable	Level - 2	**103.04**	226.64
Other financial assets	Level - 2	**15,586.43**	16,283.73
Cash and cash equivalents	Level - 2	**14,007.70**	2,117.39
Other bank balances	Level - 2	**4.42**	4.42
Liabilities disclosed at fair value			
Borrowings	Level - 2	**196.87**	11,911.61
Trade payables	Level - 2	**2,284.18**	1,833.14
Other financial liabilities	Level - 2	**4.42**	4.42

There have been no transfers between Level 1 and Level 2 during the period.

34. Capital management

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board of Directors of the Company seek to maintain a balance between the higher returns that might be possible with higher level of borrowings and advantages of a sound capital position.

The Company monitors capital using a net debt to equity ratio, which is as follows:

1. Equity includes equity share capital and all other equity components attributable to the equity holders.
2. Net debt includes borrowings (non-current and current) less cash and cash equivalents

Particulars	31st March, 2022	31st March, 2021
Borrowings	**196.87**	11,911.61
Less: Cash and cash equivalents	**(14,007.70)**	(2,117.39)
Net Debt (A)	**(13,810.83)**	9,794.22
Equity share capital	**4,246.20**	3,555.36
Other equity	**41,798.29**	30,060.42
Money Received against share warrants	**726.75**	-
Total Equity (B)	**46,771.24**	33,615.78
Gearing Ratio (C=A/B)	**NA**	0.29

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

35. Financial risk management objectives and policies

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

The Company is exposed to market risk, credit risk and liquidity risk. The Company's management oversees the management of these risks and ensures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives..

1. Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as commodity/ real-estate risk.

The sensitivity analysis in the following sections relate to the position as at 31st March, 2022 and 31st March, 2021. The sensitivity analysis has been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt. The

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31st March, 2022 and 31st March, 2021.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The entity's exposure to the risk of changes in Interest rates relates primarily to the entity's operating activities (when receivables or payables are subject to different interest rates) and the entity's net receivables or payables.

The company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Interest rate sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in interest rates, with all other variables held constant for variable rate instruments. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The year end balances are not necessarily representative of the average debt outstanding during the year.

Particulars	Changes in interest rate	Effect of profit before tax
31st March, 2022	+1%	(1.97)
	-1%	1.97
31st March, 2021	+1%	(118.09)
	-1%	118.09

2. Credit Risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The carrying amount of following financial assets represents the maximum credit exposure.

Trade receivables

Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership, therefore substantially eliminating the company's credit risk in this respect.

The ageing of trade receivables (net) is as follows:

Particulars	31st March, 2022	31st March, 2021
More than 6 months	**30.86**	33.86
Others	**72.18**	192.78
Total receivables	**103.04**	226.64

Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the company's treasury department in accordance with the company's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the company's Board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The company's maximum exposure to credit risk for the components of the statement of financial position at 31st March, 2022 and 31st March, 2021 is the carrying amounts.

(Amount in INR Lacs unless stated otherwise)

3. Liquidity Risk

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

The table below summarises the remaining contractual maturities of the company's financial liabilities at the reporting date.

Particulars	On demand	Less than 3 months	3 months to 1 year	1 year to 5 years	Total
Year ended 31st March, 2022					
Borrowings*	-	13.09	36.95	146.82	196.87
Trade payables	-	2,284.18	-	-	2,284.18
	-	**2,297.27**	**36.95**	**146.82**	**2,481.05**
Year ended 31st March, 2021					
Borrowings*	-	1,393.88	1,075.00	9,442.74	11,911.61
Trade payables	-	1,833.14	-	-	1,833.14
	-	**3,227.02**	**1,075.00**	**9,442.74**	**13,744.75**

*Includes current maturities of non-current borrowings and interest accrued but not due on borrowings

36. Disclosure in respect interest in joint ventures and subsidiaries

(a) List of subsidiaries

Sr No.	Name of subsidiary	Country of incorporation	Percentage of holding	
			31st March, 2022	31st March, 2021
(i)	**Companies**			
1	Arvind Hebbal Homes Pvt. Ltd.	India	**100.00%**	100.00%
2	Arvind Homes Pvt. Ltd.	India	**100.00%**	100.00%
(ii)	**LLPs**			
1	ASL Facilities Management LLP	India	**99.00%**	99.00%
2	Uplands Facilities Management LLP (formerly known as Arvind Altura LLP)	India	**99.00%**	99.00%
3	Changodar Industrial Infrastructure (One) LLP	India	**99.00%**	99.00%
4	Ahmedabad Industrial Infrastructure (One) LLP	India	**99.00%**	99.00%
5	Ahmedabad East Infrastructure LLP*	India	**51.43%**	51.00%
6	Arvind Five Homes LLP*	India	**51.00%**	99.00%
7	Arvind Infracon LLP	India	**99.00%**	99.00%
8	Arvind Beyond Five Club LLP	India	**99.00%**	99.00%
9	Yogita Shelters LLP	India	**99.79%**	99.79%
10	Arvind Smartcity LLP	India	**96.00%**	-

* Profit sharing of Arvind SmartSpaces Limited in Ahmedabad East Infrastructure LLP is 94% during 31st March, 2022 and 31st March, 2021.

* Profit sharing of Arvind SmartSpaces Limited in Arvind Five Homes LLP is 40% during 31st March, 2022 and 31st March, 2021.

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

(b) List of joint ventures

Sr No.	Name of joint ventures	Country of incorporation	Percentage of holding	
			31st March, 2022	31st March, 2021
(i)	**LLPs**			
1	Arvind Bsafal Homes LLP*	India	**50.00%**	50.00%
2	Arvind Integrated Projects LLP	India	**50.00%**	50.00%

* Profit sharing of Arvind SmartSpaces Limited in Arvind Bsafal Homes LLP is 41% during 31st March, 2022 and 31st March, 2021.

In case of LLPs percentage of holding in the above table denotes the share of capital contribution in the LLP which is same as share of profit, unless stated otherwise.

Particulars	As at 31st March, 2022		As at 31st March, 2021	
	Arvind Bsafal Homes LLP	**Arvind Integerated Projects LLP**	**Arvind Bsafal Homes LLP**	**Arvind Integerated Projects LLP**
Assets	**91.36**	**0.51**	263.14	0.52
Liabilities	**3.91**	**0.44**	0.48	0.26
Income	**0.49**	**-**	0.46	-
Expense (Including depreciation and tax)	**175.70**	**0.27**	0.21	0.05
Contingent Liability	**-**	**-**	-	-
Capital Commitments to be executed	**-**	**-**	-	-

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

36A. Ratio Analysis and its elements

Ratio	Numerator	Denominator	31 Mar-22	31 Mar-21	% change	Reason for variance
Current ratio	Current Assets	Current Liabilities	1.22	1.84	-34%	Increase in cash and cash equivalents from internal accruals and equity bundled with higher current liabilities mainly due to advance from customers
Debt- Equity Ratio	Total Debt	Shareholder's Equity	0.00	0.35	-99%	Repayment/prepayment of loans/borrowing and increase in equity base with preferential issue
Debt Service Coverage ratio	Earnings for debt service = Net Profit after taxes + Non-cash operating expenses (depreciation and other amortizations + Interest + other adjustments like loss on sale of Fixed assets etc.	Debt service = Interest & Lease Payments + Principal Repayments	0.31	0.21	51%	Repayment of loans/ borrowing along with voluntary prepayments from internal accrual
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	10%	4%	129%	High profit due to increased revenue recognition offset by additional equity infusion
Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.28	0.21	33%	Increase in construction progress across multiple projects
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	52.90	52.70	0%	-
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases /services - purchase return	Average Trade Payables	3.54	1.43	148%	Higher construction activities during the year
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	1.48	0.66	123%	Higher revenue recognition during the year
Net Profit Ratio	Net Profit	Net sales = Total sales - sales return	33%	15%	122%	Higher exempted profit (share of profit in LLP) bundled with lower interest cost
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	12%	8%	46%	High Profit due to increased revenue recognition
Return on Investment	Interest (Finance Income)	Investment	NA	NA	NA	-

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

37. Related party transactions

As per the Indian Accounting Standard on "Related Party Disclosures" (Ind AS 24), the related parties of the company are as follows :

A. Name of related parties and nature of relationship :

Entity name	Relationship
Arvind Hebbal Homes Pvt Ltd	Subsidiary Company
Arvind Homes Private Limited	Subsidiary Company
Arvind Integrated Projects LLP	Joint Venture
Arvind Bsafal Homes LLP	Joint Venture
ASL Facilities Management LLP	Subsidiary Entity (Partner in LLP)
Uplands facilities management LLP (Formerly known as Arvind Altura LLP)	Subsidiary Entity (Partner in LLP)
Changodar Industrial Infrastructure (One) LLP	Subsidiary Entity (Partner in LLP)
Chirping Woods Homes LLP	Subsidiary Entity (Partner in LLP)
Ahmedabad Industrial Infrastructure (One) LLP	Subsidiary Entity (Partner in LLP)
Ahmedabad East Infrastructure LLP	Subsidiary Entity (Partner in LLP)
Arvind Five Homes LLP	Subsidiary Entity (Partner in LLP)
Arvind Infracon LLP	Subsidiary Entity (Partner in LLP)
Arvind Beyond Five Club LLP	Subsidiary Entity (Partner in LLP)
Arvind Smart City LLP	Subsidiary Entity (Partner in LLP) (w.e.f 18th October, 2021)
Yogita Shelters LLP	Subsidiary Entity (Partner in LLP)
Mr. Sanjay Lalbhai	Chairman & Non-Executive Director
Mr. Kamal Singal	Managing Director and Chief Executive Officer- Key Managerial Personnel
Mr. Kulin Lalbhai	Non-Executive Director
Mr. Prem Prakash Pangotra	Non-Executive Director
Mr. Pratul Shroff	Non-Executive Director
Ms. Pallavi Vyas	Non-Executive Director
Mr. Nirav Kalyanbhai Shah	Non-Executive Director
Mr. Mehul Shah	Chief Financial Officer - Key Managerial Personnel (Upto 30th June,2020)
Mr. Ankit Jain	Chief Financial Officer - Key Managerial Personnel (w.e.f 1st July, 2020)
Mr. Prakash Makwana	Company Secretary - Key Managerial Personnel
Aura Securities Private limited	Holding Company (Upto 13th Oct, 2021) Enterprise having significant influence by Key Management Personnel (W.e.f.14th Oct ,2021)
Aura Merchandise Private Limited	Enterprise having significant influence by Key Management Personnel (W.e.f.14th Oct ,2021)
Aura Business Ventures LLP	Enterprise having significant influence by Key Management Personnel (W.e.f.14th Oct ,2021)
Kausalya Realserve LLP	Enterprise having significant influence by Key Management Personnel (W.e.f.27th Apr ,2021)
Arvind Lifestyle brands Ltd	Enterprise having significant influence by Key Management Personnel
Arvind and Smartvalue Homes LLP	Enterprise having significant influence by Key Management Personnel
Arvind Limited	Enterprise having significant influence by Key Management Personnel

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

B. Disclosure in respect of total amount of transactions that have been entered into with related parties :

Particulars	31st March, 2022	31st March, 2021
Remuneration		
Mr. Kamal Singal	**395.64**	87.43
Mr. Mehul Shah	**-**	8.90
Mr. Ankit Jain	**100.88**	61.24
Mr. Prakash Makwana	**35.40**	28.75
Director's Sitting Fees & Commission		
Mr. Prem Prakash Pangotra	**6.60**	6.80
Mr. Pratul Shroff	**5.80**	6.20
Ms. Pallavi Vyas	**4.90**	4.90
Mr. Nirav Kalyanbhai Shah	**6.20**	6.10
Sale of Inventory / Assignment of Receivables		
Arvind Hebbal Homes Pvt. Ltd.	**4,793.74**	-
Arvind Infracon LLP	**127.80**	-
Project Management Consultancy Income		
Arvind Limited	**969.26**	488.18
Expenses incurred		
Arvind Lifestyle Brands Ltd	**3.75**	1.88
Ahmedabad East Infrastructure LLP	**71.35**	-
Rent and Professional charges paid		
Arvind Limited	**21.57**	18.93
Advance for Land		
Arvind Five Homes LLP	**1,415.69**	-
Reimbursement of Employee Benefit Expense		
Arvind Five Homes LLP	**-**	5.17
Ahmedabad East Infrastructure LLP	**450.59**	362.75
Uplands Facilities Management LLP	**13.96**	-
Arvind Infracon LLP	**439.16**	329.60
Arvind Homes Pvt. Ltd.	**24.63**	-
Chirping Woods Homes LLP	**22.37**	-
Arvind Hebbal Homes Private Limited	**234.60**	146.58
Yogita Shelters LLP	**166.74**	103.79
Reimbursement of expenses received (net)		
Arvind Limited	**75.39**	49.24
Arvind Bsafal Homes LLP	**3.33**	-
Arvind Infracon LLP	**32.95**	28.95
Ahmedabad East Infrastructure LLP	**15.90**	74.00
Yogita Shelters LLP	**4.63**	14.27
Arvind Hebbal Homes Private Limited	**57.45**	51.99
Arvind homes private limited	**1.10**	11.53
Uplands Facilities Management LLP	**0.51**	-
Changodar Industrial Infrastructure(One) LLP	**3.00**	-
Arvind Smart City LLP	**1.40**	-

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

Particulars	31st March, 2022	31st March, 2021
Interest income from Limited Liability Partnerships		
Ahmedabad East Infrastructure LLP	**69.02**	413.14
Arvind Five Homes LLP	**306.90**	324.56
Arvind Infracon LLP	**338.81**	36.31
Yogita Shelters LLP	**73.11**	-
Arvind homes private limited	**162.05**	-
Arvind Hebbal Homes Private Limited	**1,058.24**	-
Investments made during the year		
Ahmedabad East Infrastructure LLP	**3,497.10**	1,020.35
Ahmedabad Industrial Infrastructure (One) LLP	**1,185.00**	5.00
Arvind Five Homes LLP	**2,564.12**	1,550.52
Arvind Beyond Five Club LLP	**-**	325.65
Arvind Infracon LLP	**6,317.18**	830.00
Changodar Industrial Infrastructure (One) LLP	**106.21**	5.25
Uplands facility management LLP	**-**	1.25
ASL Facilities Management LLP	**-**	6.00
Yogita Shelters LLP	**615.66**	229.25
Arvind Homes Private Limited	**450.00**	800.00
Arvind Smart City LLP	**831.28**	-
Investments withdrawn during the year		
Ahmedabad East Infrastructure LLP	**4,032.99**	4,872.28
Arvind Five Homes LLP	**2,183.82**	1,683.52
Ahmedabad Industrial infrastructure (One) LLP	**259.86**	139.68
Arvind Infracon LLP	**2,953.22**	1,360.71
Arvind Beyond Five Club LLP	**155.00**	236.00
Changodar Industrial Infrastructure (One) LLP	**100.00**	-
Yogita Shelters LLP	**680.59**	130.00
Loans Given		
Arvind Hebbal Homes Pvt. Ltd.	**6,324.64**	-
Arvind Homes Private Limited	**6,844.38**	4,944.24
Loans Repaid		
Arvind Hebbal Homes Pvt. Ltd.	**1,910.93**	
Arvind Homes Private Limited	**2,875.00**	4,045.00
Share of Profit/(Loss) from investments in LLP		
Ahmedabad East Infrastructure LLP	**2,385.45**	369.23
Arvind Bsafal Homes LLP	**(71.84)**	0.25
Arvind Integrated LLP	**(0.13)**	(0.05)
Preferential allotment of equity shares		
Aura Merchandise Private Limited	**122.25**	-
Aura Business Ventures LLP	**160.00**	-
Money received against share warrants		
Kausalya Realserve LLP	**726.75**	-
Exercise of share options under ESOS / ESOP		
Mr. Kamal Singal	**5.37**	-

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

C. Disclosure in respect of outstanding balance as at 31st March, 2021 :

Particulars	31st March, 2022	31st March, 2021
Receivables for common sharing expenses		
Arvind Homes Pvt Ltd	**26.60**	-
Arvind Five Homes LLP	**-**	164.10
Ahmedabad East Infrastructure LLP	**486.64**	796.65
Yogita Shelters LLP	**180.08**	313.94
Arvind Infracon LLP	**474.29**	737.62
Chirping Woods Homes LLP	**24.16**	-
Arvind Bsafal Homes LLP	**-**	0.32
Other recievables/ (Payables) from LLP		
Yogita Shelters LLP	**(0.76)**	32.01
Ahmedabad East Infrastructure LLP	**12.92**	32.10
Arvind Infracon LLP	**9.29**	56.44
Arvind Beyond Five Club LLP	**0.07**	0.07
Arvind Hebbal Homes Pvt Ltd	**170.60**	658.01
Arvind Five homes LLP	**2,745.19**	1,329.50
Arvind Smart City LLP	**1.40**	-
Arvind Homes Pvt Ltd	**1.10**	-
Uplands Facilities Management LLP	**15.08**	-
Receivables for Interest accrued but not due		
Arvind Five Homes LLP	**306.90**	1,091.85
Ahmedabad East Infrastructure LLP	**69.02**	1,789.21
Arvind Infracon LLP	**338.81**	58.45
Arvind Hebbal Homes Pvt Ltd	**1,472.75**	720.33
Arvind homes private limited	**145.84**	65.98
Yogita Shelters LLP	**73.11**	-
Trade Receivable		
Arvind Limited	**72.31**	202.91
Other receivable in respect of Project transfer		
Arvind Hebbal Homes Pvt Ltd	**7,000.00**	7,000.00
Trade payables		
Arvind Hebbal Homes Pvt Ltd	**-**	43.57
Arvind Limited	**54.05**	39.36
Ahmedabad East Infrastructure LLP	**82.24**	0.15
Arvind Infracon LLP	**-**	26.78
Arvind Five Homes LLP	**16.98**	16.45
Uplands Facilities Management LLP	**0.51**	-
Mr. Prem Prakash Pangotra	**5.00**	4.63
Mr. Pratul Shroff	**5.00**	4.63
Ms. Pallavi Vyas	**5.48**	4.68

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

Particulars	31st March, 2022	31st March, 2021
Mr. Nirav Kalyanbhai Shah	**5.00**	4.63
Mr. Kamal Singal	**79.42**	8.75
Mr. Ankit Jain	**4.92**	6.27
Mr. Prakash Makwana	**2.40**	1.24
Advance to suppliers		
Arvind Limited	**21.85**	18.48
Arvind Infracon LLP	**4.58**	-
Changodar Industrial Infrastructure (One) LLP	**0.76**	-
Loans Given		
Arvind Homes Private Limited	**4,905.62**	936.24
Arvind Hebbal Homes Pvt Ltd	**4,876.95**	-
Capital Contributions (Initial and Additional)		
Ahmedabad East Infrastructure LLP	**9,259.39**	7,409.83
Arvind Bsafal Homes LLP	**27.02**	143.45
Ahmedabad Industrial Infrastructure (One) LLP	**1,407.77**	482.63
ASL Facilities Management LLP	**32.49**	32.49
Uplands facility management LLP	**2.36**	2.36
Arvind Five Homes LLP	**3,454.22**	3,073.92
Arvind Infracon LLP	**3,713.27**	349.31
Changodar Industrial Infrastructure (One) LLP	**16.73**	10.52
Arvind Beyond Five Club LLP	**265.38**	420.38
Yogita Shelters LLP	**1,968.22**	2,033.14
Arvind Integrated Projects LLP	**0.07**	0.21
Arvind Smart City LLP	**841.28**	-
Investment in subsidiary company		
Arvind Hebbal Homes Private Limited	**1.00**	1.00
Arvind Homes Private Limited	**1,251.00**	801.00

D. Terms and conditions of transactions with related parties :

(1) Transaction entered into with related party are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. The company has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.

