

September 06, 2024

To,

BSE Limited The Corporate Relationship Department 1 st Floor, P.J. Towers, Dalal Street Fort, Mumbai – 400 001 Scrip Code: 532799	National Stock Exchange of India Limited The Listing Department Exchange Plaza, Bandra Kurla Complex Bandra (East), Mumbai – 400 051 Symbol: HUBTOWN
--	--

Dear Sir / Madam,

Sub: Annual Report for the Financial Year 2023-24 and Notice of 36th Annual General Meeting of the Company

We wish to inform you that the 36th Annual General Meeting (“the AGM”) of the Company is scheduled to be held on **Monday, September 30, 2024 at 11:00 a.m.** through Video Conferencing (VC) / Other Audio Visual Means (OAVM).

Pursuant to Regulation 30 and Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Annual Report of the Company for the financial year 2023-24 along with the Notice convening the 36th AGM is enclosed herewith. The Notice of the AGM and Annual Report for the financial year 2023-24 is also available on the website of the Company at www.hubtown.co.in.

The Company is providing to its Members facility to exercise their right to vote on resolutions proposed to be passed at the AGM by electronic means. A person, whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. Friday, September 20, 2024 shall be entitled to avail electronic voting facility. The remote e-voting period commences on **Tuesday, September 24, 2024 (from 9:00 a.m.) and ends on Sunday, September 29, 2024 (upto 5:00 p.m.)**.

Further, the Registrar of Members and the Share Transfer Books of the Company will remain close from **Saturday, September 21, 2024 to Monday, September 30, 2024 (both days inclusive)** for the purpose of the Annual General Meeting of the Company.

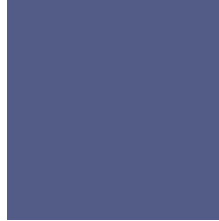
We request you to kindly take the above on record.

Thanking you,

Yours faithfully,
For Hubtown Limited

Sadanand Lad
Company Secretary & Compliance Officer

Encl: as above



HUBTOWN

CONTENTS

CORPORATE INFORMATION	1
NOTICE OF ANNUAL GENERAL MEETING	2-29
DIRECTORS REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS	30-63
CORPORATE GOVERNANCE REPORT	64-88
 FINANCIAL STATEMENTS - STANDALONE	
INDEPENDENT AUDITORS' REPORT	89-99
BALANCE SHEET	100
STATEMENT OF PROFIT AND LOSS	101
CASH FLOW STATEMENT	102-103
STATEMENT OF CHANGES IN EQUITY	104
NOTES TO FINANCIAL STATEMENTS	105-162
 FINANCIAL STATEMENTS - CONSOLIDATED	
INDEPENDENT AUDITORS' REPORT	163-170
BALANCE SHEET	172
STATEMENT OF PROFIT AND LOSS	173
CASH FLOW STATEMENT	174-175
STATEMENT OF CHANGES IN EQUITY	176
NOTES TO FINANCIAL STATEMENTS	177-235
 STATEMENT PURSUANT TO SECTION 129 (3) OF THE COMPANIES ACT, 2013	
SUMMARY OF FINANCIAL STATEMENTS OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES	236-237

CORPORATE INFORMATION

BOARD OF DIRECTORS

HEMANT M. SHAH, Executive Chairman
SUNIL C. SHAH (upto October 16, 2023)
KARTIK RUPAREL
MILIN JAGDISH RAMANI
BHAKTI JAYWANT KOTHARE
JIGNESH HANSRAJ GALA
VYOMESH M. SHAH (VIMAL M. SHAH), Managing Director

COMMITTEES OF THE BOARD

AUDIT AND COMPLIANCE COMMITTEE

BHAKTI JAYWANT KOTHARE, Chairperson
SUNIL C. SHAH (upto October 16, 2023)
KARTIK RUPAREL
MILIN JAGDISH RAMANI
VYOMESH M. SHAH

NOMINATION AND REMUNERATION COMMITTEE

SUNIL C. SHAH, Chairman (upto October 16, 2023)
JIGNESH HANSRAJ GALA, Chairman (from November 7, 2023)
HEMANT M. SHAH
KARTIK RUPAREL
MILIN JAGDISH RAMANI

STAKEHOLDERS' RELATIONSHIP COMMITTEE

BHAKTI JAYWANT KOTHARE, Chairperson
SUNIL C. SHAH (upto October 16, 2023)
HEMANT M. SHAH
KARTIK RUPAREL (from November 7, 2023)

CHIEF FINANCIAL OFFICER

SUNIL MAGO

COMPANY SECRETARY

SADANAND LAD

STATUTORY AUDITORS

J B T M & ASSOCIATES LLP, Chartered Accountants

COST AUDITORS

SHEKHAR JOSHI & CO., Cost Accountants

INTERNAL AUDITORS

PROTUNE KSA CONSULTANTS PRIVATE LIMITED, Chartered Accountants

SECRETARIAL AUDITORS

MIHEN HALANI & ASSOCIATES, Practicing Company Secretaries

REGISTERED OFFICE

'HUBTOWN SEASONS',
CTS NO. 469-A,
OPP. JAIN TEMPLE,
R. K. CHEMBURKAR MARG,
CHEMBUR (EAST), MUMBAI 400071
CIN : L45200MH1989PLC050688
Phone : 022 25265000
Fax : 022 25265125
Investor E-mail : investorcell@hubtown.co.in
Website : www.hubtown.co.in

REGISTRAR & TRANSFER AGENT

LINK INTIME INDIA PRIVATE LIMITED
C-101, 247 PARK,
LAL BAHADUR SHASTRI MARG,
VIKHROLI – WEST, MUMBAI – 400083
Phone : 022 49186270
Fax : 022 49186060
E-mail : rnt.helpdesk@linkintime.co.in
Website : www.linkintime.co.in

BANKERS

CANARA BANK
IDBI BANK
UNION BANK OF INDIA
PUNJAB NATIONAL BANK

36TH ANNUAL GENERAL MEETING

MONDAY, SEPTEMBER 30, 2024 AT 11:00 AM

THROUGH VIDEO CONFERENCING OR OTHER AUDIO VISUAL MEANS

HUBTOWN LIMITED

NOTICE OF 36TH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT THE THIRTY SIXTH ANNUAL GENERAL MEETING (“THE AGM / THE MEETING”) OF THE MEMBERS OF HUBTOWN LIMITED WILL BE HELD ON MONDAY, SEPTEMBER 30, 2024 AT 11:00 A.M. (IST) THROUGH VIDEO CONFERENCING / OTHER AUDIO VISUAL MEANS TO TRANSACT THE FOLLOWING BUSINESS:

ORDINARY BUSINESS:

1. To receive, consider and adopt:
 - (a) the Audited Standalone Financial Statements of the Company for the financial year ended March 31, 2024 together with the Reports of the Board of Directors and the Auditors thereon; and
 - (b) the Audited Consolidated Financial Statements of the Company for the financial year ended March 31, 2024 and the Report of the Auditor's thereon.
2. To appoint a Director in place of Mr. Vyomesh M. Shah (DIN: 00009596), who retires by rotation and being eligible, offers himself for re-appointment.

SPECIAL BUSINESS:

3. **RATIFICATION OF REMUNERATION PAYABLE TO THE COST AUDITOR'S OF THE COMPANY FOR THE FINANCIAL YEAR 2024-2025:**

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 amendment(s) or modification(s) or re-enactment(s) thereof, for the time being in force), the remuneration of the Cost Auditor, M/s. Shekhar Joshi & Co., Cost Accountants (Firm Registration No. 100448), of ₹ 1,50,000/- (Rupees One Lakh Fifty Thousand only) plus applicable tax and reimbursement of out-of-pocket expenses to conduct the audit of the cost records of the Company for the financial year ending March 31, 2025, as recommended by the Audit and Compliance Committee and approved by the Board of Directors, be and is hereby ratified and approved.

RESOLVED FURTHER THAT the Board of Directors and/or Key Managerial Personnel of the Company be and are hereby authorized to do all such acts, deeds, matters and things as may be deemed necessary, desirable, proper or expedient for the purpose of giving effect to the above resolution.”

4. **RE-APPOINTMENT OF MR. HEMANT M. SHAH AS A WHOLE-TIME DIRECTOR DESIGNATED AS AN EXECUTIVE CHAIRMAN OF THE COMPANY AND APPROVAL FOR REMUNERATION PAYABLE TO HIM:**

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

“RESOLVED THAT pursuant to the provisions of Sections 2(94), 196, 197, 198, 203 read with Schedule V and all other applicable provisions, if any, of the Companies Act, 2013 (“Act”), and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, (including any statutory modification(s) or re-enactment thereof for the time being in force), as amended from time to time and pursuant to Regulation 17 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as amended from time to time (“Regulations”), based on the recommendation of the Nomination and Remuneration Committee, consent of the members of the Company be and is hereby accorded to the re-appointment of Mr. Hemant M. Shah [DIN : 00009659] as Whole-time Director designated as an Executive Chairman of the Company, who has attained the age of 70 years, for a period of three years, with effect from January 1, 2025 to December 31, 2027, on the terms and conditions including remuneration as set out in the Statement annexed hereto, with authority to the Board of Directors (hereinafter referred to as the “Board” which term shall be deemed to include the Nomination and Remuneration Committee of the Board) to alter and vary the terms and conditions of the said re-appointment and/or remuneration as it may deem fit and as may be acceptable to Mr. Hemant M. Shah;

RESOLVED FURTHER THAT approval of members of the Company be and is hereby accorded for payment of annual remuneration to Mr. Hemant M. Shah as Whole-time Director designated as an Executive Chairman of the Company, together with other executive director who is promoter of the Company, exceeding 5% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013 or any statutory modification(s) or re-enactment(s) thereof.