(2) In respect of the transactions with the related parties, the Company has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.

(3) Refer note 31 for ESOPs granted as per ESOP schemes

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

E. Commitments with related parties :

The company has not provided any commitment to the related party as at 31st March, 2022 (31st March, 2021: ₹ Nil)

F. Transactions with key management personnel :

Compensation of key management personnel of the Company

Particulars	31st March, 2022	31st March, 2021
Short-term employee benefits	**531.92**	186.32
Total compensation paid to key management personnel	**531.92**	186.32

The company creates provision for post-employment gratuity benefits based on actuarial valuation of such liability. Such an actuarial valuation is carried out on a company-level and not an individual level. Hence, expenses incurred on key management personnel during the year to this extent is not identifiable and has thus not been disclosed.

38. Disclosures for Ind AS 115

Revenue from contracts with customers:

The Company has adopted Ind AS 115 using the modified retrospective method w.e.f 1st April, 2018.

1 Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers, which is in agreement with the contracted price and is recognised in accordance with revenue recognition policy. (Refer Note -2.2 (j))

Particulars	Note	Year Ended 31st March, 2022	Year Ended 31st March, 2021
Revenue from contracts with customers			
Commercial and residential units	19	**8,720.29**	8,488.43
		8720.29	8488.43
Other operating revenue			
Share of profit from investments in Limited Liability Partnership firms	19	**2,304.95**	369.43
Plot cancellation and transfer fees	19	**20.05**	38.06
Project consultancy Income	19	**969.26**	488.18
Miscellaneous	19	**2.50**	3.03
		3,296.76	898.70
		12,017.05	9,387.13
Timing of revenue recognition			
Revenue transferred at a point in time		**9,712.10**	9,017.70
Revenue transferred over time		**2,304.95**	369.43
		12,017.05	9,387.13

2 Contract balances

Particulars	Note	As at 31st March, 2022	As at 31st March, 2021
Trade and other receivables	6	**103.04**	226.64
Contract liabilities	18	**33,453.70**	12,319.55

Trade receivables are generally on credit terms of upto 30-60 days.

Contract liabilities include advances received from customers as well as deferred revenue representing transaction price allocated to unsatisfied performance obligations. The increase in contract liabilities majorly pertains to revenue to be recognised pertaining to Uplands - II and Highgrove projects since BU for the same is yet to be received.

Particulars	31st March, 2022	31st March, 2021
• Revenue recognised during the year that was included in the contract liability balance at the beginning of the year.	**5,314.05**	7,130.48

Notes to standalone financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

3 Performance obligations

Particulars	31st March, 2022	31st March, 2021
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the current year **		
Revenue to be recognised at a point in time	**50,959.30**	44,026.64

** The entity expects to satisfy the performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed. Such real estate projects are in various stages of development and are expected to be completed in the coming periods of upto four years.

39. The company has operating lease for office premises for 11 months which is renewable on periodic basis as per mutually agreed terms and is cancellable by giving one month notice by either parties. The company has availed the exemption of short term lease. Amount charged to profit and loss account in this regards amounts to Rs 11.04 lacs (31st March, 2021: ₹ 11.04 Lacs)

40. Other statutory Information:

a The Company has availed loans from banks on the basis of security of current assets. The Company files statement of current assets with the bank on periodical basis. There are no material discrepancies between the statements filed by the Company and the books of accounts of the Company.

b The company has not been declared a wilful Defaulters by any bank or financial institution or consortium thereof in accordance with the guidelines on wilful defaulters issued by the RBI.

c There are no proceedings initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

d The company has not traded or invested in Crypto currency or Virtual Currency during the reporting periods.

e The company has neither advanced, loaned or invested funds nor received any fund to/from any person or entity for lending or investing or providing guarantee to/on behalf of the ultimate beneficiary during the reporting periods.

f There is no immovable property whose title deed is not held in the name of the company.

g There is no charge or satisfaction of charge which is yet to be registered with ROC beyond the statutory period.

h The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

i The company has not entered into any scheme of arrangement in terms of sections 230 to 237 of the Companies Act, 2013.

j The company does not have any transaction not recorded in the books of accounts that has been surrendered or not disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

41. The COVID-19 pandemic had disrupted various business operations during last year due to various emergency measures and directives imposed by the governments. The operations of the Company were impacted briefly during the previous year. The Company continued with its operations in a phased manner in line with directives from the authorities. As this is a continuing process, the company will continue to evaluate impact, if any in this regards on the financial results.

42. The figures for the previous year have been regrouped/reclassified wherever necessary to conform with the current year's classification.

The accompanying notes are an integral part of the standalone financial statements.
As per our report of even date

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

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771
Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

INDEPENDENT AUDITOR'S REPORT

To
The Members
Arvind SmartSpaces Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Arivnd SmartSpaces Limited (hereinafter referred to as "the Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures comprising of the consolidated Balance sheet as at March 31, 2022, the consolidated Statement of Profit and Loss, including other comprehensive income, the consolidated Cash Flow Statement and the consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries and joint ventures, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group and its joint ventures as at March 31, 2022, their consolidated profit including other comprehensive income, their consolidated cash flows and the consolidated statement of changes in equity for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the financial year ended March 31, 2022. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the consolidated financial statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of audit procedures performed by us and by other auditors of components not audited by us, as reported by them in their audit reports furnished to us by the management, including those procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Key audit matters	How our audit addressed the key audit matter
Revenue from contracts with customer (Refer Note 2.3 of the consolidated financial statements)	
In accordance with the requirements of Ind AS 115, Group's revenue from real estate projects is recognized at a point in time, which is upon the Company satisfying its performance obligation and the customer obtaining control of the promised asset. Application of Ind AS 115 requires significant judgment in determining when 'control' of the property underlying the performance obligation is transferred to the customer and in assessment of whether the contracts with customers involved any financing element. As the revenue recognition involves significant judgement, we regard this as a key audit matter.	Our audit procedures included, among others, the following: • We obtained and understood management process and controls around transfer of control in case of real estate projects and tested the relevant controls over revenue recognition in a point of time. • We assessed the management evaluation of whether the contracts with customers involved any financing element, taking in to account the consideration received in accordance with the terms of the contract. • We performed test of details, on a sample basis, and inspected the underlying customer contracts, sale deed documents, evidencing the satisfaction of performance

	obligation and the transfer of control of the property based on which revenue is recognized at a point in time. • We performed cut off procedures for determination of revenue in appropriate reporting period. • We assessed the disclosures made in accordance with the requirements of Ind AS 115.
Assessing the carrying value of Inventory (Refer note 2.3 of the Consolidated financial statements)	
As at March 31, 2022, the carrying value of the inventory of ongoing and completed real estate projects is Rs. 76,140.57 lacs. The inventories are held at the lower of the cost and net realizable value. We identified the assessment of whether carrying value of inventory were stated at the lower of cost and net realizable value ("NRV") as a key audit matter due to the significance of the balance to the consolidated financial statements as a whole, involvement of estimations in the assessment and uncertainties in the global economic conditions because of the COVID - 19 pandemic . The determination of the NRV involves estimates based on prevailing market conditions and taking into account the estimated future selling price, cost to complete projects and selling costs.	Our audit procedures included, among others, the following: • Obtained an understanding of the management process for determination of the Net realizable value (NRV) including estimating the future costs to complete for stock of ongoing projects. • Obtained, read and assessed the management's process in estimating the future costs to complete for stock of ongoing projects. • Assessed the methods used by the management, in determining the NRV of ongoing and completed real estate projects including assessment made by the management on possible effects that may result from the pandemic relating to COVID-19 on the carrying value of the inventory and tested the underlying assumptions used by the management in arriving at those projections. • Performed sensitivity analysis on these key assumptions to assess any potential downside. - For sample of selected projects:
	• Compared the forecasted costs to complete the project to the construction costs of other similar projects • Compared the NRV to recent sales in the project or to the estimated selling price. • Compared the carrying value to the NRV.

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

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

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

Responsibilities of Management for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in terms of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated statement of changes in equity of the Group including its joint ventures in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The respective Board of Directors of the companies and management of limited liability partnerships included in the Group and of its joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and of its joint ventures and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies and management of limited liability partnership included in the Group and of its joint ventures are responsible for assessing the ability of the Group and of its joint ventures 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 Group or to cease operations, or has no realistic alternative but to do so.

Those respective Board of Directors of the companies included in the Group and of its joint ventures are also responsible for overseeing the financial reporting process of the Group and of its joint ventures.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated financial statements.

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- 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 ability of the Group and its joint ventures 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 consolidated 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 Group and its joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its joint ventures of which we are the independent auditors, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements for the financial year ended March 31, 2022 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

(a) We did not audit the financial statements and other financial information, in respect of 8 subsidiaries, whose financial statements include total assets of Rs. 30,582.30 lacs as at March 31, 2022, and total revenues of Rs. 10,480.26 lacs and net cash outflows of Rs. 207.79 lacs for the year ended on that date. These financial statement and other financial information have been audited by other auditors, which financial statements, other financial information and auditor's reports have been furnished to us by the management. The consolidated financial statements also include the Group's share of net (loss) of Rs. (71.97) lacs for the year ended March 31, 2022, as considered in the consolidated financial statements, in respect of 2 joint ventures, whose financial statements, other financial information have been audited by other auditors and whose reports have been furnished to us by the Management. Our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures , and our report in terms of sub-sections (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries and joint ventures is based solely on the report(s) of such other auditors.

(b) Our opinion above on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements and other financial information certified by the Management.

Report on Other Legal and Regulatory Requirements

1. As required by the companies (Auditor's report) order, 2020 ("the order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, based on our audit an on the consideration of report of the other auditors of separate financial statements and the other financial information of the subsidiary Companies and joint ventures incorporated in India, as noted in the "Other Matter" paragraph, we give in the "Annexure 1" a statement on the matters specified in paragraph 3 (xxi) of the order.

2. As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries, and joint ventures as noted in the 'other matter' paragraph we report, to the extent applicable, that:

(a) We/the other auditors whose report we have relied upon 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 of the aforesaid consolidated financial statements;

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidation of the financial statements have been kept so far as it appears from our examination of those books and reports of the other auditors;

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

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

(e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2022 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors who are appointed under Section 139 of the Act, of its subsidiary companies and joint ventures, none of the directors of the Group's companies, and its joint ventures, incorporated in India, 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 and the operating effectiveness of the internal financial controls with reference to consolidated financial statements of the Holding Company and its subsidiary companies and joint ventures, incorporated in India, and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(g) In our opinion and based on the consideration of reports of other statutory auditors of the subsidiaries, and joint ventures incorporated in India, the managerial remuneration for the year ended March 31, 2022 has been paid / provided by the Holding Company, its subsidiaries, and joint ventures incorporated in India to their directors in accordance with the provisions of section 197 read with Schedule V to the Act;

(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 and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries and joint ventures, as noted in the 'Other matter' paragraph:

i. The consolidated financial statements disclose the impact of pending litigations on its consolidated financial position of the Group, and joint ventures in its consolidated financial statements – Refer Note 28 to the consolidated financial statements;

ii. The Group, and its joint ventures did not have any material foreseeable losses in long-term contracts including derivative contracts during the year ended March 31, 2022;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, its subsidiaries and joint ventures, incorporated in India during the year ended March 31, 2022.

iv. (a) The respective managements of the Holding Company and its subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries respectively that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company or any of such subsidiaries to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the respective Holding Company or any of such subsidiaries ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The respective managements of the Holding Company and its subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries respectively 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 respective Holding Company or any of such subsidiaries from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Holding Company or any of such subsidiaries shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on the audit procedures that has been considered reasonable and appropriate in the circumstances performed by us and those performed by the auditors of the subsidiaries which are companies incorporated in India whose financial statements have been audited under the Act, nothing has come to our or other auditor's notice that has caused us or the other auditors to believe that the representations under sub-clause (a) and (b) contain any material mis-statement.

v) No dividend has been declared or paid during the year by the Holding company and subsidiary companies, incorporated in India.

For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003
per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 22101974AJINKV3759

Place of Signature: Ahmedabad
Date: May 20, 2022

ANNEXURE 1 REFERRED TO IN PARAGRAPH 1 UNDER THE HEADING OF "OTHER LEGAL AND REGULATORY REQUIREMENTS" OF OUR REPORT OF EVEN DATE ON CONSOLIDATED FINANCIAL STATEMENTS OF ARVIND SMARTSPACES LIMITED

In terms of the information and explanations sought by us and given by the company and based on the CARO report issued by respective companies's auditor included in the consolidated financial statement to which reporting under CARO is applicable, as furnished to us by management and to the best of our knowledge and belief, we state that:

(xxi) There are no qualifications or adverse remarks by the respective auditors in the Companies (Auditors Report) Order (CARO) reports of the companies included in the consolidated financial statements. Accordingly, the requirement to report on clause 3 (xxi) of the Order is not applicable to the Holding Company.

For S R B C & CO LLP

Chartered Accountants
ICAI Firm Registration Number: 324982E/E300003

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 22101974AJINKV3759

Place of Signature: Ahmedabad
Date: May 20, 2022

Annexure 2 to the Independent Auditor's Report of even date on the Consolidated Financial Statements of Arvind Smartspaces Limited

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

We have audited the internal financial controls of Arvind Smartspaces Limited (herinafter referred to as the "Holding Company") and its subsidiary companies, which are companies incorporated in India, as of March 31, 2022 in conjunction with our audit of the consolidated financial statements of the Holding Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the companies included in the Group, joint ventures, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Holding Company's internal financial controls with reference to these consolidated financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, both, issued by the Institute of Chartered Accountants of India and deemed to be prescribed specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both, issued by ICAI. 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 with reference to these Ind AS consolidated financial statements 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 with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated Ind AS financial statements included obtaining an understanding of internal financial controls over financial reporting with reference to consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to consolidated financial statements.

Meaning of Internal Financial Controls With Reference to Consolidated Financial Statements

A holding company's internal financial control with reference to these consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to these consolidated financial statements 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 consolidated 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 consolidated financial statements.

Inherent Limitations of Internal Financial Controls With Reference to Consolidated Financial Statements

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

Opinion

In our opinion, the holding company and its subsidiary companies, which are companies incorporated in India, have, maintained in all material respects, adequate internal financial controls over financial reporting with reference to these consolidated financial statements and such internal financial controls with reference to these consolidated financial statements were operating effectively as at March 31,2022, based on the internal control over financial reporting criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

Other Matters

Our report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting with reference to these consolidated financial statements of the Holding Company, in so far as it relates to subsidiary which are companies incorporated in India, is based on the corresponding reports of the auditors of such subsidiaries and joint ventures incorporated in India..

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

per Sukrut Mehta
Partner
Membership Number: 101974
UDIN: 22101974AJINKV3759

Place of Signature: Ahmedabad
Date: May 20, 2022

CONSOLIDATED BALANCE SHEET as at 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

	Notes	As at 31st March, 2022	As at 31st March, 2021
ASSETS			
Non-current assets			
Property, plant and equipment	3.1	**4,295.22**	897.76
Capital work in progress	3.1	**1,204.07**	3,913.47
Intangible assets	3.2	**35.69**	27.38
Intangible assets under development	3.2a	**69.39**	2.29
Financial assets			
(i) Investments in Joint Ventures	4	**0.07**	143.66
(ii) Loans	5	**-**	585.34
(iii) Other financial assets	9	**3,995.34**	3,998.51
Deferred tax assets (net)	26	**2,512.52**	1,182.84
Income tax assets (net)		**692.74**	364.49
Other non-current assets	11	**1,235.95**	487.67
Total non-current assets		**14,040.99**	11,603.41
Current Assets			
Inventories	10	**76,628.51**	69,431.43
Financial assets			
(i) Investment in joint ventures	4	**27.02**	-
(ii) Trade receivables	6	**106.14**	227.39
(iii) Cash and cash equivalents	7	**15,090.50**	3,503.80
(iv) Bank balance other than (iii) above	8	**188.83**	4.42
(v) Loans	5	**-**	2,900.00
(vi) Other financial assets	9	**2,878.13**	2,076.00
Other current assets	11	**4,635.86**	2,821.68
Total current assets		**99,554.99**	80,964.72
Total assets		**1,13,595.98**	92,568.13
EQUITY AND LIABILITIES			
Equity			
Equity share capital	12	**4,246.20**	3,555.36
Other equity	13	**38,934.89**	27,579.95
Money received against share warrants		**726.75**	-
Equity attributable to equity holders of the parent		**43,907.84**	31,135.31
Non-controlling interests		**3,763.15**	3,867.73
Total Equity		**47,670.99**	35,003.04
Liabilities			
Non-current liabilities			
Financial liabilities			
(i) Borrowings	14	**2,966.77**	16,454.00
Long term provisions	17	**232.60**	223.46
Total non-current liabilities		**3,199.37**	16,677.46
Current liabilities			
Financial liabilities			
(i) Borrowings	14	**50.05**	2,468.87
(ii) Trade payables			
Total outstanding dues of micro enterprise and small enterprise	15	**156.09**	80.87
Total outstanding dues of creditors other than micro enterprise and small enterprise	15	**5,918.95**	5,913.83
(iii) Other financial liabilities	16	**779.09**	779.09
Other current liablities	18	**54,160.56**	31,554.17
Short term provisions	17	**59.64**	51.88
Current tax liabilities (net)		**1,601.24**	38.92
Total current liabilities		**62,725.62**	40,887.63
Total equity and liabilities		**1,13,595.98**	92,568.13
Summary of Significant Accounting Policies	2.3		

The accompanying notes are an integral part of these consolidated financial statements.

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

CONSOLIDATED STATEMENT OF PROFIT AND LOSS for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

	Notes	For the year 2021-2022	For the year 2020-2021
INCOME			
Revenue from operations	19	**25,684.41**	14,925.81
Other income	20	**757.81**	188.78
Total Income		**26,442.22**	15,114.59
EXPENSES			
Cost of construction materials and components consumed	21	**2,229.76**	939.54
Land development costs		**6,570.23**	4,070.46
Construction and labour costs		**10,864.54**	4,661.12
Changes in inventories	22	**(7,132.05)**	(4,158.99)
Employee benefits expenses	23	**2,723.69**	2,057.20
Finance costs	24	**1,683.41**	2,687.00
Depreciation and amortisation expense	3.1/3.2	**150.77**	113.16
Other expenses	25	**5,517.88**	3,295.08
Total Expenses		**22,608.23**	13,664.57
Share of profit/(loss) of joint ventures		**(71.97)**	0.20
Profit from operations before tax		**3,762.02**	1,450.22
Tax expense:			
Current tax charge	26	**2,607.23**	628.33
Adjustment of tax pertaining to earlier years	26	**7.72**	-
Deferred tax charge/(credit)	26	**(1,330.07)**	(81.09)
Total tax expense		**1,284.88**	547.24
Net Profit for the year		**2,477.14**	902.98
Other Comprehensive Income (net of Tax)			
Items that will not be reclassified to profit or loss in subsequent periods:			
Remeasurement gains/(losses) on defined benefit plans		**1.53**	(30.96)
Income tax effect		**(0.39)**	7.79
Total other comprehensive income for the year, net of tax		**1.14**	(23.17)
Total Comprehensive Income for the year		**2,478.28**	879.82
Profit for the year attributable to :			
Equity holders of the parent company		**2,505.83**	874.68
Non-controlling interests		**(28.69)**	28.30
Other comprehensive income attributable to :			
Equity holders of the parent company		**1.14**	(23.17)
Non-controlling interests		**-**	-
Total comprehensive income attributable to :			
Equity holders of the parent company		**2,506.97**	851.52
Non-controlling interests		**(28.69)**	28.30
Earnings per equity share (nominal value per share ₹ 10/- (31st March 2021: ₹ 10/-))	27		
Basic		**6.47**	2.46
Diluted		**6.30**	2.46
Summary of Significant Accounting Policies	2.3		

The accompanying notes are an integral part of these consolidated financial statements.

As per our report of even date
For S R B C & CO LLP
Chartered Accountants
ICAI Firm Registration No. 324982E/E300003

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

CONSOLIDATED CASH FLOW STATEMENT for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

		Notes	For the Year 2021-22	For the Year 2020-21
A.	**Cash flow from operating activities**			
	Profit for the year before taxation		**3,762.02**	1,450.24
	Adjustments to reconcile profit before tax to net cash flow :			
	Share of (profit) / loss of joint ventures		**71.97**	(0.20)
	Depreciation and amortization expense		**150.77**	113.16
	Loss on sale of property, plant and equipment (Net)		**18.08**	9.82
	Finance cost		**1,683.41**	2,687.00
	Share based payment expense		**1.10**	-
	Interest income		**(402.88)**	(174.46)
	Impairment of investments		**48.25**	-
	Provision for doubtful debts		**3.74**	-
	Miscellaneous balances written back (Net)		**(75.25)**	-
	Operating profit before working capital changes		**5,261.21**	4,085.56
	Adjustments for:			
	Increase/ (decrease) in trade payables		**162.84**	(878.66)
	Increase in provisions		**18.44**	6.07
	Increase in other liabilities		**22,606.39**	13,088.89
	(Decrease) in financial liabilities		**-**	(1,105.38)
	(Increase) in inventory		**(7,197.08)**	(4,057.46)
	(Increase) in financial assets		**(967.68)**	(702.27)
	Decrease / (Increase) in trade receivables		**117.51**	(125.42)
	(Increase) in other assets		**(2,562.45)**	(1,190.12)
	Cash generated from operations		**17,439.18**	9,121.21
	Direct taxes paid (net)		**(1,380.89)**	(19.68)
	Net cash generated from operating activities	**[A]**	**16,058.29**	9,101.53
B.	**Cash flow from investing activities**			
	Loans (given) / received		**3,485.34**	(2,880.34)
	Purchase of property, plant and equipment including CWIP		**(947.32)**	(1,209.98)
	Proceeds/ (Deposits) with Bank Deposits		**(23.53)**	(469.05)
	Proceeds from sale of property, plant and equipment		**7.76**	72.46
	Investment in Joint Venture		**(3.65)**	-
	Interest received		**410.71**	282.75
	Net cash generated from/(used in) investing activities	**[B]**	**2,929.31**	(4,204.16)

CONSOLIDATED CASH FLOW STATEMENT for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

	Notes	For the Year 2021-22	For the Year 2020-21
C. Cash flow from financing activities			
Proceeds from long term borrowings		**3,676.21**	19,495.71
Repayment of long term borrowings		**(20,899.35)**	(15,509.64)
Repayment of short term borrowings		**-**	(8,375.00)
Proceeds from issue of debentures		**2,100.00**	2,905.54
Capital contribution in LLP by minority partners		**2,859.10**	2,490.04
Withdrawal from LLP by minority partners		**(2,935.03)**	(224.45)
Finance costs paid		**(1,450.57)**	(2,724.50)
Proceeds from issue of share capital through warrants & ESOPs (including securities premium)		**9,248.74**	-
Net cash (used in) financing activities	**[C]**	**(7,400.90)**	(1,942.30)
Net Increase in cash and cash equivalents	**[A+B+C]**	**11,586.70**	2,955.08
Cash and cash equivalents at the beginning of the year		**3,503.80**	548.73
Cash and cash equivalents at the end of the year		**15,090.50**	3,503.80
Components of cash and cash equivalents (Refer note - 7)			
Balances with banks		**1,589.99**	1,916.63
Cash in hand		**15.53**	6.19
Fixed deposits having maturity of less than 3 months		**13,484.98**	1,580.99
		15,090.50	3,503.80
Summary of Significant Accounting Policies	2.3		

Notes to the Cash Flow Statement for the year ended on 31st March, 2022.

(1) The Cash Flow Statement has been prepared under the Indirect Method as set out in the Indian Accounting Standard 7 on Statement of Cash Flows issued by the Institute of Chartered Accountants of India.

(2) Changes in liabilities arising from financing activities :

Particulars	April 1, 2021	Cash Flow	Other	31st March, 2022
Non-current borrowings (Note 14)	18,922.87	(15,123.14)	(782.91)	3,016.82
Total liabilities from financing activities	**18,922.87**	**(15,123.14)**	**(782.91)**	**3,016.82**

Particulars	April 1, 2020	Cash Flow	Other	31st March, 2021
Current borrowings (refer Note 14)	8,375.00	(8,375.00)	-	-
Non-current borrowings (Note 14)	7,336.06	6,891.61	4,695.20	18,922.87
Accrued interest (Note 16)	37.50	(37.50)	-	-
Total liabilities from financing activities	**15,748.56**	**(1,520.89)**	**4,695.20**	**18,922.87**

Note : The 'other' column includes accrued interest, the effect of reclassification if any, of non-current portion of borrowings to current due to passage of time and includes Equity Component of Compound Financial Instrument.

(3) Figures in brackets indicate outflow

The accompanying notes are an integral part of these consolidated financial statements.

As per our report of even date

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

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

Consolidated Statement of Changes in Equity

for the year ended on 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

A. Equity share capital (Refer Note 12)

F.Y. 2021-22

Particulars	Balance at the April 1, 2021	Changes in Equity Share Capital due to prior period errors	Balance at the beginning of the current Year	Changes in equity share capital during the current year	Balance at the end of March 31, 2022
Equity Shares of Rs 10 each Issued, Subscribed and fully paid up	3,555.36	-	3,555.36	690.84	4,246.20
	3,555.36	**-**	**3,555.36**	**690.84**	**4.246.20**

F.Y. 2020-21

Particulars	Balance at the April 1, 2020	Changes in Equity Share Capital due to prior period errors	Balance at the beginning of the current Year	Changes in equity share capital during the current year	Balance at the end of March 31, 2021
Equity Shares of Rs 10 each Issued, Subscribed and fully paid up	3,555.36	-	3,555.36	-	3,555.36
	3,555.36	**-**	**3,555.36**	**-**	**3,555.36**

Consolidated Statement of Changes in Equity

for the year ended on 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

B. Other equity

Particulars	Reserves and Surplus attributable to equity holders of the Company (Refer note 13)							Non-controlling Interest	Total other equity
	Securities premium	Capital Reserve	Share Based Payment Reserve	Retained Earnings	Other compre-hensive income reserve	Equity Component of Compound Financial Instrument	Total		
As at 1st April, 2020	**17,405.29**	**38.36**	**6.42**	**7,884.44**	**(8.79)**	**-**	**25,325.72**	**1,576.63**	**26,902.35**
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
Profit for the year	-	-	-	874.68	-	-	874.68	28.30	902.98
Other comprehensive income	-	-	-	-	(23.17)	-	(23.17)	-	(23.17)
Total comprehensive income for the year	**17,405.29**	**38.36**	**6.42**	**8,759.13**	**(31.96)**	**-**	**26,177.23**	**1,604.93**	**27,782.16**
Equity Component of Compound Financial Instrument	-	-	-	-	-	1,402.72	1,402.72	-	1,402.72
Additional capital contribution by non controlling interests	-	-	-	-	-	-	-	2,262.80	2,262.80
As at 31st March, 2021	**17,405.29**	**38.36**	**6.42**	**8,759.13**	**(31.96)**	**1,402.72**	**27,579.95**	**3,867.73**	**31,447.68**
As at 1st April, 2021	**17,405.29**	**38.36**	**6.42**	**8,759.13**	**(31.96)**	**1,402.72**	**27,579.95**	**3,867.73**	**31,447.68**
Changes in accounting policy or prior period errors	-	-	-	-	-	-	-	-	-
Profit for the year	-	-	-	2,505.83	-	-	2,505.83	(28.69)	2,477.14
Other comprehensive income	-	-	-	-	1.14	-	1.14	-	1.14
Total comprehensive income for the year	**17,405.29**	**38.36**	**6.42**	**11,264.96**	**(30.82)**	**1,402.72**	**30,086.92**	**3,839.04**	**33,925.96**
Equity Component of Compound Financial Instrument	-	-	-	-	-	1,015.71	1,015.71	-	1,015.71
Receipt against Issue of equity shares pursuant to exercise of preferential issue	7,831.15	-	-	-	-	-	7,831.15	-	7,831.15
Transferred on exercise of stock options	6.42	-	(6.42)	-	-	-	-	-	-
Compensation expense for options granted during the year	-	-	1.10	-	-	-	1.10	-	1.10
Withdrawal of capital by non controlling interests	-	-	-	-	-	-	-	(75.89)	(75.89)
As at 31st March, 2022	**25,242.86**	**38.36**	**1.10**	**11,264.96**	**(30.82)**	**2,418.43**	**38,934.89**	**3,763.15**	**42,698.04**

Summary of Significant Accounting Policies **2.3**

The accompanying notes are an integral part of these consolidated financial statements.

As per our report of even date

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

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329) Chairman
Kamal Singal (DIN-02524196) MD & CEO
Ankit Jain Chief Financial Officer
Prakash Makwana Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

Notes to consolidated financial statements for the year ended 31st March, 2022

1. Corporate Information

The consolidated financial statements comprise financial statements of Arvind SmartSpaces Limited ("Holding Company" or "ASL") and its subsidiaries (the Holding Company and its Subsidiaries together referred to as "the Group") and its Joint Ventures for the year ended 31st March 2022. The Company is a public company domiciled in India and is incorporated on 26th December, 2008 under the provisions of the Companies Act applicable in India. Its shares are listed on the National Stock Exchange of India Limited and Bombay Stock Exchange Limited. The registered office of the group is located at 24, Government Servant society, Nr Municipal Market, CG road, Navrangpura, Ahmedabad – 380009.

The Group is in the business of development of real estate comprising of residential, commercial and industrial projects.

The consolidated financial statements were authorized for issue in accordance with a resolution of the directors on May 20, 2022.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

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

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year except for items disclosed below.

The consolidated financial statements have been prepared on the historical cost basis, except for certain financial assets and liabilities measured at fair value at the end of each reporting period, as explained in the accounting policies below. The consolidated financial statements are presented in INR and all values are rounded to the nearest lacs (INR 00,000), except when otherwise indicated.

2.2 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Holding Company and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures as at 31 March 2021. Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group and are de-consolidated from the date that control ceases.

Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Group uses accounting policies other than those adopted in the consolidated financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that Group member's financial statements in preparing the consolidated financial statements to ensure conformity with the Group's accounting policies.

Consolidation procedure:

a. Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent with those of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated financial statements at the acquisition date.

b. Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary. Business combinations policy explains how to account for any related goodwill.

c. Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated financial statements. Ind AS 12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

d. The financial statements of all subsidiaries used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e., year ended on March 31st and are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

e. Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated balance sheet and consolidated statement of changes in equity, respectively.

2.3 Summary of Significant Accounting Policies

a. Business combination

The Group acquires subsidiaries that own real estate. At the time of acquisition, the Group considers whether each acquisition represents the acquisition of a business or the acquisition of an asset. The Group accounts for an acquisition as a business combination where an integrated set of activities and assets, including property, is acquired. When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

b. Investment in Joint ventures

A joint venture is a type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint venture. Joint control is the contractually agreed sharing of control of an Arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Group's investments in its joint ventures are accounted for using the equity method. Under the equity method, the investment in a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the joint venture since the acquisition date.

Goodwill relating to the joint venture is included in the carrying amount of the investment and is not tested for impairment individually.

The consolidated statement of profit and loss reflects the Group's share of the results of operations of the joint ventures. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the joint venture, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the joint venture is eliminated to the extent of the interest in the joint venture.

If an entity's share of losses of a joint venture equals or exceeds its interest in joint venture, the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the joint venture. If the joint venture subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of a joint venture is shown on the face of the consolidated statement of profit and loss. The financial statements of the joint venture is prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group.

After application of the equity method, the Group determines whether it is necessary to recognise an impairment loss on its investment in its joint venture. At each reporting date, the Group determines whether there is objective evidence that the investment in the joint venture is impaired. If there is such evidence, the Group calculates the amount of impairment as the difference between the recoverable amount of the joint venture and its carrying value, and then recognises the loss as 'Share of profit of a joint venture' in the consolidated statement of profit or loss.

Upon loss of joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the joint venture upon loss of joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

c. Use of estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities. The effect of change in an accounting estimate is recognized prospectively.

d. Current versus non-current classification

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

An asset is treated as current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realized within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from

Notes to consolidated financial statements for the year ended 31st March, 2022

being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

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

All other liabilities are classified as non-current.

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

The Group's normal operating cycle in respect of operations relating to the construction of real estate projects may vary from project to project depending upon the size of the project, type of development, project complexities and related approvals. Operating cycle for all completed projects is based on 12 months period. Assets and liabilities have been classified into current and non-current based on their respective operating cycle.

e. Property, Plant and Equipment

Property, plant and equipment, are stated at cost net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use and initial estimate of decommissioning, restoring and similar liabilities. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. This applies mainly to components for machinery. When significant parts of plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

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

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

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

f. Depreciation on Property, Plant and Equipment

Depreciation on property, plant and equipment are provided on straight line method over the useful lives of assets specified in Part C of Schedule II to the Companies Act 2013.

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

g. Intangible Assets

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

Intangible assets comprising of computer software are amortized on a written down value basis over a period of three years, which is estimated by the management to be the useful life of the asset.

The residual values, useful lives and methods of amortization of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate. Gains or losses arising from de-recognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the consolidated statement of profit and loss when asset is derecognized.

h. Borrowing Costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized/inventorised as part of the cost of the respective asset. All other borrowing costs are charged to consolidated statement of profit and loss.

i. Inventories

Direct expenditures relating to real estate activity are inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the consolidated statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity. Cost incurred/ items purchased specifically for projects are taken as consumed as and when incurred/ received.

i. Work-in-progress (including land inventory): Represents cost incurred in respect of unsold area of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

ii. Finished goods – unsold flats and plots: Valued at lower of cost and net realizable value.

iii. Construction material: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

Net realizable 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.

j. Land

Advances paid by the Group to the seller/ intermediary towards outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to The group, whereupon it is transferred to land stock under inventories.

Land/ development rights received under joint development arrangements ('JDA') is measured at the fair value of the estimated construction service rendered to the land owner and the same is accounted on launch of the project. The amount of non-refundable deposit paid by the Group under JDA is recognized as land advance 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 group under JDA is recognized as deposits under loans.

k. Revenue from contracts with customers

(i) 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. Revenue is measured based on the transaction price, which is the consideration and adjusted for discounts, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

The Company considers whether there are other promises in the contract that are separate performance obligations to which a portion of the transaction price needs to be allocated. In determining the transaction price, the Company considers the effects of variable consideration and the existence of significant financing components, if any.

Revenue from real estate development of residential or commercial unit is recognised at the point in time, when the control of the asset is transferred to the customer.

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent.

The performance obligation in relation to real estate development is satisfied upon completion of project work and transfer of control of the asset to the customer.

For contracts involving sale of real estate unit, the Company receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Company under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Company has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

(ii) Contract balances

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

Trade receivable represents the Group's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due).

Contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

(iii) Cost to obtain a contract

The Group recognises as an asset the incremental costs of obtaining a contract with a customer if the Group expects to recover those costs. The Group incurs costs such as sales commission when it enters into a new contract, which are directly related to winning the contract. The asset recognised is amortised on a systematic basis that is consistent with the transfer to the customer of the goods or services to which the asset relates.