RESOLVED FURTHER THAT where in any financial year, the Company has no profits or its profits are inadequate, the remuneration including the perquisites and other allowances as set out in the explanatory statement shall be paid/payable to Mr. Hemant M. Shah, Executive Chairman and Whole-time Director, subject to the applicable provisions of Schedule V of the Companies Act, 2013.

RESOLVED FURTHER THAT the aggregate of the remuneration, perquisites and other allowances as set out in the explanatory statement may exceed the limit from time to time under Section 197, Section 198 and other applicable provisions of the Act and Rules made thereunder, read with Schedule V of the said Act or any statutory modification(s) or re-enactment thereof, for the time being in force, or otherwise as may be permissible under the Law.

NOTICE (CONTD.)

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to do all such acts, deeds, matters and things as may be considered necessary, desirable or expedient to give effect to this resolution."

5. **RE-APPOINTMENT OF MR. VYOMESH SHAH AS A MANAGING DIRECTOR OF THE COMPANY AND APPROVAL FOR REMUNERATION PAYABLE TO HIM:**

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

"RESOLVED THAT pursuant to the provisions of Sections 2(54), 196, 197, 198, 203 read with Schedule V and all other applicable provisions, if any, of the Companies Act, 2013 ("Act"), and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, (including any statutory modification(s) or re-enactment thereof for the time being in force), as amended from time to time and pursuant to Regulation 17 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 as amended from time to time ("Regulations"), based on the recommendation of the Nomination and Remuneration Committee, consent of the members of the Company be and is hereby accorded to the re-appointment of Mr. Vyomesh M. Shah [DIN : 00009596] as Managing Director of the Company for a period of three years, with effect from January 1, 2025 to December 31, 2027, on the terms and conditions including remuneration as set out in the Statement annexed hereto, with authority to the Board of Directors (hereinafter referred to as the "Board" which term shall be deemed to include the Nomination and Remuneration Committee of the Board) to alter and vary the terms and conditions of the said re-appointment and/or remuneration as it may deem fit and as may be acceptable to Mr. Vyomesh M. Shah;

RESOLVED FURTHER THAT approval of members of the Company be and is hereby accorded for payment of annual remuneration to Mr. Vyomesh M. Shah as Managing Director of the Company, together with other executive director who is promoter of the Company, exceeding 5% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013 or any statutory modification(s) or re-enactment(s) thereof;

RESOLVED FURTHER THAT where in any financial year, the Company has no profits or its profits are inadequate, the remuneration including the perquisites and other allowances as set out in the explanatory statement shall be paid/payable to Mr. Vyomesh M. Shah, Managing Director, subject to the applicable provisions of Schedule V of the Companies Act, 2013.

RESOLVED FURTHER THAT the aggregate of the remuneration, perquisites and other allowances as set out in the explanatory statement for any financial year may exceed the limit from time to time under Section 197, Section 198 and other applicable provisions of the Act and Rules made thereunder, read with Schedule V of the said Act or any statutory modification(s) or re-enactment thereof, for the time being in force, or otherwise as may be permissible under the Law.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to do all such acts, deeds, matters and things as may be considered necessary, desirable or expedient to give effect to this resolution."

6. **PAYMENT OF COMMISSION TO NON-EXECUTIVE DIRECTORS:**

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 Sections 197, 198 and other applicable provisions, if any, of the Companies Act, 2013 read with Schedule V to the said Act and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force), and Regulation 17(6) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, consent of the members be and is hereby accorded to the payment and distribution of a sum not exceeding 1% of the net profit of the Company calculated in accordance with the provisions of Section 198 of the Act, subject to a maximum amount of ₹ 20,00,000/- (Rupees Twenty Lakh only) per financial year for three financial years commencing from 2024-2025 to 2026-2027, by way of commission to the Non-Executive Directors of the Company in such proportion as may be decided by the Board of Directors from time to time;

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to do all such acts, deeds, matters and things as may be considered necessary, desirable or expedient to give effect to this resolution."

7. **APPROVAL OF MATERIAL TRANSACTIONS WITH RELATED PARTIES UNDER THE COMPANIES ACT, 2013 AND THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015:**

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 sections 2(76), 177, 188 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act") read with rules framed thereunder (including any statutory modification(s) or re-enactment thereof for the time being in force), Regulations 2(1)(zc), 23(4) and other applicable Regulations, if any, of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), as amended from time to time, and any other applicable provisions including any statutory modifications and amendments to each of the foregoing, and applicable notifications, clarifications, circulars, rules and regulations issued by Central Government or any governmental or statutory authorities, the Memorandum and Articles of Association of the Company and subject to such approval(s), consent(s) and/or permission(s), as may be required, including such conditions and modification as may be prescribed or imposed while granting such approvals, consents, permissions, the Company's policy on related party transactions and pursuant to the approval of the Audit and Compliance Committee and the Board of Directors of the Company (hereinafter referred to as the "Board", which term shall be deemed to include any committee constituted / to be constituted by the Board), the approval of the members be and is hereby accorded to the Company to enter / continue to enter into material Related Party Transaction(s) / Contract(s) / Arrangement(s) / Agreement(s) (whether by way of an individual transaction or transaction taken together or series of transactions or otherwise) including material modifications thereof, with entities falling within the definition of 'Related Parties' under section 2(76) of the Act and Regulation 2(1)(zb) of the Listing Regulations from the

NOTICE (CONTD.)

Financial Year 2024-2025 and onwards for each Financial Year upto the maximum amount per annum as per details provided hereunder, on such terms and conditions as may be mutually agreed upon between the Company and the related party(ies):

MAXIMUM VALUE PER EACH TYPE OF CONTRACT/TRANSACTION/ARRANGEMENT INTER-CHANGEABLE PER ANNUM W.E.F. APRIL 1, 2024

Transactions as defined under the Companies Act, 2013 / the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015		
Name of the Related Parties	Nature of Transactions	Amount (₹ in Crores)
A. SUBSIDIARIES		
Akruti Safeguard Systems Private Limited	1) Making investment in securities / capital contribution;	
Citywood Builders Private Limited	2) Making loans / business advances / inter-corporate deposits;	25
Citygold Education Research Limited		50
Diviniti Projects Private Limited	3) Providing corporate guarantees / securities / collaterals for funds/loans availed;	500
Gujarat Akruti-TCG Biotech Limited		25
Joynest Premises Private Limited	4) Leasing of property of any kind;	50
Vishal Techno Commerce Limited	5) Availing / rendering of services;	500
Yantti Buildcon Private Limited	6) Sale/Purchase/Supply of goods and material;	100
Rubix Trading Private Limited	7) Selling of otherwise disposing of or buying property of any kind including FSI / TDRs; and	50
Vama Housing Limited		400
Vega Developers Private Limited	8) Any other transfer of resources / services or obligations	25
Vinca Developers Private Limited		100
Rare Townships Private Limited		100
		600
B. ASSOCIATES		
Giraffe Developers Private Limited		500
Hubtown Bus Terminal (Adajan) Private Limited		100
Hubtown Bus Terminal (Ahmedabad) Private Limited		100
Hubtown Bus Terminal (Mehsana) Private Limited		100
Hubtown Bus Terminal (Vadodara) Private Limited		100
Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)		1500
Sunstream City Private Limited		950
Shubhsiddhi Builders Private Limited		50
C. JOINT VENTURES		
Akruti GM Joint Venture		100
D. OTHERS		
Rising Glory Developers		300
Wellgroomed Venture		50
Mr. Rushank V. Shah		50
Buildbyte. Com. (India) Private Limited		50
Citygold Management Services Private Limited		50
Powersoft IT Private Limited		50
Akruti Star Maintenance Private Limited		25
Akruti Nirman Private Limited		100
Diviniti Realty Private Limited		100
Saicharan Consultancy Private Limited		300
Helictite Residency Private Limited		50

RESOLVED FURTHER THAT the Board of Directors (including the Audit and Compliance Committee of the Company and /or any duly constituted / to be constituted Committee of Directors thereof to exercise its powers including powers conferred under this resolution) be and is hereby authorized on behalf of the Company to do all such acts, deeds, things, and matters, including sub-delegation of all, or any of these powers, as may be required or are necessary to give effect to these resolutions or as otherwise considered by the Board of Directors (including any Committee(s) thereof) to be in the best interest of the Company and its members, including any negotiations, finalizations, amendments, supplements or modifications to the agreements, deeds, letters, undertakings and any other documents in relation to the above transactions, as applicable or appropriate, to carry out and complete the above contracts / arrangements / transactions, and in relation to the above transactions, to sign, execute, amend, deliver and terminate any agreements, memoranda, documents, letters, deeds or instruments as may be required in this regard,

NOTICE (CONTD.)

as well as any amendments, modifications, supplements or terminations to documents, including to appoint any advisers, valuers, experts or other persons and to do all such acts, deeds, matters and things as it may, in its discretion, deem necessary, proper or desirable for such purpose, and to make any filings, furnish any returns or submit any other documents to any regulatory or governmental authorities as may be required, and to settle any question, difficulty or doubt and further to do or cause to be done all such acts, deeds, matters and things and to negotiate, finalize and execute all agreements, documents, papers, instruments and writings as it may deem necessary, proper, desirable or expedient and to give such directions and/or instructions as it may deem fit from time to time, to decide and to accept and give effect to such modifications, adjustments, changes, variations, alterations, deletions and/or additions as regards the terms and conditions as may be required, without being required to seek further consent or approval of the members of the Company or otherwise to the end and intent that the members of the Company shall be deemed to have given their approval thereto expressly by the authority of this resolution;

RESOLVED FURTHER THAT the Board be and is hereby authorised to delegate all or any of the powers conferred on it by or under this resolution to any Committee of Directors or to any Director or any other officer(s) of the Company as it may consider appropriate in order to give effect to this resolution;

RESOLVED FURTHER THAT all actions taken by the Board in connection with any matter referred to or contemplated in respect of the aforesaid resolution be and are hereby approved, ratified and confirmed in all respect."

8. **APPROVAL FOR MATERIAL RELATED PARTY TRANSACTION(S) TO WHICH THE SUBSIDIARY(IES) OF THE COMPANY IS A PARTY BUT THE COMPANY IS NOT PARTY, AS REQUIRED UNDER REGULATIONS 23(2) AND 23(4) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015:**

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 23(2) and 23(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), as amended from time to time, and any other applicable provisions of the Listing Regulations including any statutory modifications and amendments to each of the foregoing, and applicable notifications, clarifications, circulars, rules and regulations issued by Central Government or any governmental or statutory authorities, the Memorandum and Articles of Association of the Company and subject to such approval(s), consent(s) and/or permission(s), as may be required, including such conditions and modification as may be prescribed or imposed while granting such approvals, consents, permissions, the Company's policy on related party transactions and pursuant to the approval of the Audit and Compliance Committee and the Board of Directors of the Company (hereinafter referred to as the **"Board"**, which term shall be deemed to include any committee constituted / to be constituted by the Board), the approval of the members of the Company be and is hereby accorded to the following subsidiaries of the Company to enter / continue to enter into material Related Party Transaction(s) / Contract(s) / Arrangement(s) / Agreement(s) (whether by way of an individual transaction or transaction taken together or series of transactions or otherwise and which term includes material modification to the already entered related party transactions) with any other related parties of subsidiary(ies) and/ or with the related party(ies) of the Company and/ or with any other party whereby the purpose and effect of the transaction benefits the related party of the Company or any of the subsidiary(ies) falling within the definition of 'Related Parties' under Regulation 2(1)(zb) of the Listing Regulations, to which the following subsidiary(ies) of the Company is a party but the Company is not a party to that transaction(s) from the Financial Year 2024-2025 and onwards for each Financial Year upto the maximum amount per annum (which maximum amount excludes any specific approval granted under Regulation 23(2) of the Listing Regulations) as per details provided hereunder, on such terms and conditions as may be mutually agreed upon between the related party(ies):

Transactions as defined under the Companies Act, 2013 / the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015		
Name of the Subsidiaries	Nature of Transactions	Amount (₹ in Crores)
Ackruti Safeguard Systems Private Limited	1) Making investment in securities / capital contribution;	25
Citywood Builders Private Limited	2) Making loans / business advances / inter-corporate deposits;	50
Citygold Education Research Limited	3) Providing corporate guarantees / securities / collaterals for funds/loans availed;	500
Diviniti Projects Private Limited		25
Gujarat AkruTi-TCG Biotech Limited	4) Leasing of property of any kind;	50
Joynest Premises Private Limited	5) Availing / rendering of services;	500
Vishal Techno Commerce Limited		100
Yantti Buildcon Private Limited	6) Sale/Purchase/Supply of goods and material;	50
Rubix Trading Private Limited	7) Selling of otherwise disposing of or buying property of any kind including FSI / TDRs; and	400
Vama Housing Limited		25
Vega Developers Private Limited	8) Any other transfer of resources / services or obligations	100
Vinca Developers Private Limited		100
Rare Townships Private Limited		300

NOTICE (CONTD.)

RESOLVED FURTHER THAT the Board of Directors (including the Audit and Compliance Committee of the Company and /or any duly constituted / to be constituted Committee of Directors thereof to exercise its powers including powers conferred under this resolution) be and is hereby authorized on behalf of the Company to do all such acts, deeds, things, and matters, including sub-delegation of all, or any of these powers, as may be required or are necessary to give effect to these resolutions or as otherwise considered by the Board of Directors (including any Committee(s) thereof) to be in the best interest of the Company and its members and to settle any question, difficulty or doubt and further to do or cause to be done all such acts, deeds, matters and things and to decide, accept and give effect to such modifications, adjustments, changes, variations, alterations, deletions and/or additions as regards the terms and conditions as may be required, without being required to seek further consent or approval of the members of the Company or otherwise to the end and intent that the members of the Company shall be deemed to have given their approval thereto expressly by the authority of this resolution;

RESOLVED FURTHER THAT the Board be and is hereby authorised to delegate all or any of the powers conferred on it by or under this resolution to any Committee of Directors or to any Director or any other officer(s) of the Company as it may consider appropriate in order to give effect to this resolution;

RESOLVED FURTHER THAT all actions taken by the Board in connection with any matter referred to or contemplated in respect of the aforesaid resolution be and are hereby approved, ratified and confirmed in all respect."

By Order of the Board of Directors
For **Hubtown Limited**

Sadanand Lad

Company Secretary

Membership No. : A19899

Place : Mumbai

Date : May 24, 2024

Notes:

1. The Ministry of Corporate Affairs ('MCA') has vide its General Circular Nos. 14/2020 dated April 8, 2020 and 17/2020 dated April 13, 2020, in relation to "Clarification on passing ordinary and special resolutions by companies under the Companies Act, 2013 and the rules made thereunder on account of the threat posed by COVID-19", General Circular Nos. 20/2020 dated May 5, 2020, 10/2022 dated December 28, 2022 and subsequent circulars issued in this regard, the latest being 09/2023 dated September 25, 2023 in relation to "Clarification on holding Annual General Meeting (AGM) through Video Conferencing (VC) or Other Audio Visual Means (OAVM)", (collectively referred to as "MCA Circulars") permitted the holding of the AGM through VC/OAVM, without the physical presence of the Members at a common venue. In compliance with the MCA Circulars, the 36th AGM of the Company is being held through VC/OAVM and consequently no attendance slip is enclosed with this notice. The registered office of the Company shall be deemed to be the venue for the AGM.
2. In compliance with the provisions of the Companies Act, 2013 ('Act'), the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations'), MCA Circulars and SEBI Circulars, the **AGM of the Company is being held through VC/OAVM on Monday, September 30, 2024 at 11:00 a.m. IST.** The procedure for participating in the meeting through VC/OAVM is explained at Note No. 20 below and is also available on the website of the Company at www.hubtown.co.in. The Registered Office of the Company shall be deemed to be the venue for the AGM.
3. The Company has appointed Link Intime India Private Limited, Registrar and Transfer Agents ('RTA') of the Company, to provide VC/OVAM facility for the AGM of the Company.
4. A Statement pursuant to Section 102 of the Act in respect of business under item Nos. 3 to 8 of the Notice of the meeting is annexed hereto. Also, relevant details in respect of the Directors seeking re-appointment/appointment at the AGM, in terms of Regulations 36(3) of the SEBI Listing Regulations and Clause 1.2.5 of Secretarial Standard – 2 on General Meetings are also annexed to this Notice.
5. Since this AGM is being held pursuant to the aforesaid 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 Proxy Form, Attendance Slip and Route Map are not annexed to this Notice.
6. Institutional/Corporate members (i.e. other than individuals/HUF, NRI, etc.) are required to send a certified scanned copy (PDF/JPG Format) of its Board or governing body Resolution/Authorization, etc., authorizing its representative to attend the AGM through VC/OAVM on its behalf and to vote through remote e-voting. The said resolution/authorization shall be sent to the Scrutinizer by e-mail through their registered e-mail address to the Company at investorcell@hubtown.co.in and to its Registrar and Transfer Agent (RTA) at instameet@linkintime.co.in.

NOTICE (CONTD.)

7. The members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the meeting by following the procedure mentioned herein below in the Notice. The facility of participation at the AGM through VC/OAVM will be made available for 1,000 members on 'first come first serve' basis. This will not include large members (i.e. members holding 2% or more), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit and Compliance Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors, etc. who are allowed to attend the AGM without restriction on account of 'first come first serve' basis.
8. Member attending the AGM through VC/OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.
9. Members may please note that SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated January 25, 2022 has mandated the listed companies to issue securities in dematerialized form only while processing service requests, viz., Issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/exchange of securities certificate; endorsement; sub-division/splitting of securities certificate; consolidation of securities certificates/folios; transmission and transposition. Accordingly, Members are requested to make service requests by submitting a duly filled and signed Form ISR-4. The said form can be downloaded from the Company's website under [Investor resources](#) at <https://www.hubtown.co.in>. It may be noted that any service request can be processed only after the folio is KYC Compliant.
10. SEBI vide its notification dated January 24, 2022 has amended Regulation 40 of SEBI Listing Regulations and 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 dematerialization, Members are advised to dematerialize the shares held by them in physical form. Members can contact the Company or Company's RTA, Link Intime India Private Limited for assistance in this regard.
11. The Register of Members and Share Transfer books of the Company will remain closed from Saturday, September 21, 2024 to Monday, September 30, 2024 (both days inclusive), for the purpose of AGM.
12. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, the Register of Contracts or Arrangements in which the Directors are interested maintained under Section 189 of the Act and all other documents referred to in the Notice will be available electronically for inspection by the members without any fee from the date of circulation of this Notice upto the date of AGM i.e. September 30, 2024. Members seeking to inspect such documents can send an e-mail to investorcell@hubtown.co.in.
13. Members holding shares in physical mode and who have not updated their email addresses with the Company are requested to update their email addresses by writing to the RTA of the Company or to the Company at investorcell@hubtown.co.in along with the copy of the signed request letter mentioning the name and address of the member, self-attested copy of the PAN card, and self-attested copy of any document (e.g.: Aadhaar Card, Driving License, Election Identity Card, Passport) in support of the address of the member. Members holding shares in dematerialised mode are requested to register/update their email addresses with the relevant Depository Participants. In case of any queries/difficulties in registering the e-mail address, members may write to the Company's RTA or to the Company at investorcell@hubtown.co.in.
14. Pursuant to the provisions of Sections 101 and 136 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014 and in terms of Regulation 36 of the SEBI Listing Regulations, 2015, as amended, electronic copy of the Notice and Annual Report 2023-24 is being sent to the members whose e-mail IDs are registered with the Company/Depository Participant(s) (in case of shares held in demat form) or with Link Intime India Private Limited (in case of shares held in physical form).