(iv) Share in profit/loss of Limited liability partnerships ("LLPs") and partnership firm

The Company's share in profits from LLPs and partnership firm, where the Company is a partner, is recognised as income in the statement of profit and loss as and when the right to receive its profit/ loss share is established by the Company in accordance with the terms of contract between the Company and the partnership entity.

(v) Interest income

Interest income, including income arising from other financial instruments measured at amortised cost, is recognised using the effective interest rate method.

If the Group has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognises any impairment loss that has occurred on assets dedicated to that contract.

l. Retirement and other employee benefits

Retirement benefits in the form of state governed Employee Provident Fund, Employee State Insurance is defined contribution schemes (collectively the 'Schemes'). The Group has no obligation, other than the contribution payable to the schemes. The Group recognizes contribution payable to the schemes as expenditure, when an employee renders the related service. The contribution paid in excess of amount due is recognized as an asset and the contribution due in excess of amount paid is recognized as a liability.

Gratuity, which is a defined benefit plan, is accrued based on an independent actuarial valuation, which is done based on project unit credit method as at the balance sheet date. The Group recognizes the net obligation of a defined benefit plan in its consolidated balance sheet as an asset or liability. Gains and losses through re-measurements of the net defined benefit liability/(asset) are recognized in other comprehensive income. In accordance with Ind AS, re-measurement gains and losses on defined benefit plans recognized in OCI are not to be subsequently reclassified to consolidated statement of profit and loss. As required under Ind AS compliant Schedule III, the Group recognizes re-measurement gains and losses on defined benefit plans (net of tax) to retained earnings.

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

The Group treats accumulated leave expected to be

Notes to consolidated financial statements for the year ended 31st March, 2022

carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method, made at the end of each financial year. Actuarial gains/losses are immediately taken to the consolidated statement of profit and loss. The Group presents the leave as a current liability in the consolidated balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Group has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

m. Income taxes

Income tax expense comprises current tax expense and the net change in the deferred tax asset or liability during the year. Current and deferred tax are recognized in the consolidated statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity, respectively.

I. Current income tax - Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable income for that period. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the balance sheet date.

II. Deferred income tax - Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

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

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized.

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

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

n. Share based payment

Employees (including senior executives) of the Group receives remuneration in the form of share-based payments, whereby employees render services as consideration for equity instruments (equity-settled transactions).

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model and the cost is recognised, together with a corresponding increase in share options outstanding account in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and The Group's best estimate of the number of equity instruments that will ultimately vest. The consolidated statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

o. Segment reporting

The Group's operating businesses are organized and managed separately according to the nature of products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. The analysis of geographical segments is based on the areas in which major operating divisions of the Group operate.

p. Leases

The Group assesses whether a contract contains a lease, at the inception of the contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group assesses whether (i) the contract involves the use of identified asset; (ii) the Group has substantially all of the economic benefits from the use of the asset through the period of lease and (iii) the Group has right to direct the use of the asset.

Where the Group is the lessee

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the site on which it is located, less any lease incentives received.

Certain lease arrangements include the option to extend or terminate the lease before the end of the lease term. The right-of-use assets and lease liabilities include these options when it is reasonably certain that the option will be exercised.

The right-of-use asset is subsequently depreciated using the straight-line method from the 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. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate.

The lease liability is measured at amortised cost using the effective interest method. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Group's estimate of the amount expected to be payable under a residual value guarantee, or if Group changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Lease payments have been classified as financing activities in Statement of Cash Flow.

The Group has elected not to recognise right-of-use assets and lease liabilities for short term leases that have a lease term of less than or equal to 12 months with no purchase option and assets with low value leases. The Group recognises the lease payments associated with these leases as an expense in statement of profit and loss over the lease term. The related cash flows are classified as operating activities.

q. Provisions and contingent liabilities

A provision is recognized when the Group has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A contingent liability is a possible obligation that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Group or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Group does not recognize a contingent liability but discloses it in the financial statements, unless the possibility of an outflow of resources embodying economic benefits is remote.

If the Group has a contract that is onerous, the present obligation under the contract is recognised and measured as a provision. However, before a separate provision for an onerous contract is established, the Group recognises any impairment loss that has occurred on assets dedicated to that contract.

r. Financial Instruments

Financial assets and liabilities are recognized when the Group becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

i. Financial assets at fair value through other comprehensive income

Financial assets are measured at fair value through other comprehensive income if these financial assets are held within a business whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

ii. Financial assets at fair value through profit or loss

Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets and liabilities at fair value through profit or loss are immediately recognized in consolidated statement of profit and loss.

iii. Debt instruments at amortized cost

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

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the 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 amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables

iv. Equity investment in subsidiaries and joint ventures

Investment in subsidiaries and joint ventures are carried at cost. Impairment recognized, if any, is reduced from the carrying value.

v. De-recognition of financial asset

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

vi. Financial liabilities

Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, or as payables, as appropriate. The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts. The subsequent measurement of financial liabilities depends on their classification, which is described below.

vii. Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term.

viii. Financial liabilities at amortized cost

Financial liabilities are subsequently carried at amortized cost using the effective interest ('EIR') method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the consolidated statement of profit and loss.

Notes to consolidated financial statements for the year ended 31st March, 2022

Interest-bearing loans and borrowings are subsequently measured at amortized cost using EIR method. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

ix. De-recognition of financial liability

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

x. Fair value of financial instruments

In determining the fair value of its financial instruments, the Group uses following hierarchy and assumptions that are based on market conditions and risks existing at each reporting date.

Fair value hierarchy:

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

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

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

s. Impairment

a. Financial assets

The Group assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Group recognizes lifetime expected losses for all contract assets and /or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

b. Non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

t. Earnings per Share

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

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.

u. Cash and cash equivalents

The Group considers all highly liquid financial instruments, which are readily convertible into known amounts of cash that are subject to an insignificant risk of change in value and having original maturities of three months or less from the date of purchase, to be cash equivalents. Cash and cash equivalents consist of balances with banks which are unrestricted for withdrawal and usage.

2.3 Significant accounting judgements, estimates and assumptions

The preparation of consolidated financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates and assumptions that affect the reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

(a) Judgements

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

Classification of property

Inventory comprises property that is held for sale in the ordinary course of business. Principally, this is residential and commercial property that the group develops and intends to sell before or during the course of construction or upon completion of construction.

(b) Estimates and assumptions

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

Inventory is stated at the lower of cost and net realizable value (NRV).

NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Group, based on comparable transactions identified by the Group for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.

With respect to Land advance given, the net recoverable value is based on the present value of future cash flows, which depends on the estimate of, among other things, the likelihood that a project will be completed, the expected date of completion, the discount rate used and the estimation of sale prices and construction costs.

The Group applied the following judgements that significantly affect the determination of the amount and timing of revenue from contracts with customers:

(a) Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Group as a single performance obligation, as they are highly interrelated/interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Group considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfil its promise under the contract to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.

(b) Timing of satisfaction of performance obligation

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met:

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time, the Group considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.

(c) Significant financing component

For contracts involving sale of real estate unit, the Group receives the consideration in accordance with the terms of the contract in proportion of the percentage of completion of such real estate project and represents payments made by customers to secure performance obligation of the Group under the contract enforceable by customers. Such consideration is received and utilised for specific real estate projects in accordance with the requirements of the Real Estate (Regulation and Development) Act, 2016. Consequently, the Group has concluded that such contracts with customers do not involve any financing element since the same arises for reasons explained above, which is other than for provision of finance to/from the customer.

2.4 New Standards, Interpretation and amendments adopted by the group

The Group applied for the first-time certain standards and amendments, which are effective for annual periods beginning on or after 1 Apr 2021. The Group has not early adopted any other standard or amendment that has been issued but is not yet effective:

(i) Interest Rate Benchmark Reform – Phase 2: Amendments to Ind AS 109, Ind AS 107, Ind AS 104 and Ind AS 116

The amendments provide temporary reliefs which address the financial reporting effects when an interbank

Offered rate (IBOR) is replaced with an alternative nearly risk-free interest rate (RFR).

The amendments include the following practical expedients:

- A practical expedient to require contractual changes, or changes to cash flows that are directly required by the reform, to be treated as changes to a floating interest rate, equivalent to a movement in a market rate of interest
- Permit changes required by IBOR reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued
- Provide temporary relief to entities from having to meet the separately identifiable requirement when an RFR instrument is designated as a hedge of a risk component

These amendments had no impact on the financial statements of the Group. The Group intends to use the practical expedients in future periods if they become applicable.

(ii) Conceptual framework for financial reporting under Ind AS issued by ICAI

The Framework is not a Standard and it does not override any specific standard. Therefore, this does not form part of a set of standards pronounced by the standard-setters. While, the Framework is primarily meant for the standard-setter for formulating the standards, it has relevance to the preparers in certain situations such as to develop consistent accounting policies for areas that are not covered by a standard or where there is choice of accounting policy, and to assist all parties to understand and interpret the Standards.

Notes to consolidated financial statements for the year ended 31st March, 2022

The amendments made in following standards due to Conceptual Framework for Financial Reporting under Ind AS includes amendment of the footnote to the definition of an equity instrument in Ind AS 102- Share Based Payments, footnote to be added for definition of liability i.e. definition of liability is not revised on account of revision of definition in conceptual framework in case of Ind AS 37 - Provisions, Contingent Liabilities and Contingent Assets etc.

The MCA has notified the Amendments to Ind AS consequential to Conceptual Framework under Ind AS vide notification dated June 18, 2021, applicable for annual periods beginning on or after April 1, 2021. Accordingly, the Conceptual Framework is applicable for preparers for accounting periods beginning on or after 1 April 2021.

These amendments had no impact on the financial statements of the Group.

(iii) Ind AS 116: COVID-19 related rent concessions

MCA issued an amendment to Ind AS 116 Covid-19-Related Rent Concessions beyond 30 June 2021 to update the condition for lessees to apply the relief to a reduction in lease payments originally due on or before 30 June 2022 from 30 June 2021. The amendment applies to annual reporting periods beginning on or after 1 April 2021. In case a lessee has not yet approved the financial statements for issue before the issuance of this amendment, then the same may be applied for annual reporting periods beginning on or after 1 April 2020.

These amendments had no impact on the financial statements of the Group.

(iv) Ind AS 103: Business combination

The amendment states that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired and liabilities assumed must meet the definitions of assets and liabilities in the Framework for the Preparation and Presentation of Financial Statements in accordance with Indian Accounting Standards* issued by the Institute of Chartered Accountants of India at the acquisition date. Therefore, the acquirer does not recognise those costs as part of applying the acquisition method. Instead, the acquirer recognises those costs in its post-combination financial statements in accordance with other Ind AS.

These amendments had no impact on the financial statements of the Group.

(v) Amendment to Ind AS 105, Ind AS 16 and Ind AS 28

The definition of "Recoverable amount" is amended such that the words "the higher of an asset's fair value less costs to sell and its value in use" are replaced with "higher of an asset's fair value less costs of disposal and its value in use". The consequential amendments are made in Ind AS 105, Ind AS 16 and Ind AS 28.

These amendments had no impact on the financial statements of the Group.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

3.1 Property Plant and Equipment

Particulars	Buildings	Equip-ments	Furniture & Fixtures	Office Equip-ments	Computers	Vehicles	Land	Total	Capital Work in progress *
Cost (Refer note 1 below)									
At 31st March, 2020	**504.02**	**227.64**	**178.54**	**13.37**	**72.57**	**272.40**	**-**	**1,268.54**	**2,005.36**
Additions	-	50.07	6.31	1.77	4.87	84.11	-	147.13	1908.11
Disposals	-	5.53	20.73	2.30	2.91	41.00	-	72.47	-
At 31st March, 2021	**504.02**	**272.18**	**164.12**	**12.84**	**74.53**	**315.51**	**-**	**1,343.20**	**3,913.47**
Additions	2,707.07	318.98	192.76	28.05	23.67	134.02	158.34	3,562.89	334.00
Disposals	-	13.25	12.49	0.81	3.81	12.66	-	43.02	3043.40
At 31st March, 2022	**3,211.09**	**577.91**	**344.39**	**40.08**	**94.39**	**436.87**	**158.34**	**4,863.07**	**1,204.07**
Depreciation and impairment									
At 31st March, 2020	**70.00**	**65.30**	**77.36**	**8.67**	**47.04**	**110.25**	**-**	**378.62**	**-**
Depreciation for the year	17.50	21.09	23.74	1.73	11.75	36.10	-	111.91	-
On Disposals	-	1.20	18.72	2.06	2.23	20.88	-	45.10	-
At 31st March, 2021	**87.50**	**85.19**	**82.38**	**8.34**	**56.56**	**125.47**	**-**	**445.44**	**-**
Depreciation for the year	28.09	32.06	20.49	3.00	11.17	45.34	-	140.16	-
On Disposals	-	3.30	3.36	0.29	3.30	7.50	-	17.75	-
At 31st March, 2022	**115.59**	**113.95**	**99.51**	**11.05**	**64.43**	**163.32**	**-**	**567.85**	**-**
Net book value									
At 31st March, 2022	**3,095.50**	**463.96**	**244.87**	**29.03**	**29.96**	**273.55**	**158.34**	**4,295.22**	**1,204.07**
At 31st March, 2021	**416.52**	**186.99**	**81.73**	**4.50**	**17.97**	**190.04**	**-**	**897.76**	**3,913.47**

*Capital work in progress mainly includes amount incurred towards development of club house at Arvind Beyond Five Club LLP

Capital work in progress (CWIP) Ageing Schedule

As at 31 March 2022

Particulars	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	242.21	95.68	32.37	833.81	1204.07
Total	**242.21**	**95.68**	**32.37**	**833.81**	**1204.07**

As at 31 March 2021

Particulars	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	1041.93	625.74	198.02	2047.77	3913.47
Total	**1041.93**	**625.74**	**198.02**	**2047.77**	**3913.47**

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

3.2 Intangible assets

Particulars	Software	Total
Cost (Refer note 1 below)		
At 31st March, 2020	**11.00**	**11.00**
Additions	25.02	25.02
Disposals	-	-
At 31st March, 2021	**36.02**	**36.02**
Additions	19.50	19.50
Disposals	0.58	0.58
At 31st March, 2022	**54.94**	**54.94**
Amortisation and impairment		
At 31st March, 2020	**7.39**	**7.39**
Amortisation for the year	1.25	1.25
At 31st March, 2021	**8.64**	**8.64**
Amortisation for the year	10.61	10.61
At 31st March, 2022	**19.25**	**19.25**
Net book value		
At 31st March, 2022	**35.69**	**35.69**
At 31st March, 2021	**27.38**	**27.38**

Note 1 : For property plant & equipment and intangible assets existing as on 1 April 2016 i.e. the date of transition to Ind AS, the group had elected to continue Indian GAAP carrying value as deemed cost as permitted by Ind AS 101 "First Time Adoption of Indian Accounting Standard". Accordingly, the net WDV as per Indian GAAP as on 1 April 2016 was considered as Gross block under Ind AS and the accumulated depreciation was accordingly netted off as on 1 April 2016.

3.2 a Intangible Asset under Development Ageing Schedule

As at 31 March 2022

Particulars	Amount in Intangible under Development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress (Refer note 1 below)	69.39	-	-	-	69.39
Total	**69.39**	**-**	**-**	**-**	**69.39**

As at 31 March 2021

Particulars	Amount in Intangible under Development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress (Refer note 1 below)	-	-	-	2.29	2.29
Total	**-**	**-**	**-**	**2.29**	**2.29**

Note 1 : Intangible assets under development for FY21-22 consists of SAP software under development and for FY20-21 consists of patents & trademark related costs.

Note 2 : Intangible assets under development mentioned above are expected to complete as per plan and there are no projects which are overdue or has exceeded its cost and timelines compared to its original plan.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

4. Investments in joint ventures

Particulars	Non current portion		Current portion	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
Unquoted (carried at cost)				
In capital of Limited Liability Partnership firms (joint ventures)				
Arvind Bsafal Homes LLP	**48.25**	143.45	**27.02**	-
Less: Provision for impairment of Investment	**(48.25)**	-	**-**	-
Arvind Integrated Projects LLP	**0.07**	0.21	**-**	-
Total investments	**0.07**	143.66	**27.02**	-
Aggregate value of unquoted investments	**0.07**	143.66	**27.02**	-

Note : (i) Aggregate and market value of Quoted investment is Rs Nil.

(ii) Aggregate value of impairment of Investment is Rs 48.25 lacs. (March 21- Nil)

5. Loans

Particulars	Non Current portion		Current portion	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
(Unsecured, considered good) Loans Receivables considered good - Unsecured (Refer notes below)	**-**	585.34	**-**	2,900.00
	-	585.34	**-**	2,900.00

Details of Loans repayable on demand

Type of Borrower	31st March, 2022		31st March, 2021	
	Amount of loan or advances in the nature of loan outstanding	% of total Loans and Advances in the nature of loans	Amount of loan or advances in the nature of loan outstanding	% of total Loans and Advances in the nature of loans
Promoters	**-**	**-**	-	-
Directors	**-**	**-**	-	-
KMPs	**-**	**-**	-	-
Related parties	**-**	**-**	-	-
Others	**-**	**-**	3,485.34	100%
Total	**-**	**-**	3,485.34	100%

Note : (i) As required under section 186(4) of the Companies Act, Total loan outstanding of ₹ Nil (March 31, 2021 : ₹ 585.34 lacs) is given at 12% rate of interest and ₹ Nil (March 31, 2021 : ₹ 2,900 Lacs) is given at the rate of 8.75% and the same is repayable on demand.

(ii) For amounts due and terms and conditions relating to related party receivables, refer Note 40.

(iii) Since all the above loans given by the group are unsecured and considered good, the bifurcation of loan in other categories as required by Schedule III of Companies Act, 2013 Viz : (a) Secured, (b) Loans which have significant increase in credit risk and (c) credit impaired is not applicable.