In accordance with the aforesaid MCA Circulars and Circular Nos. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated January 12, 2020, SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated January 15, 2021, SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022, SEBI/HO/CFD/PoD-2/ P/CIR/2023/4 dated January 5, 2023 and SEBI/HO/CFD/PoD-2/ P/CIR/2023/167 dated October 7, 2023 issued by Securities Exchange Board of India (collectively referred to as "SEBI Circulars"), the Notice of the AGM along with the integrated Annual Report for FY 2023-2024 is being sent by electronic mode to those Members whose e-mail addresses are registered with the Company/National Securities Depository Limited ("NSDL")/ Central Depository Services (India) Limited ("CDSL"), collectively "depositories" and Registrar and Transfer Agent. Members may also note that the Notice of the Meeting and the Annual Report 2023-24 will be available on the Company's website www.hubtown.co.in, 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.
15. As per the provisions of Section 72 of the Act, the facility for making nomination is available for 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. The said form can be downloaded from the Company's website www.hubtown.co.in. Members are requested to submit the said details to their Depository Participants in case the shares are held by them in electronic form and to the Company's RTA in case the shares are held in physical form, quoting their folio number.
16. To prevent fraudulent transactions, Members are advised to exercise due diligence and notify the Company any change in the address or demise of any Member as soon as possible. Members are also advised to not leave their demat account(s) dormant for long. Periodic statement of holdings should be obtained from the concerned Depository Participant and holdings should be verified from time to time.
17. SEBI has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in dematerialized form are, therefore, requested to submit their PAN to the Depository Participants with whom they maintain their demat accounts. Members holding shares in physical form should submit their PAN to the Company at investorcell@hubtown.co.in or the Company's RTA.

NOTICE (CONTD.)

18. In case of joint holders, those members 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 at the AGM.
19. In compliance with the provisions of Section 108 of the Act and the Rules framed thereunder, the members are provided with the facility to cast their vote electronically, through the e-voting services provided by Link Intime India Private Limited (LI IPL), on all resolutions set forth in this Notice.
20. **Information and other instructions relating to e-voting are as under:**
 - i. In compliance with the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended), Regulation 44 of Listing Regulations (as amended), MCA Circulars and SEBI Circulars, the Company is pleased to provide the members, the facility to exercise their right to vote at the AGM by electronic means and the business may be transacted through e-voting Services. The facility of casting the votes by the members using an electronic voting system from a place other than venue of the AGM ("remote e-voting") will be provided by Link Intime India Private Limited (LI IPL).
The facility for e-voting shall also be made available at the AGM and the members attending the AGM who have not cast their vote by remote e-voting shall be able to exercise their right at the meeting through e-voting.
 - ii. Members whose names are recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date i.e. **Friday, September 20, 2024**, shall be entitled to avail the facility of remote e-voting as well as e-voting system on the date of the AGM. Any recipient of the Notice, who has no voting rights as on the cut-off date, shall treat this Notice as intimation only.
 - iii. A person who has acquired shares and has become a member of the Company after the dispatch of the Notice of the AGM but prior to the cut-off date i.e. **Friday, September 20, 2024**, shall be entitled to exercise his/her vote either electronically i.e. remote e-voting or e-voting system on the date of the AGM by following the procedure mentioned in this part.
 - iv. The remote e-voting period starts on **Tuesday, September 24, 2024 (9.00 a.m. IST)** and ends on **Sunday, September 29, 2024 (5.00 p.m. IST)**. Remote e-voting shall be disabled by Link Intime at 5:00 p.m. on Sunday, September 29, 2024 and members shall not be allowed to vote through remote e-voting thereafter. The procedure to login to e-voting website consists of two steps as detailed hereunder.
 - v. Once the vote on a resolution is cast by the member, he/she shall not be allowed to change it subsequently or cast the vote again.
 - vi. The Member(s) 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.
 - vii. The voting rights of the members shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date i.e. Friday, September 20, 2024.
 - viii. The Board of Directors of the Company has appointed Mr. Mihen Halani, Proprietor of M/s. Mihen Halani & Associates, Practicing Company Secretaries as Scrutinizer to scrutinise the voting process, in a fair and transparent manner. The Company has engaged the services of Link Intime India Private Limited, Registrar and Share Transfer Agents (RTA) of the Company as the agency to provide e-voting facility.

INSTRUCTIONS FOR REMOTE E-VOTING:

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

Individual Shareholders holding securities in demat mode with NSDL:-

METHOD 1 – If registered with NSDL IDeAS facility

Users who have registered for NSDL IDeAS facility:

- a) Visit URL: <https://eservices.nsdl.com> and click on "Beneficial Owner" icon under "Login".
- b) Enter user id and password. Post successful authentication, click on "Access to e-voting".
- c) Click on "LINKINTIME" or "evoting link displayed alongside Company's Name" and you will be redirected to Link Intime InstaVote website for casting the vote during the remote e-voting period.

OR

User not registered for IDeAS facility:

- a) To register, visit URL: <https://eservices.nsdl.com> and select "Register Online for IDeAS Portal" or click on <https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp>
- b) Proceed with updating the required fields.
- c) Post registration, user will be provided with Login ID and password.
- d) After successful login, click on "Access to e-voting".
- e) Click on "LINKINTIME" or "evoting link displayed alongside Company's Name" and you will be redirected to Link Intime InstaVote website for casting the vote during the remote e-voting period.

NOTICE (CONTD.)

METHOD 2 – By directly visiting the e-voting website of NSDL:

- a) Visit URL: <https://www.evoting.nsdl.com/>
- b) Click on the “Login” tab available under ‘Shareholder/Member’ section.
- c) Enter User ID (i.e., your sixteen-digit demat account number held with NSDL), Password/OTP and a Verification Code as shown on the screen.
- d) Post successful authentication, you will be re-directed to NSDL depository website wherein you can see “Access to e-voting”.
- e) Click on “LINKINTIME” or “evoting link displayed alongside Company’s Name” and you will be redirected to Link Intime InstaVote website for casting the vote during the remote e-voting period.

Individual Shareholders holding securities in demat mode with CDSL:

METHOD 1 – From Easi/Easiest

Users who have registered/ opted for Easi/Easiest

- a) Visit URL: <https://web.cdslindia.com/myeasinew/home/login> or www.cdslindia.com.
- b) Click on New System Myeasi
- c) Login with user id and password
- d) After successful login, user will be able to see e-voting menu. The menu will have links of e-voting service providers i.e., LINKINTIME, for voting during the remote e-voting period.
- e) Click on “LINKINTIME” or “evoting link displayed alongside Company’s Name” and you will be redirected to Link Intime InstaVote website for casting the vote during the remote e-voting period.

OR

Users not registered for Easi/Easiest

- a) To register, visit URL: <https://web.cdslindia.com/myeasinew/Registration/EasiRegistration>
- b) Proceed with updating the required fields.
- c) Post registration, user will be provided Login ID and password.
- d) After successful login, user able to see e-voting menu.
- e) Click on “LINKINTIME” or “evoting link displayed alongside Company’s Name” and you will be redirected to Link Intime InstaVote website for casting the vote during the remote e-voting period.

METHOD 2 – By directly visiting the e-voting website of CDSL.

- a) Visit URL: <https://www.cdslindia.com/>
- b) Go to e-voting tab.
- c) Enter Demat Account Number (BO ID) and PAN No. and click on “Submit”.
- d) System will authenticate the user by sending OTP on registered Mobile and Email as recorded in Demat Account
- e) After successful authentication, click on “LINKINTIME” or “evoting link displayed alongside Company’s Name” and you will be redirected to Link Intime InstaVote website for casting the vote during the remote e-voting period.

Individual Shareholders (holding securities in demat mode) login through their depository participants:

Individual shareholders can also login using the login credentials of your demat account through your depository participant registered with NSDL/CDSL for e-voting facility.

- a) Login to DP website
- b) After Successful login, members shall navigate through “e-voting” tab under Stocks option.
- c) Click on e-voting option, members will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-voting menu.
- d) After successful authentication, click on “LINKINTIME” or “evoting link displayed alongside Company’s Name” and you will be redirected to Link Intime InstaVote website for casting the vote during the remote e-voting period.

NOTICE (CONTD.)

Login method for Individual shareholders holding securities in physical form/ Non-Individual Shareholders holding securities in demat mode is given below:

Individual Shareholders of the company, holding shares in physical form / Non-Individual Shareholders holding securities in demat mode as on the cut-off date for e-voting may register for e-Voting facility of Link Intime as under:

1. Visit URL: <https://instavote.linkintime.co.in>
2. Click on **"Sign Up"** under **'SHARE HOLDER'** tab and register with your following details: -
 - A. **User ID:** Shareholders holding shares in physical form shall provide Event No + Folio Number registered with the Company. Shareholders holding shares in NSDL demat account shall provide 8 Character DP ID followed by 8 Digit Client ID; Shareholders holding shares in CDSL demat account shall provide 16 Digit Beneficiary ID.
 - B. **PAN:** Enter your 10-digit Permanent Account Number (PAN) (Shareholders who have not updated their PAN with the Depository Participant (DP)/ Company shall use the sequence number provided to you, if applicable.
 - C. **DOB/DOI:** Enter the Date of Birth (DOB) / Date of Incorporation (DOI) (As recorded with your DP / Company - in DD/MM/YYYY format)
 - D. **Bank Account Number:** Enter your Bank Account Number (last four digits), as recorded with your DP/Company.
 - *Shareholders holding shares in **physical form** but have not recorded 'C' and 'D', shall provide their Folio number in 'D' above*
 - *Shareholders holding shares in **NSDL form**, shall provide 'D' above*
 - ▶ Set the password of your choice (The password should contain minimum 8 characters, at least one special Character (@!#\$%&*), at least one numeral, at least one alphabet and at least one capital letter).
 - ▶ Click "confirm" (Your password is now generated).
3. Click on 'Login' under **'SHARE HOLDER'** tab.
4. Enter your User ID, Password and Image Verification (CAPTCHA) Code and click on **'Submit'**.

Cast your vote electronically:

1. After successful login, you will be able to see the notification for e-voting. Select **'View'** icon.
2. E-voting page will appear.
3. Refer the Resolution description and cast your vote by selecting your desired option **'Favour / Against'** (If you wish to view the entire Resolution details, click on the **'View Resolution'** file link).
4. After selecting the desired option i.e. Favour / Against, click on **'Submit'**. A confirmation box will be displayed. If you wish to confirm your vote, click on **'Yes'**, else to change your vote, click on **'No'** and accordingly modify your vote.

Guidelines for Institutional shareholders ("Corporate Body/ Custodian / Mutual Fund"):

STEP 1 – Registration

- a) Visit URL: <https://instavote.linkintime.co.in>
- b) Click on Sign up under "Corporate Body/ Custodian/Mutual Fund"
- c) Fill up your entity details and submit the form.
- d) A declaration form and organization ID is generated and sent to the Primary contact person email ID (which is filled at the time of sign up at Sr. No. 2 above). The said form is to be signed by the Authorised Signatory, Director, Company Secretary of the entity & stamped and sent to insta.vote@linkintime.co.in.
- e) Thereafter, Login credentials (User ID; Organisation ID; Password) will be sent to Primary contact person's email ID.
- f) While first login, entity will be directed to change the password and login process is completed.

NOTICE (CONTD.)

STEP 2 – Investor Mapping

- a) Visit URL: <https://instavote.linkintime.co.in> and login with credentials as received in Step 1 above.
- b) Click on “Investor Mapping” tab under the Menu Section
- c) Map the Investor with the following details:
 - a. ‘Investor ID’ -
 - i. *Members holding shares in NSDL demat account shall provide 8 Character DP ID followed by 8 Digit Client ID i.e., IN00000012345678*
 - ii. *Members holding shares in CDSL demat account shall provide 16 Digit Beneficiary ID.*
 - b. ‘Investor’s Name - Enter full name of the entity.
 - c. ‘Investor PAN’ - Enter your 10-digit PAN issued by Income Tax Department.
 - d. ‘Power of Attorney’ - Attach Board resolution or Power of Attorney. File Name for the Board resolution/Power of Attorney shall be – DP ID and Client ID. Further, Custodians and Mutual Funds shall also upload specimen signature card.
- d) Click on Submit button and investor will be mapped now.
- e) The same can be viewed under the “Report Section”.

STEP 3 – Voting through remote e-voting.

The corporate shareholder can vote by two methods, once remote e-voting is activated:

METHOD 1 - VOTES ENTRY

- a) Visit URL: <https://instavote.linkintime.co.in> and login with credentials as received in Step 1 above.
- b) Click on ‘Votes Entry’ tab under the Menu section.
- c) Enter Event No. for which you want to cast vote. Event No. will be available on the home page of Instavote before the start of remote voting.
- d) Enter ‘16-digit Demat Account No.’ for which you want to cast vote.
- e) Refer the Resolution description and cast your vote by selecting your desired option ‘Favour / Against’ (If you wish to view the entire Resolution details, click on the ‘**View Resolution**’ file link).
- f) After selecting the desired option i.e., Favour / Against, click on ‘Submit’.
- g) A confirmation box will be displayed. If you wish to confirm your vote, click on ‘Yes’, else to change your vote, click on ‘No’ and accordingly modify your vote. (Once you cast your vote on the resolution, you will not be allowed to modify or change it subsequently).

OR

VOTES UPLOAD:

- a) Visit URL: <https://instavote.linkintime.co.in> and login with credentials as received in Step 1 above.
- b) You will be able to see the notification for e-voting in inbox.
- c) Select ‘**View**’ icon for ‘**Company’s Name / Event number**’. E-voting page will appear.
- d) Download sample vote file from ‘Download Sample Vote File’ option.
- e) Cast your vote by selecting your desired option ‘Favour / Against’ in excel and upload the same under ‘Upload Vote File’ option.
- f) Click on ‘Submit’. ‘Data uploaded successfully’ message will be displayed. (Once you cast your vote on the resolution, you will not be allowed to modify or change it subsequently).

Helpdesk:

Helpdesk for Individual Shareholders holding securities in physical mode/ Institutional shareholders:

Shareholders facing any technical issue in login may contact Link Intime INSTAVOTE helpdesk by sending a request at enotices@linkintime.co.in or contact on: - Tel: 022 – 4918 6000.

NOTICE (CONTD.)

Helpdesk for Individual Shareholders holding securities in demat mode:

Individual Shareholders holding securities in demat mode may contact the respective helpdesk 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 : 022 - 4886 7000 and 022 - 2499 7000
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 toll free no. 1800 22 55 33

Forgot Password:

Individual Shareholders holding securities in Physical mode has forgotten the password:

If an Individual Shareholders holding securities in Physical mode has forgotten the USER ID [Login ID] or Password or both then the shareholder can use the "Forgot Password" option available on the e-Voting website of Link Intime: <https://instavote.linkintime.co.in>

- Click on 'Login' under 'SHARE HOLDER' tab and further Click 'forgot password?'
- Enter User ID, select Mode and Enter Image Verification code (CAPTCHA). Click on "SUBMIT".

In case a shareholder is having valid email address, Password will be sent to his / her registered e-mail address. Shareholders can set the password of his/ her choice by providing the information about the particulars of the Security Question and Answer, PAN, DOB/DOI, Bank Account Number (last four digits) etc. as mentioned above. The password should contain minimum 8 characters, at least one special character (@!#\$%&), at least one numeral, at least one alphabet and at least one capital letter.*

User ID for Shareholders holding shares in Physical Form (i.e. Share Certificate): Your User ID is Event No + Folio Number registered with the Company

User ID for Shareholders holding shares in NSDL demat account is 8 Character DP ID followed by 8 Digit Client ID

User ID for Shareholders holding shares in CDSL demat account is 16 Digit Beneficiary ID

Institutional shareholders ("Corporate Body/ Custodian/Mutual Fund") has forgotten the password:

If a Non-Individual Shareholders holding securities in demat mode has forgotten the USER ID [Login ID] or Password or both then the shareholder can use the "Forgot Password" option available on the e-Voting website of Link Intime: <https://instavote.linkintime.co.in>

- Click on 'Login' under 'Corporate Body/ Custodian/Mutual Fund' tab and further Click 'forgot password?'
- Enter User ID, Organization ID and Enter Image Verification code (CAPTCHA). Click on "SUBMIT".

In case a shareholder is having valid email address, Password will be sent to his / her registered e-mail address. Shareholders can set the password of his/ her choice by providing the information about the particulars of the Security Question and Answer, PAN, DOB/DOI, Bank Account Number (last four digits) etc. as mentioned above. The password should contain a minimum of 8 characters, at least one special character (@!#\$%&), at least one numeral, at least one alphabet and at least one capital letter.*

Individual Shareholders holding securities in demat mode with NSDL/ CDSL has forgotten the password:

Shareholders who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned depository/ depository participants website.

- ♣ It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- ♣ For shareholders/ members holding shares in physical form, the details can be used only for voting on the resolutions contained in this Notice.
- ♣ During the voting period, shareholders/ members can login any number of time till they have voted on the resolution(s) for a particular "Event".

Instructions for Members attending the AGM through InstaMeet:

Instructions for Members to attend the AGM through InstaMeet are as under:

- Members are entitled to attend the AGM through VC/OAVM provided by the RTA by following the below mentioned process. Facility for joining the AGM through VC/OAVM shall be open 15 minutes before the time scheduled for the AGM and shall expire 15 minutes after the scheduled time of the Meeting and will be available to the Members on first come first serve basis.

NOTICE (CONTD.)