(Amount in INR Lacs unless stated otherwise)

6. Trade receivables

Particulars	31st March, 2022	31st March, 2021
Trade receivables (refer note below)	**106.14**	227.39
(Unsecured , Considered good, unless Otherwise stated)		
	106.14	227.39
Trade Receivables considered good	**106.14**	227.39
Trade Receivables - credit impaired	**3.74**	-
Less: Impairment allowance - credit impaired	**(3.74)**	-
	106.14	227.39

Trade receivables Ageing Schedule (Refer Notes below)
As at 31 March 2022

Particulars	Curent but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	-	74.91	-	-	-	31.23	106.14
Undisputed Trade receivable – credit impaired	-	-	-	-	-	3.74	3.74
Disputed Trade receivables - considered good	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	**-**	**74.91**	**-**	**-**	**-**	**34.97**	**109.88**

As at 31 March 2021

Particulars	Curent but not due	Outstanding for following periods from due date of payment					Total
		Less than 6 Months	6 months – 1 year	1-2 years	2-3 years	More than 3 years	
Undisputed Trade Receivables – considered good	-	193.13	-	0.59	12.61	21.06	227.39
Undisputed Trade receivable – credit impaired	-	-	-	-	-	-	-
Disputed Trade receivables - considered good	-	-	-	-	-	-	-
Disputed Trade receivables – credit impaired	-	-	-	-	-	-	-
Total	**-**	**193.13**	**-**	**0.59**	**12.61**	**21.06**	**227.39**

Note : (i) Since all the above trade receivables of the Group are unsecured and considered good except those which are disclosed as credit impaired, the further bifurcation of receivables in other categories as required by Schedule III of Companies Act, 2013 viz : (a) Secured, (b) Receivables which have significant increase in credit risk and (c) credit impaired is not applicable.

(ii) For amounts due and terms and conditions relating to related party receivables, refer Note 40

(iii) For information about credit risk and market risk related to trade receivables, refer note 35

(iv) No trade or other recievables are due from directors or other officers of the Group, either severally or jointly with any other person. Nor any trade or other recievables are due from firms or private companies respectively in which any director is a partner, director or a member.

*** Following is the table summarized change in impairment allowance using lifetime expected credit loss model:**

Particulars	31st March, 2022	31st March, 2021
At the beginning of the year	-	-
Provision during the year	**3.74**	-
Utilised/Reversed during the year	-	-
At the end of the year	-	-
	3.74	-

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

7. Cash and cash equivalents

Particulars	31st March, 2022	31st March, 2021
Balances with banks :		
- On current accounts	**1,589.99**	1,916.63
Cash in hand	**15.53**	6.19
Fixed deposits having maturity of less than 3 months	**13,484.98**	1,580.99
	15,090.50	3,503.80

8. Other bank balances

Particulars	31st March, 2022	31st March, 2021
Balances with banks		
- Earmarked balances for unclaimed dividend	**4.42**	4.42
Fixed deposits having maturity of more than 3 months and less than 12 months	**184.41**	-
	188.83	4.42

9. Other financial assets

Particulars	Non current portion		Current portion	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
(Unsecured, considered good)				
Security deposits	**145.30**	144.58	**-**	4.72
Interest accrued - others	**-**	46.31	**51.29**	12.81
Loan given to partners (repayable on demand)	**3,369.46**	3,369.46	**-**	-
Advance for land, recoverable in cash	**-**	-	**2,609.01**	1,669.02
Bank deposits *	**438.16**	438.16	**-**	160.88
Others	**42.43**	-	**217.83**	228.57
	3,995.34	3,998.51	**2,878.13**	2,076.00

* Non-current bank deposits consists of deposits which are lien as a stipulation of sanction for various loans.

10. Inventories (At lower of cost and net realisable value)

Particulars	31st March, 2022	31st March, 2021
Construction work-in-progress	**72,463.68**	62,177.38
Unsold developed plots of land and units	**3,676.89**	6,989.48
Construction materials	**487.94**	264.57
	76,628.51	69,431.43

11. Other assets

Particulars	Non current portion		Current portion	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
(Unsecured, considered good)				
Prepaid expenses	**64.84**	54.43	**97.14**	57.24
Advances to suppliers	**680.23**	-	**1,345.99**	986.81
Balance with government authorities	**225.27**	207.89	**624.74**	637.62
Advance for land (refer note below)	**256.68**	220.08	**-**	-
Advance to Land managing partners	-	-	**2,344.91**	966.13
Others advances	**8.93**	5.27	**223.07**	173.88
	1,235.95	487.67	**4,635.86**	2,821.68

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

Note: (i) Advance for land though unsecured, are considered good as the advances have been given based on arrangement/memorandum of understanding executed by the group and the group/seller/intermediary is in the course of obtaining clear and marketable title, free from all encumbrances, including for certain properties under litigation.

(ii) Balance with government authorities includes amounts paid under protest Rs.207.19 lacs (March 31, 2021 : Rs.207.19 lacs)

12. Equity share capital

Particulars	31st March, 2022	31st March, 2021
(a) Authorised		
5,00,00,000 (31st March, 2021 : 5,00,00,000) equity shares of ₹10/- each (P.Y. ₹ 10/-)	**5,000.00**	5,000.00
(b) Issued, subscribed and fully paid-up		
4,24,61,979 (31st March, 2021 : 3,55,53,550) equity shares of ₹ 10/- each (P.Y. ₹ 10/-)	**4,246.20**	3,555.36

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

Particulars	31st March, 2022		31st March, 2021	
	No. of shares	Amount	No. of shares	Amount
Outstanding at beginning of the year	**3,55,53,550**	**3,555.36**	3,52,33,550	3,523.36
Add :				
Issued on exercise of share options under ESOS / ESOP	**53,729**	**5.37**	3,20,000	32.00
Shares issued pursuant to preferential issue	**68,54,700**	**685.47**	-	-
Outstanding at end of the year	**4,24,61,979**	**4,246.20**	3,55,53,550	3,555.36

(d) During the year ended 31st March, 2022 the group has allotted equity shares of ₹ 10 each on preferential issue and private placement basis of 40,32,200 (31st March 2021: Nil) equity shares to HDFC Capital Affordable Real Estate Fund-1, 16,00,000 (31st March 2021: Nil) equity shares to Aura Business Ventures LLP and 12,22,500 (31st March 2021: Nil) equity shares to Aura Merchandise Private Limited in accordance with provisions of the Companies Act, 2013 read with rules made there under and other applicable laws for the time being in force.

(e) Terms / rights attached to the equity shares

The parent company has only one class of shares referred to as equity shares having a par value of ₹10/-. Each holder of equity shares is entitled to one vote per share. The parent Company declares and pays dividend in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting.

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

(f) During the year ended 31st March, 2022 the group has allotted 53,729 (31st March, 2021:Nil) equity shares of ₹ 10/- each to the eligible employee's pursuant to the exercise of stock options granted to them under Employees Stock Option Scheme - 2013 (AIL ESOP 2013) for shares reserved for issue under ESOP scheme.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

(g) For details of shares reserved for issue under the share based payment plan of the company, Please refer note 31.

(h) Number of shares held by holding company and holding more than 5% shares in the company

Name of the shareholder	31st March, 2022			31st March, 2021		
	No. of shares	**₹ in lacs**	**% Holding**	No. of shares	₹ in lacs	% Holding
Equity shares of ₹ 10 each fully paid						
Aura Securities Private Limited	**1,87,12,646**	**1,871.26**	**44.07%**	1,87,12,646	1,871.26	52.63%
HDFC Capital Affordable Real Estate Fund – 1	**40,32,200**	**403.22**	**9.50%**	-	-	-
Ketankumar Ratilal Patel	**22,65,101**	**226.51**	**5.33%**	22,65,101	226.51	6.37%

As per records of the parent company, including its register of shareholders / Members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

(i) Details of shares held by promoters

As at 31 March 2022

Class of Shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares*	% change during the year
Equity shares of INR 10 each fully paid	Aura Securities Private Limited	1,87,12,646	-	1,87,12,646	44.07%	(8.56%)
	Sanjaybhai Shrenikbhai Lalbhai	2,00,155	-	2,00,155	0.47%	(0.09%)
	Jayshreeben Sanjaybhai Lalbhai	33	-	33	0.00%	0.00%
	Punit Sanjaybhai	371	-	371	0.00%	0.00%
Total		**1,89,13,205**	**-**	**1,89,13,205**	**44.54%**	

As at 31 March 2021

Class of Shares	Promoter Name	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares*	% change during the year
Equity shares of INR 10 each fully paid	Aura Securities Private Limited	1,87,12,646	-	1,87,12,646	52.63%	0%
	Sanjaybhai Shrenikbhai Lalbhai	2,00,155	-	2,00,155	0.56%	0%
	Jayshreeben Sanjaybhai Lalbhai	33	-	33	0.00%	0%
	Punit Sanjaybhai	371	-	371	0.00%	0%
Total		**1,89,13,205**	**-**	**1,89,13,205**	**53.20%**	

* Disclosed as rounded to two decimals

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

13. Other equity

Particulars	31st March, 2022	31st March, 2021
(a) Securities Premium		
Balance at the beginning of the year	**17,405.29**	17,405.29
Add : Received during the year on issue of equity shares	**7,831.15**	-
Add : Transferred to securities premium on exercise of stock options	**6.42**	-
Balance at the end of the year	**25,242.86**	17,405.29
(b) Share Based Payment Reserve		
Balance at the beginning of the year	**6.42**	6.42
Add : Compensation expense for options granted during the year	**1.10**	-
Less : Transferred to securities premium on exercise of stock options	**(6.42)**	-
Balance at the end of the year	**1.10**	6.42
(c) Surplus in the consolidated statement of profit and loss		
Balance at the beginning of the year	**8,759.12**	7,884.44
Add: Profit for the year	**2,505.83**	874.68
Balance at the end of the year	**11,264.95**	8,759.12
(d) Other comprehensive income reserve		
Balance at the beginning of the year	**(31.96)**	(8.79)
Add: Movement in OCI (Net) during the year	**1.14**	(23.17)
Balance at the end of the year	**(30.82)**	(31.96)
(e) Capital Reserve (arising on consolidation)		
Balance at the beginning of the year	**38.36**	38.36
Balance at the end of the year	**38.36**	38.36
(f) Equity Component of Compound Financial Instrument		
Balance at the beginning of the year	**1,402.72**	-
Add: Movement in OCI (Net) during the year	**1,015.71**	1,402.72
Balance at the end of the year	**2,418.43**	1,402.72
	38,934.89	27,579.95

Securities premium

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

Share based payment reserve

The share options based payment reserve is used to recognise the grant date fair value of options issued to employees under Employee stock option plan.

Capital Reserve

Capital reserve on consolidation represents excess of fair value of net assets acquired over consideration paid.

Equity Component of Compound Financial Instrument

The component parts of compound financial instruments issued by the company are classified as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and equity instrument. Financial liabilities are recognised initially at fair value net of directly attributable transaction costs and subsequently measured at an effective interest method. Equity component is not re-measured.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

14. Borrowings (at amortised cost)

Particulars	Effective Rate of Interest	Maturity	31st March, 2022	31st March, 2021
Non-current borrowings				
Line of credit facility from NBFC (Secured)	HDFC CF-PLR Plus 100 bps	2020-2024	23.17	1,283.92
Line of credit facility from NBFC (Secured)	HDFC CPLR minus 700 bps	2019-2023	-	5,508.40
Vehicle loans from banks (Secured)	7-8%	2022-2027	173.70	101.53
Term loans (Unsecured)	10.25-11.75%	2020-2024	-	10,526.17
Debentures			2,819.95	1,502.85
Total			**3,016.82**	**18,922.87**
Less : Current maturities of long term borrowings clubbed under other financial liabilities			(50.05)	(2,468.87)
Total			**2,966.77**	**16,454.00**
Current borrowings				
Current maturities of long term borrowings			50.05	2,468.87
Total			**50.05**	**2,468.87**

Nature of Securities on above Loans:

1. The line of credit facility amounting to ₹ 23.17 lacs (March 31, 2021 : ₹ 1,283.92 lacs) from HDFC Limited is secured by first mortgage of unsold units of project "Arvind Aavishkaar" together with hypothecation of receivables from the same project
2. The line of credit facility amounting to ₹ Nil (March 31, 2021 : ₹ 5,508.40 lacs) from HDFC Limited is secured by first mortgage of project land named "Arvind Oasis" together with hypothecation of receivables from the same project
3. Vehicle loans amounting to ₹ 173.70 lacs (March 31, 2021 : ₹ 101.53 lacs) are secured by respective vehicles.
4. Term loan taken and outstanding of ₹ NIL (March 31, 2021 : ₹ 738.13 lacs) is secured against residential land owned by Ahmedabad East infrastructure LLP (Subsidiary company) which is repayable in financial year 2020-21.
5. Non current term loan taken and outstanding of ₹ NIL (March 31, 2021 : ₹ 3,831.46 lacs) is secured by way of mortgage of NA land at project Uplands situated at Nasmed village, Gandhinagar owned by Ahmedabad East Infrastructure LLP (Subsidiary Company) and receivables of Elan project owned by Yogita Shelters LLP (subsidiary company).
6. Non current term loan taken and outstanding of ₹ NIL (March 31, 2021 : ₹ 5,956.57 lacs) is secured against security owned by Ahmedabad East infrastructure LLP (Subsidiary company) and hypothecation of receivables, of project under the said entity.

Term of Repayment of Loan
Secured Loan

Line of Credit Facility HDFC Limited HDFC CF-PLR Plus 100 bps	For line of credit facility over "Arvind Aavishkaar" Project, The Company will ensure at least 15% of sales receivable towards the principal repayment from the date of first disbursement; this percentage will be reviewed subsequently every quarter and will be mutually modified with company as per progress of work. However, the maximum principal of the loan will not exceed ₹ 1,800.00 lacs at the end of 42nd month and will be repaid by 48th month.
Line of Credit Facility HDFC Limited HDFC CPLR minus 700 bps	For line of credit facility over "Arvind Oasis" Project, The Company will ensure at least 15% of sales receivable towards the principal repayment from the date of first disbursement; this percentage will be reviewed subsequently every quarter and will be mutually modified with company as per progress of work. However, the maximum principal of the loan will not exceed ₹ 4,500.00 lacs at the end of 51st month and will be repaid by 60th month.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

Vehicle Loan

HDFC Bank Limited	Loan is repayable in monthly instalments on varied dates as mentioned above.

Term Loan

Bajaj Finance Limited	Loan of ₹ NIL (March 31, 2021 : ₹ 738.15 Lacs) which was at the rate of 10.25% p.a. repaid fully by the end of May-2021.
SBM bank (India) Limited	Loan of ₹ NIL (March 31, 2021 : ₹ 3,720.58 Lacs) which was at the rate of 11.4% p.a. repaid fully by the end of Nov-2021.
Arka Fincap Limited	During the year company has availed loan of ₹ 1,750.00 lacs (March 31, 2021 : 3,000.00 Lacs) which was at the rate of 11.75% p.a.repaid fully by end of Feb-2022
TATA capital financial services limited	Loan of ₹ NIL (March 31, 2021 : ₹ 3,831.46 Lacs) which was at the rate of 11.5% p.a. repaid fully by the end of Nov-2021.

15. Trade payables

Particulars	31st March, 2022	31st March, 2021
Total Outstanding dues of micro and small enterprise	**156.09**	80.87
Total Outstanding dues of creditors other than micro and small enterprise		
For goods and services	**5,003.43**	3,595.90
For land	**915.52**	2,317.92
	6,075.04	5,994.70
Trade payables	**5,909.51**	4,652.16
Trade payables to related parties (Refer Note 40)	**165.53**	1,342.55
	6,075.04	5,994.70

Note 1 : Trade payables Ageing Schedule

As at 31 March 2022

Particulars		Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)	Total outstanding dues of micro enterprises and small enterprises (MSME)	156.09	-	-	-	156.09
(ii)	Total outstanding dues of creditors other than micro enterprises and small enterprises (Others)	4,169.34	357.19	766.38	626.04	5,918.95
(iii)	Disputed dues of micro enterprises and small enterprises (MSME)	-	-	-	-	-
(iv)	Disputed dues of creditors other than micro enterprises and small enterprises (Others)	-	-	-	-	-
		4,325.43	**357.19**	**766.38**	**626.04**	**6,075.04**

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

As at 31 March 2021

Particulars		Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i)	Total outstanding dues of micro enterprises and small enterprises (MSME)	80.87	-	-	-	80.87
(ii)	Total outstanding dues of creditors other than micro enterprises and small enterprises (Others)	2,769.33	1,408.97	196.83	1,538.70	5,913.83
(iii)	Disputed dues of micro enterprises and small enterprises (MSME)	-	-	-	-	-
(iv)	Disputed dues of creditors other than micro enterprises and small enterprises (Others)	-	-	-	-	-
		2,850.20	**1,408.97**	**196.83**	**1,538.70**	**5,994.70**

Note 2: RelationShip with Struck off companies

Name of the party	Nature of Transactions	Transactions during the year ended March 31,2022	Balance Outstanding as at March 31,2022	Relationship with the struck off company
Krishna Marketing	Payable	6.38	6.38	-
Lintas India Pvt. Ltd.	Payable	4.32	4.72	-
Omicron Marketing	Payable	*	*	-
Patel Traders	Payable	*	*	-
Setu Infrastructure	Payable	0.64	*	-
Shyam Traders	Payable	-	*	-
R J Associates	Payable	*	*	-
Sm Construction	Payable	*	*	-
Sagar Fabrication	Payable	-	0.54	-
Rudra Enterprise	Payable	-	0.85	-
Pratham Agencies	Payable	-	*	-
Murlidhar Engineering	Payable	*	*	-
Khodiyar Construction	Payable	-	*	-
J K Associates	Payable	*	1.41	-

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

Nature of Struck off Company	Nature of Transactions	Transactions during the year ended March 31,2021	Balance Outstanding as at March 31,2021	Relationship with the struck off company
Deepali Traders	Payable	*	*	-
Patil Engineering	Payable	3.76	3.76	-
R J Associates	Payable	0.67	1.16	-
Setu Infrastructure	Payable	-	*	-
Shyam Traders	Payable	2.44	*	-
Sm Construction	Payable	*	*	-
Sagar Fabrication	Payable	-	0.54	-
Rudra Enterprise	Payable	-	0.85	-
Pratham Agencies	Payable	-	*	-
Power Solutions	Payable	*	*	-
Khodiyar Construction	Payable	-	*	-
J K Associates	Payable	0.87	1.34	-
Adhunik Stones	Payable	2.23	2.23	-

* Amount less than Rs. 1 lacs

Note 3: Trade payables for goods and services are non-interest bearing and are normally settled on 30 to 90 days terms

Note 4: Based on information and records available with Group, Detais of suppliers who are registered as micro, small or medium enterprise under "The Micro, Small and Medium Enterprise Development Act, 2006" (Act) till 31st March, 2022 is as mentioned below. This has been relied upon by the auditors.