- ii. Members are requested to participate on first come first serve basis as participation through VC/OAVM is limited and will be closed on expiry of 15 minutes from the scheduled time of the AGM. Members with >2% shareholding, Promoters, Institutional Investors, Directors, Key Managerial Personnel, Chairpersons of Audit Committee, Nomination and Remuneration Committee, Stakeholders' Relationship Committee and Auditors, etc. may be allowed to attend the Meeting without restrictions of first come first serve basis. Members may log-in and join 15 minutes prior to the scheduled time of the Meeting and window for joining shall be kept open till the expiry of 15 minutes after the scheduled time.
- iii. Members will be provided with InstaMeet facility wherein they shall register their details and attend the AGM as under:

Process and manner for attending the General Meeting through InstaMeet:

Open the internet browser and launch the URL: <https://instameet.linkintime.co.in> & Click on "Login".

- ◆ Select the "Company" and 'Event Date' and register with your following details: -
 - A. **Demat Account No. or Folio No:** Enter your 16 digit Demat Account No. or Folio No
 - Shareholders/ members holding shares in **CDSL demat account shall provide 16 Digit Beneficiary ID**
 - Shareholders/ members holding shares in **NSDL demat account shall provide 8 Character DP ID followed by 8 Digit Client ID**
 - Shareholders/ members holding shares in **physical form shall provide** Folio Number registered with the Company
 - B. **PAN:** Enter your 10-digit Permanent Account Number (PAN) (Members who have not updated their PAN with the Depository Participant (DP)/Company shall use the sequence number provided to you, if applicable.
 - C. **Mobile No.:** Enter your mobile number.
 - D. **Email ID:** Enter your email id, as recorded with your DP/Company.
- ◆ Click "Go to Meeting" (You are now registered for InstaMeet and your attendance is marked for the meeting).

Instructions for Shareholders/ Members to Speak during the General Meeting through InstaMeet:

1. Shareholders who would like to express their views/ask questions during the Meeting may register themselves as a speaker by sending their request mentioning their name, demat account number/folio number, e-mail address, mobile number at investorcell@hubtown.co.in on or before Friday, September 20, 2024 (5.00 p.m. IST)
2. Shareholders will get confirmation on first cum first basis depending upon the provision made by the client.
3. Shareholders will receive "speaking serial number" once they mark attendance for the meeting.
4. Other shareholder may ask questions to the panellist, via active chat-board during the meeting.
5. Please remember speaking serial number and start your conversation with panellist by switching on video mode and audio of your device.

Shareholders are requested to speak only when moderator of the meeting/ management will announce the name and serial number for speaking.

Instructions for Shareholders/ Members to Vote during the Annual General Meeting through InstaMeet:

Once the electronic voting is activated by the scrutinizer during the meeting, shareholders/ members who have not exercised their vote through the remote e-voting can cast the vote as under:

1. On the Shareholders VC page, click on the link for e-Voting "Cast your vote"
2. Enter your 16 digit Demat Account No. / Folio No. and OTP (received on the registered mobile number/ registered email Id) received during registration for InstaMEET and click on 'Submit'.
3. After successful login, you will see "Resolution Description" and against the same the option "Favour/ Against" for voting.
4. Cast your vote by selecting appropriate option i.e. "Favour/Against" as desired. Enter the number of shares (which represents no. of votes) as on the cut-off date under 'Favour/Against'.
5. After selecting the appropriate option i.e. Favour/Against as desired and you have decided to vote, click on "Save". A confirmation box will be displayed. If you wish to confirm your vote, click on "Confirm", else to change your vote, click on "Back" and accordingly modify your vote.
6. Once you confirm your vote on the resolution, you will not be allowed to modify or change your vote subsequently.

NOTICE (CONTD.)

Note:

Shareholders/ Members, who will be present in the General Meeting through InstaMeet 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 facility during the meeting. Shareholders/ Members who have voted through Remote e-Voting prior to the General Meeting will be eligible to attend/ participate in the General Meeting through InstaMeet. However, they will not be eligible to vote again during the meeting.

Shareholders/ Members are encouraged to join the Meeting through Tablets/ Laptops connected through broadband for better experience.

Shareholders/ Members are required to use Internet with a good speed (preferably 2 MBPS download stream) to avoid any disturbance during the meeting.

Please note that Shareholders/ Members connecting from Mobile Devices or Tablets or through Laptops connecting via Mobile Hotspot may experience Audio/Visual loss due to fluctuation in their network. It is therefore recommended to use stable Wi-Fi or LAN connection to mitigate any kind of aforesaid glitches.

In case shareholders/ members have any queries regarding login/ e-voting, they may send an email to instameet@linkintime.co.in or contact on: - Tel: 022-49186175.

21. **Declaration of results on the resolutions:**

- i. The Scrutinizer shall, immediately after the conclusion of voting at the AGM, count the votes cast at the Meeting, thereafter unblock the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company. The Scrutinizer shall make, not later than two working days from conclusion of the Meeting, a consolidated Scrutinizer's Report of the total votes cast in favour or against each resolution, invalid votes, if any, and whether the resolution(s) has/have been carried or not. This report shall be submitted to the Chairperson, or a person authorised by him, in writing, who shall countersign the same.
- ii. The results shall be declared after the AGM of the Company and shall be deemed to be passed on the date of AGM. The results along with the Scrutiniser's Report shall be placed on the website of the Company www.hubtown.co.in within two working days of passing of the resolutions at the AGM of the Company and shall be communicated to BSE Limited and National Stock Exchange of India Limited, where the Company's equity shares are listed. RTA, who has provided the platform for facilitating remote e-voting, will also display these results on its website <https://instavote.linkintime.co.in>. The said results shall also be displayed at the registered office of the Company.

22. Members may note that the Notice will also be available on the Company's website www.hubtown.co.in, RTA's website <https://instavote.linkintime.co.in>; websites of the stock exchanges i.e. BSE Limited at www.bseindia.com and also National Stock Exchange of India Ltd. at www.nseindia.com.

ANNEXURE TO THE NOTICE

STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013 ('THE ACT').

ITEM NO. 3

The Board of Directors of the Company, based on the recommendation of the Audit and Compliance Committee, has approved the appointment of M/s. Shekhar Joshi & Co., Cost Accountants (Firm Registration No. 100448) as Cost Auditor for auditing the cost records of the Company for the financial year 2024-2025 on a remuneration of ₹ 1,50,000/- (Rupees One Lakh Fifty Thousand only) plus applicable tax and reimbursement of out-of-pocket expenses.

The Company has received the consent letter and eligibility certificate from M/s. Shekhar Joshi & Co., Cost Accountants, to act as Cost Auditors of the Company for the year ending March 31, 2025 along with a confirmation that, their appointment, if made, would be within the limits prescribed under the Companies Act, 2013 ("Act"). The said eligibility certificate and consent letter will be available for inspection of the members through electronic mode.

In accordance with the provisions of section 148 of the Act read with the Companies (Audit and Auditors) Rules, 2014, remuneration to the cost Auditors as recommended by the Audit and Compliance Committee and approved by the Board of Directors, has to be ratified by the members of the Company. Accordingly, ratification by the members is sought, for the payment of the remuneration amounting to ₹ 1,50,000/- (Rupees One Lakh Fifty Thousand only) for cost audit for each financial year plus applicable taxes and out-of-pocket expenses to the Cost Auditor for Financial Year ending March 31, 2025.

The Board recommends the ordinary resolution at Item No. 3 of the accompanying Notice for the approval of the members.

None of the Directors, Key Managerial Personnel's of the Company or their relatives are, in any way, concerned or interested, financially or otherwise in the said resolution.

ITEM NO. 4

Based on the recommendation of the Nomination and Remuneration Committee, the Board of Directors of the Company in its meeting held on May 24, 2024, re-appointed Mr. Hemant M. Shah as Whole-Time Director designated as Executive Chairman of the Company, who has attained the age of 70 years, for a period of three years from January 1, 2025 to December 31, 2027, on the terms and conditions as detailed in para below.

The terms and conditions of his appointment and remuneration payable are as under:

- i. **Term of Appointment:** 3 years with effect from January 1, 2025 to December 31, 2027.
- ii. **Nature of Duties:** The Executive Chairman shall devote his whole-Time and attention to the business of the Company and shall carry out such functions, exercise such powers of management and carry out such duties as may be entrusted to him by the Board in connection with and in the best interests of the business of the Company and the business of one or more of its associate companies/joint ventures/subsidiary companies from time to time.
- iii. **Remuneration:**
 - a. Basic salary: ₹ 5,40,000 per month in the scale of ₹ 5,00,000 – ₹ 15,00,000 with authority to the Board of Directors of the Company ('the Board') to grant such increments within the said scale as it may determine from time to time, based on the recommendations of the Nomination and Remuneration Committee.
 - b. Performance Incentive: Not exceeding 100% of the annual salary. The specific amount payable shall be determined by the Board based on the recommendation of the Nomination and Remuneration Committee, from year to year.
 - c. Perquisites, Benefits and Allowances: Perquisites are classified into three categories 'A', 'B' and 'C' as follows:

Category 'A':

- i. Rent free furnished/unfurnished accommodation provided by the Company or by any of its subsidiary. In the event no accommodation is provided by the Company, the Executive Chairman shall be paid House Rent Allowance of ₹ 8,00,000 per annum.
- ii. Medical Reimbursement: Medical expenses incurred for self and family in accordance with the Rules of the Company.
- iii. Leave Travel Concession for self and family once a year not exceeding one month's basic salary in accordance with the Rules of the Company.
- iv. Club Fees: Subscription or reimbursement of membership fees (including admission and life membership fees), subject to a maximum of two clubs.
- v. Personal Accident Insurance: Premium on Personal Accident Policy in accordance with the Rules of the Company.
- vi. Benefits, if any, assigned under Keyman Insurance Policy.
- vii. Other Allowances: As may be decided by the Board/Nomination and Remuneration Committee from time to time, subject to the provisions of the Act and Schedule V thereto.