Particulars	As at 31st March, 2022	As at 31st March, 2021
Principal amount remaining unpaid to any supplier as at the year end	**156.09**	80.87
Interest due thereon	**-**	-
Amount of interest paid in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting year	**-**	-
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 period) but without adding the interest specified under the MSMED.	**-**	-
Amount of interest accrued and remaining unpaid at the end of the accounting year.	**-**	-
Amount of further interest remaining due and payable even in succeeding years.	**-**	-

Note 5: Refer Note 35 for company's credit risk management process.

16. Other financial liabilities

Particulars	Current Portion	
	31st March, 2022	31st March, 2021
Unclaimed Dividend	**4.42**	4.42
Advances against capital contribution	**774.67**	774.67
	779.09	779.09

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

17. Provisions

Particulars	Non current portion		Current portion	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
Provision for employee benefits				
Provision for gratuity (Refer Note 30)	**142.67**	129.71	**33.99**	29.26
Provision for leave encashment	**89.93**	93.75	**25.65**	22.62
	232.60	223.46	**59.64**	51.88

18. Other current liabilities

Particulars	Current portion	
	31st March, 2022	31st March, 2021
Advances from customers (Refer Note 41 - contract liabilities)	**53,018.03**	31,319.18
Statutory dues	**1,140.63**	222.57
Other payables	**1.90**	12.42
	54,160.56	31,554.17

19. Revenue from operations

Particulars	For the year 2021-22	For the year 2020-21
Revenue from contracts with customers (Refer note 41)		
Commercial and residential units	**24,433.84**	14,266.70
Other operating revenue		
Plot cancellation and transfer fees	**63.93**	92.96
Project consultancy income	**969.33**	488.18
Maintenance Income	**141.98**	73.39
Others	**75.33**	4.57
	25,684.41	14,925.81

20. Other income

Particulars	For the year 2021-22	For the year 2020-21
Interest income from loans	**402.88**	174.46
Interest on bank deposits	**191.42**	2.75
Others	**163.51**	11.56
	757.81	188.78

21. Cost of construction materials and components consumed

Particulars	For the year 2021-22	For the year 2020-21
Inventory at the beginning of the year	**264.57**	381.84
Add : Purchases	**2,453.13**	822.27
Less : Inventory at the end of the year	**(487.94)**	(264.57)
Cost of construction materials and components consumed	**2,229.76**	939.54

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

22. Changes in inventories

Particulars	For the year 2021-22	For the year 2020-21
Closing Stock		
Unsold developed plots of land and units	**3,676.89**	6,989.48
Construction work-in-progress	**72,463.70**	62,177.39
	76,140.59	69,166.87
Opening Stock		
Unsold developed plots of land and units	**6,989.48**	1,617.63
Construction work-in-progress	**62,177.39**	64,276.83
	69,166.87	65,894.47
Less: Expenses recovered	**-**	(20.41)
Less : Transfer to Property, Plant and Equipment	**(158.33)**	-
Decrease/(Increase) in inventories	**(7,132.05)**	(3,292.81)

23. Employee benefit expenses

Particulars	For the year 2021-22	For the year 2020-21
Salaries, allowances and bonus	**2,545.35**	1,922.07
Contribution to provident and other funds (Refer note 30)	**100.30**	84.08
Employee stock option expenses/ charge (Refer note 31)	**1.10**	-
Gratuity (Refer note 30)	**32.70**	27.57
Staff welfare expenses	**44.25**	23.48
	2,723.69	2,057.20

24. Finance costs

Particulars	For the year 2021-22	For the year 2020-21
Interest on		
Term loan from NBFC	**734.93**	1,862.02
Line of credit facility from NBFC	**355.49**	611.14
Vehicle loans from banks	**11.37**	9.17
Unwinding Interest Cost on Compound Financial Instrument	**232.84**	5.54
Others	**81.39**	128.38
Borrowing processing cost	**267.39**	70.75
	1,683.41	2,687.00

*Net of interest amounting to ₹ 519.73 lacs (P.Y. ₹ 1,987.69 lacs) inventorised to qualifying construction work-in-progress.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

25. Other expenses

Particulars	For the year 2021-22	For the year 2020-21
Repairs and maintenance		
Buildings	3.69	0.84
Others	24.10	25.89
Rates and taxes	864.09	280.21
Travelling expenses	64.55	29.10
Power and fuel	133.62	104.73
Advertisement	569.40	245.44
Brokerage and commission charges	328.07	508.30
Legal and professional charges	1,029.26	903.52
Secretarial expenses	65.84	65.87
Information Technology expenses	79.94	54.33
Auditors' remuneration (Refer note a)	27.81	24.18
Insurance charges	57.07	45.65
CSR expenses (Refer note b)	68.31	79.89
Loss on sale of property, plant and equipment	18.08	9.82
Rent (Refer note 41)	23.04	19.51
Donation	1.56	-
Impairment of investments	48.25	-
Partners remuneration	1691.53	676.10
Miscellaneous expenses	419.69	221.70
	5,517.88	3,295.08

a. Payment to Auditors

Particulars	For the year 2021-22	For the year 2020-21
Statutory audit fees	20.70	18.30
Limited review fees	5.70	5.70
Certification Fees	1.25	-
Out of pocket expenses	0.16	0.18
	27.81	24.18

b. (i) Details of CSR expenditure

Particulars	For the year 2021-22			For the year 2020-21		
	In cash	Yet to be paid in cash	Total	In cash	Yet to be paid in cash	Total
Gross amount required to be spent during the year	-	-	68.26	-	-	79.64
Amount spent during the year						
Construction/acquisition of any asset	-	-	-	-	-	-
On purposes other than above	68.31	-	68.31	79.64	-	79.64
Total	68.31	-	68.31	79.64	-	79.64

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

b. (ii) Details related to spent / unspent obligations:

Particulars	31st March 2021-22	31st March 2020-21
(a) Contribution to Charitable Trust , Spent by that trust	**36.45**	79.64
(b) Direct Expenditure	**31.86**	-
(c) Amount Unspent	**-**	-
Total	**68.31**	79.64

Note 1: Nature of CSR activities undertaken by group includes COVID Relief Operations , Digital literacy program for rural government school students, Strengthening the dairy practices, Strengthening the farming practices,The Scholarship to youth for higher education

26. Income Tax

(a) Tax expenses

The major components of income tax expenses for the years ended 31st March, 2022 and 31st March, 2021 are :

Statement of Profit and Loss :

Particulars	For the year 2021-22	For the year 2020-21
Profit or loss section :		
Current income tax		
Current income tax charge	**2,607.23**	628.33
Adjustment of tax pertaining to earlier years	**7.72**	-
Deferred tax		
Relating to origination and reversal of temporary differences	**(1,330.07)**	(81.09)
Income tax expense reported in the statement of profit or loss	**1,284.88**	547.24
OCI section :		
Deferred tax related to items recognised in OCI during in the year:		
Net loss/(gain) on remeasurements of defined benefit plans	**(0.39)**	7.79
Income tax effect recognised in OCI	**(0.39)**	7.79

(b) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for 31st March 2022 and 31st March 2021:

Particulars	For the year 2021-22	For the year 2020-21
Accounting profit before income tax	**3,762.02**	1,450.22
Tax on accounting profit at statutory income tax rate 25.17% (31st March, 2021: 25.17%]	**946.90**	365.02
On account of different tax rate in subsidiaries	**197.54**	104.80
Income/ Expenses disallowed	**113.98**	64.71
Adjustment of tax pertaining to earlier years	**7.72**	-
Others	**18.74**	12.71
Tax expense at an effective tax rate of 25.17% (31 March 2021: 25.17%)	**1,284.88**	547.24

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

(c) Deferred tax

Particulars	Consolidated balance sheet		Other comprehensive income		Consolidated Statement of profit and loss	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021	For the year 2021-22	For the year 2020-21
(a) Deferred Tax Liabilities						
Impact of difference between tax depreciation and depreciation charged for the financial reporting	31.89	32.30			0.41	1.50
Gross deferred tax liabilities	**31.89**	**32.30**			**0.41**	**1.50**
(b) Deferred Tax Assets						
Impact of expenditure charged to the statement of profit and loss in the current year but allowed for tax purposes on payment basis	73.55	70.96	(0.39)	7.79	(2.98)	(5.83)
Income offered for tax but not recognized in the books	2,470.86	1,144.18			(1,326.68)	(73.76)
Gross deferred tax assets	**2,544.41**	**1,215.14**			**(1,329.66)**	**(79.59)**
Deferred tax expense/(income)			**(0.39)**	**7.79**	**(1,330.07)**	**(81.09)**
Deferred tax assets/(liabilities)	**2,512.52**	**1,182.84**				

Reconciliation of deferred tax liabilities/(assets) (net):

Particulars	31st March, 2022	31st March, 2021
Opening balance as at 1st April	**1,182.84**	1,093.96
Deferred tax credit/(charge) during the period recognised in profit or loss	**1,330.07**	81.09
Deferred tax credit/(charge) during the period recognised in OCI	**(0.39)**	7.79
Closing balance as at 31st March	**2,512.52**	1,182.84

27. Earnings per share (EPS)

Basic Earnings per share (EPS) amounts are calculated by dividing the profit for the year attributable to equity holders of the Holding Company by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

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

Particulars	For the year 2021-22	For the year 2020-21
Earnings per share (Basic and Diluted)		
Profit after tax attributable to equity holders of the parent	**2,505.83**	874.68
Total number of equity shares at the end of the year	**4,24,61,979**	3,55,53,550
Weighted average number of equity shares		
For basic EPS	**3,87,21,654**	3,55,53,500
For diluted EPS	**3,97,45,849**	3,55,86,857
Nominal value of equity shares	**10.00**	10.00
Basic earnings per share	**6.47**	2.46
Diluted earnings per share	**6.30**	2.46
Weighted average number of equity shares for basic EPS	**3,87,21,654**	3,55,53,500
Effect of dilution: stock options granted under ESOP	**26,802**	33,357
Effect of dilution: share warrants	**9,97,393**	-
Weighted average number of equity shares adjusted for the effect of dilution	**3,97,45,849**	3,55,86,857

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

28. Commitments and Contingencies

a. Commitments

As at March 31, 2022 the Group has given net advance of ₹ 2,865.69 lacs (31st March, 2021: ₹ 1,889.10 lacs) for purchase of land, under the agreements executed with the land owners. The Group is required to make further payments based on the agreed terms. As at March 31, 2022, one of the subsidiary has ₹ 3,369.46 lacs (31st March, 2021 : ₹ 3,369.46 lacs) outstanding as interest free loan given to its Land Managing Partners.

b. Contingent liabilities

Particulars	31st March, 2022	31st March, 2021
Disputed demands in respect of -		
Income Tax (Refer note a)	**528.80**	494.56
Karnataka VAT		
Indirect Tax (TDR)	**207.44**	207.44
Indirect Tax (VAT)	**42.22**	17.58
Excise (Refer note c)	**4.90**	4.90
Service Tax (Refer note c)	**6.80**	6.80
Others	**0.72**	0.72

Notes:

a. The Group has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 528.80 Lacs (31st March, 2021: ₹ 494.56 lacs) which have been made against the Group by Department of Income Tax since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The Group has been advised by its legal counsel that it is only possible, but not probable, that the action will succeed. Accordingly, no provision for any liability has been made in these financial statements.

b. The Group has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 249.66 Lacs (31st March, 2021: ₹ 225.02 Lacs) which have been made against the company by Department of Goods and service tax & Karnataka VAT, since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The claim of TDR of ₹ 207.44 lacs is paid under protest while Rs 42.22 lacs have been paid in cash and by furnishing Bank gaurantee. The Group has been advised by its legal counsel that it is only possible, but not probable, that the action will succeed. Accordingly, no provision for any liability has been made in these financial statements.

c. The Group has not recognized and acknowledged the claims as liability in the books of account amounting to ₹ 11.70 lacs (31st March, 2021: ₹ 11.70 lacs) which have been made against the Group by Department of Central Board of Excise and Customs since such claims have been disputed and pending before the appropriate authorities for final adjudication and accordingly sub-judice. The final outcome of such lawsuits filed against the Group is not presently ascertained and accordingly no provision in respect thereof has been made in the books of account of the Group.

29. Segment Reporting

The Group is primarily engaged in the development of real estate comprising of residential, commercial and industrial projects. Group's performance for operation as defined in Ind AS 108 are evaluated as a whole by chief operating decision maker ('CODM') of the Group based on which development of real estate activities are considered as a single operating segment. The Group reports geographical segment which is based on the areas in which major operating divisions of the Group operate and the entire operations are based only in India and hence no further disclosures are made in this regards. During the year 2020-21 and 2021-22 , no single external customer has generated revenue of 10% or more of the Group's total revenue.

30. Disclosure pursuant to employee benefits

A. Defined contribution plans : Provident fund and employee state insurance

The group makes contribution towards employees' provident fund and employees' state insurance plan scheme. Under the rules of these schemes, the group is required to contribute a specified percentage of payroll costs. The group during the year recognized 100.30 lacs (31st March,2021: ₹ 84.08 lacs) as expense towards contributions to these plans.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

B. Defined benefit plans

(a) Gratuity

The Group provides for gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement / termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service. The gratuity plan is a non funded plan.

31st March, 2022 : Changes in defined benefit obligation

Particulars	1st April, 2021	Gratuity cost charged to statement of profit and loss			Benefit paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	31st March, 2022
		Service cost	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity												
Defined benefit obligation	158.97	23.07	9.63	32.70	(13.48)	-	0.01	(2.67)	1.13	(1.53)	-	176.66
Benefit liability	**158.97**	**23.07**	**9.63**	**32.70**	**(13.48)**	**-**	**0.01**	**(2.67)**	**1.13**	**(1.53)**	**-**	**176.66**

31st March, 2021 : Changes in defined benefit obligation

Particulars	1st April, 2020	Gratuity cost charged to statement of profit and loss			Benefit paid	Remeasurement (gains)/losses in other comprehensive income					Contributions by employer	31st March, 2021
		Service cost	Net interest expense	Sub-total included in statement of profit and loss		Return on plan assets (excluding amounts included in net interest expense)	Actuarial changes arising from changes in demographic assumptions	Actuarial changes arising from changes in financial assumptions	Experience adjustments	Sub-total included in OCI		
Gratuity												
Defined benefit obligation	118.09	20.20	7.37	27.57	(17.65)	-	-	9.10	21.86	30.96	-	158.97
Benefit liability	**118.09**	**20.20**	**7.37**	**27.57**	**(17.65)**	**-**	**-**	**9.10**	**21.86**	**30.96**	**-**	**158.97**

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

Particulars	**31st March, 2022**	31st March, 2021
Discount rate	**6.41%**	6.06%
Future salary increase	**7.00%**	10% P.a. for next 1 year, 7% P.a. thereafter starting from 2nd year
Attrition rate	**15.00%**	15.00%
Mortality rate during employment	**Indian Assured Lives Mortality (2012-14)**	Indian Assured Lives Mortality (2006-08)

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

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

Gratuity

Particulars	Sensitivity level	Increase / (Decrease) in defined benefit obligation (Impact)	
		31st March, 2022	31st March, 2021
Gratuity			
Discount rate	1% increase	**(7.18)**	(6.80)
	1% decrease	**7.88**	7.49
Salary increase	1% increase	**7.76**	7.31
	1% decrease	**(7.20)**	(6.77)
Attrition rate	1% increase	**(0.91)**	(0.92)
	1% decrease	**0.94**	0.96

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

Particulars	31st March, 2022	31st March, 2021
Gratuity		
Within the next 12 months (next annual reporting period)	**33.99**	29.26
2 to 5 years	**80.62**	72.55
Beyond 5 years	**80.86**	73.71
Total expected payments	**195.47**	175.52

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

Particulars	Years	
	31st March, 2022	31st March, 2021
Gratuity	**6**	6

31. Share-based payments

The Group provides share-based payment schemes to its employees. During the year ended 31st March, 2022, an employee stock option plan (ESOP) was in existence. The relevant details of the scheme and the grant are as below:

Employee Stock Option (ESOP) Scheme (2013)

The parent company instituted an Employees Stock Option Scheme ('ESOP 2013') pursuant to the approval of the shareholders of the parent company at their Extraordinary General Meeting held on March 8, 2013. As per ESOP 2013, the parent company granted 10,32,972 options comprising equal number of equity shares in one or more tranches to the eligible employees of the parent company. The options under this grant would vest to the employees over a minimum period of 1 year and maximum 5 years based on continued service and certain performance parameters, with an exercise period of maximum five years from the date of respective vesting. As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of Rs 41.25. There were no grants made during the year.All the remaining grant ESOPs have been exercised during the year and no ESOPs are outstanding under ESOP 2013 scheme as on 31 st March,2022.

Employee Stock Option (ESOP) Scheme (2016)

The parent company instituted an Employees Stock Option Scheme ('ESOP 2016') pursuant to the approval of the shareholders of the parent company at their Annual General Meeting held on 23rd September, 2016.

a) During the year the parent company granted 4,50,000 options comprising equal number of equity shares in one or more tranches to the eligible employees of the company. The options under this grant would vest to the employees with 40% i.e. 1,80,000 ESOPs within 2 years and rest within 3 years , with an exercise period of maximum five years from the date of respective vesting. As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of ₹ 194.05.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

b) In earlier years, the parent company granted 3,70,000 options under ESOP 2016 scheme, comprising equal number of equity shares in one or more tranches to the eligible employees of the company.As per the plan, holders of vested options are entitled to purchase one equity shares for every option at an exercise price of ₹ 158.30.

The aggregated options under ESOP 2016 scheme as on 31st March,2022 is 8,20,000 that would vest to the employees over a minimum period of 1 year and maximum 5 years based on continued service and certain performance parameters, with an exercise period of maximum five years from the date of respective vesting."

Expense recognised for employee services received during the year is shown in the following table:

Particulars	For the year 2021-22	For the year 2020-21
Expense arising from equity-settled share-based payment transactions	1.10	-
Total	**1.10**	-

* There were no cancellations or modifications to the plan during the year ended March 31, 2022 or March 31, 2021.

Movement during the year:

The following table illustrates the number and weighted average exercise price of share options during the year:

Particulars	31st March, 2022			31st March, 2021	
	ESOP scheme 2013	ESOP scheme 2016 (Tranch-1)	ESOP scheme 2016 (Tranch-2)	ESOP scheme 2013	ESOP scheme 2016 (Tranch-1)
Options					
Outstanding at the beginning of the year	53,729	3,70,000	-	53,729	3,70,000
Granted during the year	-		4,50,000	-	-
Exercised during the year	53,729	-	-	-	-
Outstanding at the end of the year	-	3,70,000	4,50,000	53,729	3,70,000
Exercisable at the end of the year	-	1,85,000	-	53,729	1,85,000
weighted average share price at the exercise date	195.69	-	-	-	-
weighted average remaining contractual life (In years)	-	5.39	8.99	1.08	6.39

The fair value of the share options is estimated at the grant date using Binomial Model taking into account the terms and conditions upon which the share options are granted and there are no cash settled alternatives for employees.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

32. Fair value disclosures for financial assets and financial liabilities

Set out below is a comparison, by class, of the carrying amounts and fair value of the Group's financial instruments, other than those with carrying amounts that are reasonable approximations of fair values:

Particulars	Carrying amount		Fair value	
	31st March, 2022	31st March, 2021	**31st March, 2022**	31st March, 2021
Financial assets measured at amortised cost				
Investments (Refer Note 4)	**27.09**	143.66	**27.09**	143.66
Loans given (Refer Note 5)	**-**	3,485.34	**-**	3,485.34
Trade Receivables (Refer Note 6)	**106.14**	227.39	**106.14**	227.39
Other financial assets (Refer Note 9)	**6,873.47**	6,074.51	**6,873.47**	6,074.51
Cash and cash equivalents (Refer Note 7)	**15,090.50**	3,503.80	**15,090.50**	3,503.80
Other bank balances (Refer Note 8)	**188.83**	4.42	**188.83**	4.42
Total	**22,286.03**	13,439.12	**22,286.03**	13,439.12
Financial liabilities measured at amortised cost				
Borrowings (Refer Note 14)	**3,016.82**	18,922.87	**3,016.82**	18,922.87
Trade payables (Refer Note 15)	**6,075.04**	5,994.70	**6,075.04**	5,994.70
Other financial liabilities (Refer Note 16)	**779.09**	779.09	**779.09**	779.09
Total	**9,870.95**	25,696.66	**9,870.95**	25,696.66

The management assessed that the fair values of financial assets and financial liabilities approximate their carrying amounts due to the short-term maturities.

33. Fair value measurement hierarchy

The details of fair value measurement hierarchy of company's financial assets/liabilities are as below:

Particulars	Level	31st March, 2022	31st March, 2021
Assets disclosed at fair value			
Investments (Refer Note 4)	Level - 2	**27.09**	143.66
Loans given (Refer Note 5)	Level - 2	**-**	3,485.34
Trade Receivables (Refer Note 6)	Level - 2	**106.14**	227.39
Other financial assets (Refer Note 9)	Level - 2	**6,873.47**	6,074.51
Cash and cash equivalents (Refer Note 7)	Level - 2	**15,090.50**	3,503.80
Other bank balances (Refer Note 8)	Level - 2	**188.83**	4.42
Liabilities disclosed at fair value			
Borrowings (Refer Note 14)	Level - 2	**3,016.82**	18,922.87
Trade payables (Refer Note 15)	Level - 2	**6,075.04**	5,994.70
Other financial liabilities (Refer Note 16)	Level - 2	**779.09**	779.09

There have been no transfers between Level 1 and Level 2 during the period.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

34. Capital management

The Group's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board of Directors of the Group seek to maintain a balance between the higher returns that might be possible with higher level of borrowings and advantages of a sound capital position.

The Group monitors capital using a net debt to equity ratio, which is as follows:

1. Equity includes equity share capital and all other equity components attributable to the equity holders.
2. Net debt includes borrowings (non-current and current) less cash and cash equivalents

Particulars	31st March, 2022	31st March, 2021
Borrowings	**3,016.82**	18,922.87
Less: Cash and cash equivalents	**15,090.50**	3,503.80
Net Debt (A)	**(12,073.67)**	15,419.07
Equity share capital	**4,246.20**	3,555.36
Other equity	**38,934.89**	27,579.95
Money received against share warrants	**726.75**	-
Total Equity (B)	**43,907.84**	31,135.31
Gearing Ratio (C=A/B)	**NA**	0.50

No changes were made in the objectives, policies or processes for managing capital during the current and previous years.

35. Financial risk management objectives and policies

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

The Group is exposed to market risk, credit risk and liquidity risk. The Group's management oversees the management of these risks and ensures that the Group's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Group's policies and risk objectives.

1. Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises two types of risk: interest rate risk and other price risk, such as commodity/ real-estate risk.

The sensitivity analysis in the following sections relate to the position as at 31st March, 2022 and 31st March, 2021. The sensitivity analysis has been prepared on the basis that the amount of net debt and the ratio of fixed to floating interest rates of the debt. The analysis excludes the impact of movements in market variables on the carrying values of gratuity and other post retirement obligations/provisions.

The below assumption has been made in calculating the sensitivity analysis:

The sensitivity of the relevant profit or loss item is the effect of the assumed changes in respective market risks. This is based on the financial assets and financial liabilities held at 31st March, 2022 and 31st March, 2021.

Interest rate risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in Interest rate. The Group's exposure to the risk of changes in Interest rates relates primarily to the Group's operating activities (when receivables or payables are subject to different interest rates) and the Group's net receivables or payables.

The Group is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Group's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Group is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

Interest rate sensitivity

The following tables demonstrate the sensitivity to a reasonably possible change in interest rates, with all other variables held constant for variable rate instruments. This calculation also assumes that the change occurs at the balance sheet date and has been calculated based on risk exposures outstanding as at that date. The year end balances are not necessarily representative of the average debt outstanding during the year.

Particulars	Changes in interest rate	Effect of profit before tax
31st March, 2022	+1%	(1.97)
	-1%	1.97
31st March, 2021	+1%	(174.20)
	-1%	174.20

2. Credit Risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The carrying amount of following financial assets represents the maximum credit exposure.

Trade receivables

Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership. therefore, substantially eliminating the company's credit risk in this respect.

The ageing of trade receivables (net) is as follows:

Particulars	31st March, 2022	31st March, 2021
More than 6 months	31.23	50.86
Others	74.91	176.53
Total receivables	**106.14**	227.39

Financial Instrument and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group's Board of Directors on an annual basis. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through a counterparty's potential failure to make payments. The Group's maximum exposure to credit risk for the components of the statement of financial position at 31st March, 2022 and 31st March, 2021 is the carrying amounts.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

3. Liquidity Risk

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

The table below summarises the remaining contractual maturities of the Group's financial liabilities at the reporting date.

Particulars	On demand	Less than 3 months	3 months to 1 year	1 year to 5 years	Total
Year ended 31st March, 2022					
Borrowings*	-	13.09	36.95	2,966.78	3,016.83
Trade payables	-	6,075.04	-	-	6,075.04
Other financial liabilities	774.67	-	-	-	774.67
	774.67	**6,088.14**	**36.95**	**2,966.78**	**9,866.54**
Year ended 31st March, 2021					
Borrowings*	-	1,393.88	1,075.00	16,454.00	18,922.88
Trade payables	-	5,994.69	-	-	5,994.69
Other financial liabilities	774.67	-	-	-	774.67
	774.67	**7,388.57**	**1,075.00**	**16,454.00**	**25,692.24**

*Includes current maturities of non-current borrowings and interest accrued but not due on borrowings

36. Disclosure in respect interest in joint ventures and subsidiaries

List of subsidiaries

Sr No.	Name of subsidiary	Country of incorporation	Percentage of holding	
			31st March, 2022	31st March, 2021
(i)	**Companies**			
1	Arvind Hebbal Homes Pvt. Ltd.	India	**100.00%**	100.00%
2	Arvind Homes Pvt. Ltd.	India	**100.00%**	100.00%
(ii)	**LLPs**			
1	ASL Facilities Management LLP	India	**100%**	100%
2	Uplands facility management LLP (Formerly known as Arvind Altura LLP)	India	**100%**	100%
3	Changodar Industrial Infrastructure (One) LLP	India	**100%**	100%
4	Ahmedabad Industrial Infrastructure (One) LLP	India	**100%**	100%
5	Ahmedabad East Infrastructure LLP (Refer Note)	India	**51.43%**	51.43%
6	Arvind Five Homes LLP (Refer Note)	India	**51%**	51%
7	Arvind Infracon LLP	India	**100%**	100%
8	Arvind Beyond Five Club LLP	India	**100%**	100%
9	Yogita Shelters LLP	India	**99.79%**	99.79%
10	Arvind Smart City LLP	India	**96%**	-

Note:

In case of LLPs, percentage of holding in the above table denotes the share of capital contribution in the LLP which is the same as the share of profit, except for following:

1. Investment in Ahmedabad East Infrastucture LLP where share of profit of company is 94% during 31st March, 2022 and 31st March 2021
2. Investment in Arvind Five Homes LLP where share of profit of company is is 40% during 31st March, 2022 and 31st March 2021

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

Summarised financial information of subsidiaries having material non-controlling interests:

Management has determined that Ahmedabad East Infrastructure LLP (AEILLP) has material non controlling interests. The summarised financial information of AEILLP is provided below. This information is based on amounts before inter-company eliminations.

a. Summarised balance sheet information:

Particulars	31st March, 2022	31st March, 2021
Current assets	**12,259.21**	11,681.31
Non - current assets	**5,595.15**	7,492.54
Current liabilities	**12,523.12**	9,686.55
Total equity	**5,331.23**	9,487.30
Attributable to:		
Equity holders of the parent	**2,415.67**	7,339.04
Non controlling interests	**2,915.56**	2,148.26

b. Summarised statement of profit and loss information:

Particulars	31st March, 2022	31st March, 2021
Revenue	**5,348.60**	5,681.76
Project development expenses	**1,552.95**	284.48
Depreciation and amortization expense	**41.05**	13.78
Other expense (including finance cost)	**2,595.00**	4,653.68
Profit before tax	**1,159.59**	729.82
Tax expenses	**433.32**	258.15
Total comprehensive income	**726.28**	471.67
Attributable to:		
Equity holders of the parent	**682.70**	443.37
Non controlling interests	**43.58**	28.30

c. Summarised cash flow information:

Particulars	31st March, 2022	31st March, 2021
Operating activities	**1,945.25**	4,952.45
Investing activities	**(391.35)**	(970.71)
Financing activities	**(1,660.03)**	(3,329.57)
Net increase in cash and cash equivalents	**(106.13)**	652.17

37. Investment in joint ventures

List of joint ventures

Sr No.	Name of joint ventures	Country of incorporation	Percentage of holding	
			31st March, 2022	31st March, 2021
(i)	**LLPs**			
1	Arvind Bsafal Homes LLP*	India	**50.00%**	50.00%
2	Arvind Integrated Projects LLP	India	**50.00%**	50.00%

*Profit sharing of Arvind SmartSpaces Limited in Arvind Bsafal Homes LLP is 41% during 31st March,2022 and 31st March,2021.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

Management has determined its investments in joint ventures are individually immaterial. Aggregate information of the above joint ventures are as follows:

Particulars	31st March, 2021	31st March, 2020
Group's share in:		
Net profit/(loss)	**(71.97)**	0.20
Total comprehensive income	**(71.97)**	0.20
Aggregate carrying value of the investments (Refer Note 4)	**27.09**	143.66

38. Disclosures as per Schedule III of Companies Act, 2013

Name of the Enterprise	2021-22							
	Net Assets i.e. Total Assets minus Total Labilities		Share in Profit or (loss)		Share in other Comprehensive Income		Share in Total Comprehensive Income	
	As a % of consoli-dated net assets	Amount	As a % of consolidated share in profit and loss	Amount	As % of consolidated share in other comprehensive income	Amount	As % of consolidated share in total comprehensive income	Amount
Parent company								
Arvind SmartSpaces Limited	107%	46,771.24	156%	3,904.48	100%	1.14	156%	3,905.62
Subsidiaries								
Arvind Hebbal Homes Pvt. Ltd.	-1%	(421.31)	-11%	(280.48)	0%	-	-11%	(280.48)
Ahmedabad East Infrastructure LLP	20%	8,725.72	29%	726.28	0%	-	29%	726.28
Ahmedabad Industrial Infrastructure (One) LLP	3%	1,436.67	1%	16.29	0%	-	1%	16.29
ASL Facilities Management LLP	0%	5.69	-1%	(12.98)	0%	-	-1%	(12.98)
Uplands facility Management LLP	0%	10.06	0%	5.42	0%	-	0%	5.42
Arvind Beyond Five Club LLP	1%	258.70	0%	(0.93)	0%	-	0%	(0.93)
Arvind Five Homes LLP	9%	4,160.53	-5%	(119.41)	0%	-	-5%	(119.41)
Arvind Infracon LLP	10%	4,197.40	29%	721.69	0%	-	29%	721.69
Changodar Industrial Infrastructure (One) LLP	0%	3.80	0%	(6.34)	0%	-	0%	(6.34)
Yogita Shelters LLP	4%	1,697.82	-1%	(21.88)	0%	-	-1%	(21.88)
Arvind Homes Private Limited	8%	3,568.97	-1%	(27.97)	0%	-	-1%	(27.97)
Arvind Smart City LLP	0%	0.26	0%	(5.87)	0%	-	0%	(5.87)
Chirping Woods Homes LLP	-2%	(1,053.67)	-1%	(25.34)	0%	-	-1%	(25.34)
Joint Ventures (investment accounted for using equity method)								
Arvind Bsafal Homes LLP	0%	(71.84)	-3%	(71.84)	0%	-	-3%	(71.84)
Arvind Integrated Projects LLP	0%	(0.13)	0%	(0.13)	0%	-	0%	(0.13)
Non controlling interests								
Ahmedabad East Infrastructure LLP	-7%	(2,915.56)	-2%	(43.58)	0%	-	-2%	(43.58)
Yogita Shelters LLP	0%	(2.86)	0%	-	0%	-	0%	-
Arvind Five Homes LLP	-4%	(1,669.90)	3%	70.45	0%	-	3%	70.45
Arvind Smart City LLP	2%	825.18	0%	-	0%	-	0%	-
Intercompany elimination	-49%	(21,618.92)	-93%	(2,322.03)	0%	-	-93%	(2,322.03)
Total	**100%**	**43,907.84**	**100%**	**2,505.83**	**100%**	**1.14**	**100%**	**2,506.97**

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs unless stated otherwise)

Name of the Enterprise	2020-21							
	Net Assets i.e. Total Assets minus Total Labilities		Share in Profit or (loss)		Share in other Comprehensive Income		Share in Total Comprehensive Income	
	As a % of consoli-dated net assets	Amount	As a % of consolidated share in profit and loss	Amount	As % of consolidated share in other comprehensive income	Amount	As % of consolidated share in total comprehensive income	Amount
Parent								
Arvind SmartSpaces Limited	108%	33,615.78	160%	1,397.14	100%	(23.17)	161%	1,373.97
Subsidiaries								
Arvind Hebbal Homes Pvt. Ltd.	0%	(140.83)	-21%	(184.83)	0%	-	-22%	(184.83)
Ahmedabad East Infrastructure LLP	25%	7,808.88	54%	471.67	0%	-	55%	471.67
Ahmedabad Industrial Infrastructure (One) LLP	2%	495.23	2%	21.06	0%	-	2%	21.06
ASL Facilities Management LLP	0%	18.67	-1%	(11.02)	0%	-	-1%	(11.02)
Uplands facility Management LLP (Formerly known as Arvind Altura LLP)	0%	4.64	0%	3.60	0%	-	0%	3.60
Arvind Beyond Five Club LLP	1%	414.62	0%	(0.86)	0%	-	0%	(0.86)
Arvind Five Homes LLP	12%	3,861.52	-26%	(227.89)	0%	-	-27%	(227.89)
Arvind Infracon LLP	-1%	(234.72)	-14%	(120.79)	0%	-	-14%	(120.79)
Changodar Industrial Infrastructure (One) LLP	0%	(0.86)	-1%	(6.40)	0%	-	-1%	(6.40)
Yogita Shelters LLP	6%	1,784.62	-4%	(37.73)	0%	-	-4%	(37.73)
Arvind Homes Private Limited	7%	2,133.47	-4%	(31.73)	0%	-	-4%	(31.73)
Joint Venture (investment accounted for using equity method)								
Arvind Bsafal Homes LLP	0%	0.25	0%	0.25	0%	-	0%	0.25
Arvind Integrated Projects LLP	0%	(0.05)	0%	(0.05)	0%	-	0%	(0.05)
Non controlling interests								
Ahmedabad East Infrastructure LLP	-7%	(2,148.24)	-3%	(28.30)	0%	-	-3%	(28.30)
Yogita Shelters	0%	(2.87)	0%	-	0%	-	0%	-
Arvind Five Homes LLP	-6%	(1,716.62)	0%	-	0%	-	0%	-
Intercompany elimination	-47%	(14,758.18)	-42%	(369.45)	0%	-	-43%	(369.45)
Total	**100%**	**31,135.31**	**100%**	**874.68**	**100%**	**(23.17)**	**100%**	**851.51**