Explanation: Perquisites shall be evaluated as per the Income Tax Rules, wherever applicable and in the absence of any such rule, perquisites shall be evaluated at actual cost.

ANNEXURE TO THE NOTICE (CONTD.)

Category 'B':

- i. Company's contribution to provident fund and payment of gratuity shall be as per the Rules of the Company.
- ii. Leave/Leave encashment as per the Rules of the Company.

Explanation: Contribution to provident fund, payment of gratuity and encashment of leave at the end of the tenure shall not be included in the computation of the ceiling on remuneration.

Category 'C' (Amenities):

- i. Conveyance facilities: The Company shall provide chauffeur driven vehicles owned by the Company and/or its subsidiaries.
- ii. Communication facilities: The Company shall provide telephone, cellular phone, telefax, internet and other communication facilities at the residence of the Executive Chairman.
- iii. The Executive Chairman shall be entitled to the expenses actually incurred on travelling and boarding and lodging for self and for spouse and attendant, if required, accompanying him on domestic and overseas business trips.

Explanation: The amenities shall not be included in the computation of the ceiling on remuneration.

iv. Other Terms and Conditions:

- i. The Executive Chairman shall not become interested or otherwise concerned directly or indirectly or through his spouse and/or children, in any selling agency of the Company.
- ii. The terms and conditions of the appointment of the Executive Chairman may be altered and varied from time to time by the Board as it may, in its discretion deem it in such manner as may be agreed to between the Board and the Executive Chairman, subject to such approvals as may be required.
- iii. The Executive Chairman shall abide by the provisions contained in Section 166 of the Act with regard to the duties of director.
- iv. The Executive Chairman shall adhere to the Company's Code of Conduct and Ethics and Code of Conduct for Prevention of Insider Trading.
- v. The Executive Chairman shall not be liable to retire by rotation.
- vi. The Agreement may be terminated by the Company or the Executive Chairman by giving not less than three months' notice in writing.

Mr. Hemant M. Shah satisfies all the conditions set out in Part I of Schedule V to the Act as also conditions set out under sub-section 3 of Section 196 of the Act for being eligible for his re-appointment. He is not disqualified from being appointed as Director in terms of Section 164 of the Act.

The above may be treated as a written memorandum setting out the terms of reappointment of Mr. Hemant M. Shah under Section 190 of the Act.

In compliance with the provisions of Sections 196, 197, 198 and 203 and other applicable provisions of the Act, read with Schedule V to Act and Regulation 17(6)(e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, specifies that members approval by way of special resolution will be required if the total remuneration payable to more than one executive directors who are promoters or members of the promoter group exceeds 5% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013. Hence, your Company thought it's prudent to obtain approval from the members by way of Special Resolution.

The Company seeks consents of the members by way of special resolution for the re-appointment of Mr. Hemant M. Shah as Whole-Time Director designated as Executive Chairman of the Company, who has attained the age of 70 years, under the provisions of Section 196(3)(a) read with Schedule V of the Act.

Mr. Hemant M. Shah is a Civil Engineer from Mumbai University. He has over 43 years of experience in executing diverse real estate and engineering projects. He is the key driving force behind the Company's design and engineering planning, construction, execution, marketing and sales functions as well as future business expansion strategies and plans for the Company. Accordingly looking at his expertise and long experience of business and corporate management, the Board of Directors recommends the Special Resolution set out at Item No. 4 of the accompanying Notice for the approval of Members. The Board is of the view that the continued association of Mr. Hemant Shah would benefit the Company, given the knowledge, experience and performance and contribution to Board processes by him. In the opinion of the Board, he fulfils the conditions specified in the Act, the Rules thereunder and the Listing Regulations, 2015 for the re-appointment of the as a Whole Time Director designated as Executive Chairman of the Company.

A copy of the draft Agreement proposed to be executed between the Company and Mr. Hemant M. Shah setting out the terms and conditions of appointment is available electronically for inspection by the Members during normal business hours on any working day excluding Saturdays, Sundays and intervening public holidays, upto and including the date of the Annual General Meeting.

The Directors are of the view that the appointment of Mr. Hemant M. Shah as Executive Chairman will be in the best interest of the Company having regard to his immense knowledge and vast and varied business experience.

The Board recommends the special resolution at Item No. 4 of the accompanying Notice for the approval of the members.

ANNEXURE TO THE NOTICE (CONTD.)

Mr. Hemant M. Shah and Mr. Vyomesh M. Shah who are related to each other, are interested in the said resolution.

The other relatives of Mr. Hemant M. Shah may be deemed to be interested in the resolution set out at Item No. 4 of the accompanying Notice, to the extent of their shareholding interest in the Company.

Save and except the above, none of the other Directors or Key Managerial Personnel of the Company and their relatives are in any way, concerned or interested, financially or otherwise in the said resolution.

This Statement may also be regarded as disclosure under Regulation 36 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I. General information:

- (1) Nature of industry: Real Estate & Construction
- (2) Date or expected date of commencement of commercial production: 16-02-1989.
- (3) In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus: Not Applicable
- (4) Financial performance based on given indicators:

(₹ In Lakh)

Particulars	2021-2022	2022-2023	2023-2024
Total Income	24,723	23,483	23,716
Profit/(Loss) Before Tax	(11,668)	(2,108)	642
Profit /(Loss) After Tax	(12,089)	1,081	616
Dividend on Equity	Nil	Nil	Nil

- (5) Foreign investments or collaborations, if any: There were no foreign investments or collaborations during the year.

II. Information about the appointee:

- (1) Background details: Mr. Hemant M. Shah is Civil Engineer from Mumbai University having over 43 years of experience in executing diverse real estate and engineering projects. Mr.Hemant M. Shah is the key driving force behind the Company's design and engineering planning, construction, execution, marketing and sales functions as well as future business expansion strategies and plans for the Company.
- (2) Past remuneration: ₹ 77,97,600/- p.a.
- (3) Recognition or awards: The Company has received various awards and recognition during his tenure as the Executive Chairman of the Company.
- (4) Job profile and his suitability: Mr. Hemant M. Shah has 43 years of experience in executing diverse real estate and engineering projects. Mr. Hemant M. Shah is the key driving force behind the Company's design and engineering planning, construction, execution, marketing and sales functions as well as future business expansion strategies and plans for the Company.
- (5) Remuneration proposed: As resolution set out in Item No. 4 of the Notice of AGM, the remuneration of Mr. Hemant M. Shah has the approval of Board and Nomination and Remuneration Committee.
- (6) Comparative remuneration profile with respect to industry, size of the company, profile of the position and person (in case of expatriates the relevant details would be with respect to the country of his origin): The proposed remuneration to Mr. Hemant M. Shah is reasonably in line with the remuneration in the industry of similar size companies in the same segment of business for similarly placed position and person.
- (7) Pecuniary relationship directly or indirectly with the company, or relationship with the managerial personnel, if any.

Except, Mr. Vyomesh M. Shah, Managing Director of the Company and his relatives, none of the other Directors/ Key Managerial Personnel/ their relatives holds any pecuniary relationship with the Company.

III. Other information:

- (1) **Reasons of loss or inadequate profits:**

Due to high volatility in material price, delayed working capital cycle, increased competition, high interest rates, difficulties in securing financing can increase the cost of capital and adverse market conditions are resulted into lower profitability for the Company. Thus, the Company incurred a loss / inadequate profit for the Financial Year 2023-24.

ANNEXURE TO THE NOTICE (CONTD.)

(2) **Steps taken or proposed to be taken for improvement:**

All these steps are taken by the Company for improving the performance and reducing the debt burden.

- a) To reduce operational and other costs so as to reduce the burden on working capital requirements.
- b) Exploring better resources to borrow monies at cheaper rate of interest to avoid burden of additional finance cost of the Company.
- c) The Company has taken several cost cutting measures to sustain the operations and to optimize the use of its financial resources.

(3) **Expected increase in productivity and profits in measurable terms:**

The Company has taken all measures to reduce costs as well as improve operational efficiency/ productivity and the Company undertakes constant measures to improve it. However, it is extremely difficult in the present scenario to predict profits in measurable terms.

IV. Disclosures

The remuneration package proposed to be given to Mr. Hemant M. Shah is as per the details given in the resolution and explanatory statement. The Report on Corporate Governance in the Annual Report indicates the remuneration paid to the Managerial Personnel as well as to all other Directors. There is no severance fee or stock option in the case of the aforesaid managerial personnel. The respective tenure of the aforesaid managerial personnel shall be governed by the resolutions passed by the Shareholders in General Meetings with a notice period of three months by either side.

Mr. Hemant M. Shah is holding 36,70,000 Equity Shares of the Company of Face Value of ₹ 10/- each.

The brief profile of Mr. Hemant M. Shah (DIN: 00009659), in terms of the Regulation 36(3) of the SEBI Listing Regulations, 2015 and the Secretarial Standard on General Meeting (SS-2) issued by the Institute of Company Secretaries of India, have been provided to this Notice.

Except Mr. Vyomesh M. Shah and his relatives none of the Directors, Key Managerial Person or their relatives is concerned or interested in this resolution. The Board recommends the passing of said Special Resolution as set out in item no. 4 for your approval.

ITEM NO. 5

Based on the recommendation of the Nomination and Remuneration Committee, the Board of Directors of the Company in its meeting held on May 24, 2024, re-appointed Mr. Vyomesh M. Shah as Managing Director of the Company for a period of three years from January 1, 2025 to December 31, 2027, on the terms and conditions as detailed in para below.