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

39. Ratio Analysis and its elements

Ratio	Numerator	Denominator	31 Mar-22	31 Mar-21	% change	Reason for variance
Current ratio	Current Assets	Current Liabilities	1.59	1.98	-19.85%	-
Debt- Equity Ratio	Total Debt	Shareholder's Equity	0.06	0.54	-88.29%	Repayment/prepayment of loans/borrowing and increase in equity base with preferential issue
Debt Service Coverage ratio	Earnings for debt service = Net Profit after taxes + Non-cash operating expenses	Debt service = Interest & Lease Payments + Principal Repayments	0.21	0.24	-13.03%	-
Return on Equity ratio	Net Profits after taxes – Preference Dividend	Average Shareholder's Equity	5.99%	2.76%	117.21%	High profit due to increased revenue recognition offset by additional equity infusion
Inventory Turnover ratio	Cost of goods sold	Average Inventory	0.08	0.02	284.26%	Increase in construction progress across multiple projects
Trade Receivable Turnover Ratio	Net credit sales = Gross credit sales - sales return	Average Trade Receivable	146.52	86.63	69.12%	Higher revenue recognition during the year
Trade Payable Turnover Ratio	Net credit purchases = Gross credit purchases /services - purchase return	Average Trade Payables	2.21	0.85	158.94%	Higher construction activities during the year
Net Capital Turnover Ratio	Net sales = Total sales - sales return	Working capital = Current assets – Current liabilities	0.66	0.36	86.37%	Higher revenue recognition during the year
Net Profit Ratio	Net Profit	Net sales = Total sales - sales return	10.14%	6.17%	64.47%	Higher revenue recognition bundled with lower interest cost
Return on Capital Employed	Earnings before interest and taxes	Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	10.77%	7.68%	40.24%	High profit due to increased revenue recognition
Return on Investment	Interest (Finance Income)	Investment	NA	NA	NA	-

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

40. Related party transactions

As per the Indian Accounting Standard on "Related Party Disclosures" (Ind AS 24), the related parties of the group are as follows :

A. Name of related parties and nature of relationship :

Entity name	Relationship
Mr. Sanjay Lalbhai	Chairman & Non-Executive Director
Mr. Kamal Singal	Managing Director and Chief Executive Officer- Key Managerial Personnel
Mr. Kulin Lalbhai	Non-Executive Director
Mr. Prem Prakash Pangotra	Non-Executive Director
Mr. Pratul Shroff	Non-Executive Director
Ms. Pallavi Vyas	Non-Executive Director
Mr. Nirav Kalyanbhai Shah	Non-Executive Director
Mr. Mehul Shah	Chief Financial Officer - Key Managerial Personnel (Upto 30th June, 2020)
Mr. Ankit Jain	Chief Financial Officer - Key Managerial Personnel (W.e.f 1st July,2020)
Mr. Prakash Makwana	Company Secretary - Key Managerial Personnel
Mr. Dinesh Jasraj Jain	Land Managing Partner
Mr. Sharad Govindbhai Patel	Land Managing Partner
Mrs. Kavita Dinesh Jain	Relative of Land Managing Partner
Mr. Neel Dinesh Jain	Relative of Land Managing Partner
Mrs. Rashmi Sharadbhai Patel	Relative of Land Managing Partner
Mr. Jignesh Govindbhai Patel	Relative of Land Managing Partner
Aura Securities Private limited	Holding Compnay (Upto 13th Oct, 2021)
	Enterprise having significant influence by Key Management Personnel (W.e.f.14th Oct ,2021)
Aura Merchandise Private Limited	Enterprise having significant influence by Key Management Personnel (W.e.f.14th Oct ,2021)
Aura Business Ventures LLP	Enterprise having significant influence by Key Management Personnel (W.e.f.14th Oct ,2021)
Kausalya Realserve LLP	Enterprise having significant influence by Key Management Personnel (W.e.f.27th Apr ,2021)
Arvind Lifestyle Brands Ltd	Enterprise having significant influence by Key Management Personnel
Arvind Infrabuild LLP	Company under common control of Key Managerial Personnel
Arvind and Smartvalue Homes LLP	Enterprise having significant influence by Key Management Personnel
Safal Homes LLP	Co-venturer in Joint venture
Arvind Limited	Enterprise having significant influence by Key Management Personnel
Arvind Bsafal Homes LLP	Joint Venture
Arvind Integrated Projects LLP	Joint Venture

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

B. Disclosure in respect of total amount of transactions that have been entered into with related parties :

Particulars	31st March, 2022	31st March, 2021
Remuneration		
Mr. Kamal Singal	395.64	87.43
Mr. Mehul Shah	-	8.90
Mr. Ankit Jain	100.88	61.24
Mr. Prakash Makwana	35.40	28.75
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	1,760.15	676.10
Director's Sitting Fees & Commission		
Mr. Prem Prakash Pangotra	6.60	6.80
Mr. Pratul Shroff	5.80	6.20
Ms. Pallavi Vyas	4.90	4.90
Mr. Nirav Kalyanbhai Shah	6.20	6.10
Revenue from operations		
Mr. Dinesh Jasraj Jain	82.02	-
Revenue True-ups		
Mr. Sharad Govindbhai Patel , Mr. Dinesh Jasraj Jain	-	169.70
Project Management Consultancy Income		
Arvind Limited	969.26	488.18
Expenses incurred		
Arvind Lifestyle Brands Ltd	3.75	1.88
Partner's contribution received		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	2,723.24	766.28
Partner's contribution paid		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	1,997.69	200.00
Share of profit		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	14.53	9.43
Share of Profit/(Loss) from investments in LLP		
Arvind Bsafal Homes LLP	(71.84)	0.25
Arvind Integrated Projects LLP	(0.13)	(0.05)
Purchase of materials		
Arvind Limited	-	3.57
Rent and Professional charges paid		
Arvind Limited	21.57	18.93
Land purchased		
Mr. Jignesh Govindbhai Patel	26.37	-
Advances repaid by supplier		
Arvind Limited	-	10.15
Reimbursement of expenses received (net)		
Arvind Limited	75.39	49.24
Receipts from customers		
Arvind Bsafal Homes LLP	3.33	-
Preferential allotment of equity shares		
Aura Merchandise Private Limited	122.25	-
Aura Business Ventures LLP	160.00	-
Money received against share warrants		
Kausalya Realserve LLP	726.75	-
Exercise of share options under ESOS / ESOP		
Mr. Kamal Singal	5.37	-

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

C. Disclosure in respect of outstanding balance

Particulars	31st March, 2022	31st March, 2021
Advance for Land		
Others - Relatives of Land Managing Partners	**45.21**	1.09
Loans Given		
Mr. Sharad Govindbhai Patel & Mr. Dinesh Jasraj Jain	**3,369.46**	3,369.46
Trade Receivable		
Arvind Limited	**72.42**	203.11
Trade payables		
Mr. Jignesh Govindbhai Patel	**-**	87.03
Arvind Limited	**58.31**	1,218.83
Arvind Lifestyle Brands Limited	**-**	1.88
Mr. Prem Prakash Pangotra	**5.00**	4.63
Mr. Pratul Shroff	**5.00**	4.63
Ms. Pallavi Vyas	**5.48**	4.68
Mr. Nirav Kalyanbhai Shah	**5.00**	4.63
Mr. Kamal Singal	**79.42**	8.75
Mr. Ankit Jain	**4.92**	6.27
Mr. Prakash Makwana	**2.40**	1.24
Advance to suppliers		
Arvind Limited	**21.85**	18.48
Capital Contributions (Initial and Additional)		
Arvind Bsafal Homes LLP	**27.02**	143.45
Arvind Integrated Projects LLP	**0.07**	0.21

D. Terms and conditions of transactions with related parties :

(1) Transaction entered into with related party are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. The Group has not recorded any provision/ write-off of receivables relating to amounts owed by related parties.

(2) In respect of the transactions with the related parties, the Group has complied with the provisions of Section 177 and 188 of the Companies Act, 2013 where applicable, and the details have been disclosed above, as required by the applicable accounting standards.

(3) Refer note 31 for ESOPs granted as per ESOP schemes

E. Commitments with related parties :

The Group has not provided any commitment to the related party as at 31st March, 2022 (31st March, 2021: ₹ Nil)

F. Transactions with key management personnel :

Compensation of key management personnel of the Group

Particulars	31st March, 2022	31st March, 2021
Short-term employee benefits	**531.92**	186.32
Total compensation paid to key management personnel	**531.92**	186.32

The Group creates provision for post-employment gratuity benefits based on actuarial valuation of such liability. Such an actuarial valuation is carried out on a group -level and not an individual level. Hence, expenses incurred on key management personnel during the year to this extent is not identifiable and has thus not been disclosed.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

41. Disclosures for Ind AS 115

Revenue from contracts with customers:

The Group has adopted Ind AS 115 using the modified retrospective method and accordingly has provided the disclosures required by Ind AS 115 for the year ended March 31, 2022 and the comparative information has not been disclosed. Also refer note 18.

1 Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers, which is in agreement with the contracted price and is recognised in accordance with revenue recognition policy. (Refer Note -2.32 (k))

Particulars	Note	Year Ended 31st March, 2022	Year Ended 31st March, 2021
Revenue from contracts with customers			
Commercial and residential units	19	**24,433.84**	14,266.70
		24,433.84	14,266.70
Other operating revenue			
Plot cancellation and transfer fees	19	**63.93**	92.96
Project consultancy Income	19	**969.33**	488.18
Miscellaneous	19	**75.33**	4.57
		1,108.59	585.72
		25,542.43	14,852.42
Timing of revenue recognition			
Revenue transferred at a point in time		**25,542.43**	14,852.42
Revenue transferred over time		**-**	-
		25,542.43	14,852.42

2 Contract balances

Particulars	Note	As at 31st March, 2022	As at 31st March, 2021
Trade and other receivables	6	**106.14**	227.39
Contract liabilities	17	**53,018.03**	31,319.18

Contract liabilities include advances received from customers as well as deferred revenue representing transaction price allocated to unsatisfied performance obligations. The increase in contract liabilities majorly pertains to revenue to be recognised pertaining to Uplands, Highgrove and Oasis projects.

Particulars	31st March, 2022	31st March, 2021
• Revenue recognised in the reporting period that was included in the contract liability balance at the beginning of the year.	**20,480.94**	10,529.91

3 Performance obligations

Particulars	31st March, 2022	31st March, 2021
Aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied as of the end of the current year **		
Revenue to be recognised at a point in time	**78,185.19**	50,427.10

** The Group expects to satisfy the performance obligations when (or as) the underlying real estate projects to which such performance obligations relate are completed.

Notes to consolidated financial statements for the year ended 31st March, 2022

(Amount in INR Lacs, unless stated otherwise)

42. The group has operating lease for office premises and labour shed for 11 months which is renewable on periodic basis as per mutually agreed terms and is cancellable by giving one month notice by either parties. The group has availed the exemption of short term lease. Amount charged to profit and loss account in this regards amounts to Rs 23.04 lacs (31st March, 2021: ₹ 19.51 Lacs)

43. Other statutory Information:

a The group has availed loans from banks on the basis of security of current assets. The group files statement of current assets with the bank on periodical basis. There are no material discrepancies between the statements filed by the group and the books of accounts of the group.

b The group has not been declared a wilful Defaulters by any bank or financial institution or consortium thereof in accordance with the guidelines on wilful defaulters issued by the RBI.

c There are no proceedings initiated or pending against the group for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

d The group has not traded or invested in Crypto currency or Virtual Currency during the reporting periods.

e The group has neither advanced, loaned or invested funds nor received any fund to/from any person or entity for lending or investing or providing guarantee to/on behalf of the ultimate beneficiary during the reporting periods.

f There is no immovable property whose title deed is not held in the name of the group.

g There is no charge or satisfaction of charge which is yet to be registered with ROC beyond the statutory period.

h The group has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

i The group has not entered into any scheme of arrangement in terms of sections 230 to 237 of the Companies Act, 2013.

j The group does not have any transaction not recorded in the books of accounts that has been surrendered or not disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

44. The COVID-19 pandemic had disrupted various business operations during last year due to various emergency measures and directives imposed by the governments. The operations of the group were impacted briefly during the previous year. The group continued with its operations in a phased manner in line with directives from the authorities. As this is a continuing process, the company will continue to evaluate impact, if any in this regards on the financial results.

45. The figures for the previous year have been regrouped/reclassified wherever necessary to confirm with the current year's classification.

The accompanying notes are an integral part of the standalone financial statements.
As per our report of even date

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

per Sukrut Mehta
Partner
Membership No. : 101974

Place : Ahmedabad
Date : 20th May, 2022

For and on Behalf of Board of Directors of
Arvind SmartSpaces Limited
CIN : L45201GJ2008PLC055771

Sanjay S. Lalbhai (DIN-00008329)	Chairman
Kamal Singal (DIN-02524196)	MD & CEO
Ankit Jain	Chief Financial Officer
Prakash Makwana	Company Secretary

Place : Ahmedabad
Date : 20th May, 2022

FORM AOC - 1

[Pursuant to first proviso to Sub - Section (3) of Section 129 read with Rule 5 of Companies (Accounts) Rules, 2014]

Statement Containing Salient Features of the Financial Statement of Subsidiaries or Associate Companies or Joint Ventures

Part "A" : Subsidiaries

(₹ in Lacs)

Sr. No.	Name of Subsidiary	Reporting Period	Exchange Rate	Share Capital /Capital	Reserves & Surplus	Total Assets	Total Liabilities	Details of Investment (Excludinf investment in subsidiaries)	Turn-over	Profit/ (Loss) before Taxation	Provision for Taxation /(Credit)	Profit/ (Loss) after Taxation	Proposed Dividend	% of Share Holding /capital contribution
		(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
1.	Arvind Hebbal Homes Private Limited	31st March, 2022	INR	1.00	(422.31)	17,892.16	18,313.47	-	386.31	(374.72)	(94.24)	(280.48)	Nil	100
2.	Arvind Homes Private Limited	31st March, 2022	INR	1,251.00	2,317.97	11,530.45	7,961.48	-	-	(27.72)	0.24	(27.97)	Nil	100
3.	Arvind Infracon LLP	31st March, 2022	INR	1.00	137.64	13,124.57	12,985.93	-	10,422.13	1,115.77	394.07	721.69	Nil	100
4.	Arvind Five Homes LLP	31st March, 2022	INR	1.00	(1,034.01)	8,129.80	9,162.81	-	-	(190.65)	(71.24)	(119.41)	Nil	52
5.	Changodar Industrial Infrastructure (one) LLP	31st March, 2022	INR	1.00	(17.75)	41.49	58.24	-	-	(6.34)	-	(6.34)	Nil	100
6.	Arvind Beyond Five Club LLP	31st March, 2022	INR	1.00	(6.81)	1,328.50	1,334.31	-	-	(0.93)	-	(0.93)	Nil	100
7.	Uplands facilities management LLP (Formerly Known as Arvind Altura LLP)	31st March, 2022	INR	1.00	7.67	226.47	217.80	-	-	10.26	4.84	5.42	Nil	100
8.	ASL Facilities Management LLP (formerly Arvind Alcove LLP)	31st March, 2022	INR	1.00	(26.84)	6.19	32.04	-	2.70	(12.98)	-	(12.98)	Nil	100
9.	Ahmedabad Industrial Infrastructure (one) LLP	31st March, 2022	INR	1.00	125.73	1,446.84	1,320.10	-	71.27	24.99	8.70	16.29	Nil	100
10.	Ahmedabad East Infrastructure LLP	31st March, 2022	INR	1.05	-	21,248.84	21,247.79	-	5,346.83	1,159.59	433.32	726.28	Nil	51.43
11.	Yogita Shelters LLP	31st March, 2022	INR	1,404.10	(273.26)	3,871.50	2,740.66	-	-	(33.79)	(11.91)	(21.88)	Nil	99.79
12.	Chirping Woods Homes LLP	31st March, 2022	INR	1.00	(25.34)	1,779.13	1,803.47	-	-	(38.96)	(13.61)	(25.34)	Nil	100
13.	Arvind Smart City LLP	31st March, 2022	INR	1.00	(5.87)	2.50	7.37	-	-	(5.87)	-	(5.87)	Nil	97

Notes: The following information shall be furnished at the end of the statement:

1. Name of subsidiaries which are yet to commence the operations - NIL
2. Names of subsidiaries which have been liquidated or sold during the year : NIL

Part "B" : Joint Venture

Sr. No.	Particulars	Arvind Bsafal Homes LLP	Arvind Integrated Projects LLP
1.	Latest Audited Balance Sheet Date	31.03.2022	31.03.2022
2.	Shares of Joint Ventures Held by the Company on the year end		
	i) Number	Not Applicable	Not Applicable
	ii) Amount of Investment in joint Ventures	0.50	0.50
	iii) Extend of Holding % Profit Sharing Ratio : 41%	Capital Contribution Ratio : 50% Profit Sharing Ratio : 50%	Capital Contribution Ratio : 50%
3.	Description of how there is significant influence	LLP Agreement allows the Company to exercise significant influence in the operating and financial decision making	LLP Agreement allows the Company to exercise significant influence in the operating and financial decision making
4.	Reason why the joint venture is not consolidated	Not Applicable as accounts are consolidated	Not Applicable as accounts are consolidated
5.	Net worth attributable to shareholding as per latest Audited Balance sheet	35.85	0.04
6.	Profit/(Loss) for the year		
	i) Considered in Consolidation	(71.84)	(0.13)
	ii) Not Considered in Consolidation	(103.37)	(0.13)

For and on behalf of Board of Directors of Arvind SmartSpaces Limited

Sanjay S. Lalbhai	**Kamal Singal**	**Ankit Jain**	**Prakash Makwana**
Director (DIN : 00008329)	MD & CEO (DIN : 02524196)	Chief Financial Officer	Company Secretary
Ahmedabad	Ahmedabad	Ahmedabad	Ahmedabad
20th May, 2022	20th May, 2022	20th May, 2022	20th May, 2022

OUR PROJECTS

Arvind
SMARTSPACES

AHMEDABAD

Forreste by Arvind

UPLANDS
GOLF • LIVING • LEISURE

Arvind High Grove

Chirping Woods

aavishkaar

Arvind ALCOVE
your plan for second life

Arvind | Citadel
An opportunity for more **me-time**

Parishkaar
2 & 3 BHK 700+ Lifestyle Apartments
A JV with bSafal

Arvind MEGAESTATE

Arvind MEGAPARK

Arvind MEGATRADE

Trade Square
@ Khokhra
A JV with bSafal Homes

BENGALURU

Arvind
SKY LANDS
LIFE IN CENTRE

theedge
by Arvind

Arvind Oasis
SOOTHING AQUA HOMES

Arvind SPORCIA
STAY WHERE YOU PLAY

Arvind expansia

Arvind BEL AIR

PUNE

elan
by Arvind

If undelivered, please return to:

Arvind SmartSpaces Limited

CIN : L45201GJ2008PLC055771

Address : 24, Government Servant's Society,
Near Municipal Market, Off C.G. Road,
Navrangpura, Ahmedabad, Gujarat - 380009

Phone No. : 079-68267000

Website : www.arvindsmartspaces.com