The terms and conditions of his appointment and remuneration payable are as under:

- i. **Term of Appointment:** 3 years with effect from January 1, 2025 to December 31, 2027.
- ii. **Nature of Duties:** The Managing Director shall devote his whole time and attention to the business of the Company and shall carry out such functions, exercise such powers of management and carry out such duties as may be entrusted to him by the Board in connection with and in the best interests of the business of the Company and the business of one or more of its associate companies/joint ventures/subsidiary companies from time to time.
- iii. **Remuneration :**
 - a. **Basic salary:** ₹ 5,40,000 per month in the scale of ₹ 5,00,000 – ₹ 15,00,000 with authority to the Board of Directors of the Company ('the Board') to grant such increments within the said scale as it may determine from time to time, based on the recommendations of the Nomination and Remuneration Committee.
 - b. **Performance Incentive:** Not exceeding 100% of the annual salary. The specific amount payable shall be determined by the Board based on the recommendation of the Nomination and Remuneration Committee, from year to year.
 - c. **Perquisites, Benefits and Allowances:** Perquisites are classified into three categories 'A', 'B' and 'C' as follows:

Category 'A':

 - i. Rent free furnished/unfurnished accommodation provided by the Company or by any of its subsidiary. In the event no accommodation is provided by the Company, the Managing Director shall be paid House Rent Allowance of ₹ 8,00,000 per annum.
 - ii. **Medical Reimbursement:** Medical expenses incurred for self and family in accordance with the Rules of the Company.
 - iii. Leave Travel Concession for self and family once a year not exceeding one month's basic salary in accordance with the Rules of the Company.
 - iv. **Club Fees:** Subscription or reimbursement of membership fees (including admission and life membership fees), subject to a maximum of two clubs.

ANNEXURE TO THE NOTICE (CONTD.)

- v. **Personal Accident Insurance:** Premium on Personal Accident Policy in accordance with the Rules of the Company.
- vi. Benefits, if any, assigned under Keyman Insurance Policy.
- vii. **Other Allowances:** As may be decided by the Board/Nomination and Remuneration Committee from time to time, subject to the provisions of the Act and Schedule V thereto.

Explanation: Perquisites shall be evaluated as per the Income Tax Rules, wherever applicable and in the absence of any such rule, perquisites shall be evaluated at actual cost.

Category 'B':

- i. Company's contribution to provident fund and payment of gratuity shall be as per the Rules of the Company.
- ii. Leave/Leave encashment as per the Rules of the Company.

Explanation: Contribution to provident fund, payment of gratuity and encashment of leave at the end of the tenure shall not be included in the computation of the ceiling on remuneration.

Category 'C' (Amenities):

- i. Conveyance facilities: The Company shall provide chauffeur driven vehicles owned by the Company and/or its subsidiaries.
- ii. Communication facilities: The Company shall provide telephone, cellular phone, telefax, internet and other communication facilities at the residence of the Managing Director.
- iii. The Managing Director shall be entitled to the expenses actually incurred on travelling and boarding and lodging for self and also for spouse and attendant, if required, accompanying him on domestic and overseas business trips.

Explanation: The amenities shall not be included in the computation of the ceiling on remuneration.

iv. Other Terms and Conditions:

- i. The Managing Director shall not become interested or otherwise concerned directly or indirectly or through his spouse and/or children, in any selling agency of the Company.
- ii. The terms and conditions of the appointment of the Managing Director may be altered and varied from time to time by the Board as it may, in its discretion deem it in such manner as may be agreed to between the Board and the Managing Director, subject to such approvals as may be required.
- iii. The Managing Director shall abide by the provisions contained in Section 166 of the Act with regard to the duties of director.
- iv. The Managing Director shall adhere to the Company's Code of Conduct and Ethics and Code of Conduct for Prevention of Insider Trading.
- v. The Managing Director shall be liable to retire by rotation.
- vi. The Agreement may be terminated by the Company or the Managing Director by giving not less than three months' notice in writing.

Mr. Vyomesh M. Shah satisfies all the conditions set out in Part I of Schedule V to the Act as also conditions set out under sub-section 3 of Section 196 of the Act for being eligible for his re-appointment. He is not disqualified from being appointed as Director in terms of Section 164 of the Act.

The above may be treated as a written memorandum setting out the terms of reappointment of Mr. Vyomesh M. Shah under Section 190 of the Act.

In compliance with the provisions of Sections 196, 197, 198 and 203 and other applicable provisions of the Act, read with Schedule V to Act and Regulation 17(6)(e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, specifies that members approval by way of special resolution will be required if the total remuneration payable to more than one executive directors who are promoters or members of the promoter group exceeds 5% of the net profits of the Company calculated as per Section 198 of the Companies Act, 2013. Hence, your Company thought it's prudent to obtain approval from the members by way of Special Resolution. The resolution as set out Item No. 5 of the accompanying Notice is placed before the members for their approval.

A copy of the draft Agreement proposed to be executed between the Company and Mr. Vyomesh M. Shah setting out the terms and conditions of appointment is available electronically for inspection by the Members during normal business hours on any working day excluding Saturdays, Sundays and intervening public holidays, upto and including the date of the Annual General Meeting.

The Directors are of the view that the appointment of Mr. Vyomesh M. Shah as Managing Director will be in the best interest of the Company having regard to his immense knowledge and vast and varied business experience.

The Board recommends the special resolution at Item No. 5 of the accompanying Notice for the approval of the members.

Mr. Vyomesh M. Shah and Mr. Hemant M. Shah who are related to each other, are interested in the said resolution.

ANNEXURE TO THE NOTICE (CONTD.)

The other relatives of Mr. Vyomesh M. Shah may be deemed to be interested in the resolution set out at Item No. 5 of the accompanying Notice, to the extent of their shareholding interest in the Company.

Save and except the above, none of the other Directors or Key Managerial Personnel of the Company and their relatives are in any way, concerned or interested, financially or otherwise in the said resolution.

This Statement may also be regarded as disclosure under Regulation 36 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I. General information:

- (1) **Nature of industry:** Real Estate & Construction
- (2) **Date or expected date of commencement of commercial production:** 16-02-1989.
- (3) **In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus:** Not Applicable
- (4) Financial performance based on given indicators:

(₹ In Lakh)

Particulars	2021-2022	2022-2023	2023-2024
Total Income	24,723	23,483	23,716
Profit/(Loss) Before Tax	(11,668)	(2,108)	642
Profit /(Loss) After Tax	(12,089)	1,081	616
Dividend on Equity	Nil	Nil	Nil

- (5) Foreign investments or collaborations, if any: There were no foreign investments or collaborations during the year.

II. Information about the appointee:

- (1) Background details: Mr. Vyomesh M. Shah is Commerce Graduate and Chartered Accountant having over 31 years of experience and expertise in the field of real estate development, project planning, finance, business strategy and management.
- (2) Past remuneration: ₹ 77,37,600/- p.a.
- (3) Recognition or awards: The Company has received various awards and recognition during his tenure as the Managing Director of the Company.
- (4) Job profile and his suitability: Mr. Vyomesh M. Shah has over 31 years of experience and expertise in the field of real estate development, project planning, finance, business strategy and management. He is a Commerce Graduate and Chartered Accountant.
- (5) Remuneration proposed: As resolution set out in Item No. 5 of the Notice of AGM, the remuneration of Mr. Vyomesh M. Shah have the approval of Board and Nomination and Remuneration Committee.
- (6) Comparative remuneration profile with respect to industry, size of the company, profile of the position and person (in case of expatriates the relevant details would be with respect to the country of his origin): The proposed remuneration to Mr. Vyomesh M. Shah is reasonably in line with the remuneration in the industry of similar size companies in the same segment of business for similarly placed position and person.
- (7) Pecuniary relationship directly or indirectly with the company, or relationship with the managerial personnel, if any.

Except Mr. Hemant M. Shah, Executive Chairman of the Company and his relatives, none of the other Directors/ Key Managerial Personnel/ their relatives hold any pecuniary relationship with the Company.

III. Other information:

- (1) **Reasons of loss or inadequate profits:**

Due to high volatility in material price, delayed working capital cycle, increased competition, high interest rates, difficulties in securing financing can increase the cost of capital and adverse market conditions are resulted into lower profitability for the Company. Thus, the Company incurred a loss / inadequate profit for the Financial Year 2023-24.

- (2) **Steps taken or proposed to be taken for improvement:**

All these steps are taken by the Company for improving the performance and reducing the debt burden.

- a) To reduce operational and other costs so as to reduce the burden on working capital requirements.
- b) Exploring better resources to borrow monies at cheaper rate of interest to avoid burden of additional finance cost of the Company.
- c) The Company has taken several cost cutting measures to sustain the operations and to optimize the use of its financial resources.

ANNEXURE TO THE NOTICE (CONTD.)

(3) **Expected increase in productivity and profits in measurable terms:**

The Company has taken all out measures to reduce costs as well as improve operational efficiency/ productivity and the Company undertakes constant measures to improve it. However, it is extremely difficult in the present scenario to predict profits in measurable terms

IV. **Disclosures**

The remuneration package proposed to be given to Mr. Vyomesh M. Shah is as per the details given in the resolution. The Report on Corporate Governance in the Annual Report indicates the remuneration paid to the Managerial Personnel as well as to all other Directors. There is no severance fee or stock option in the case of the aforesaid managerial personnel. The respective tenure of the aforesaid managerial personnel shall be governed by the resolutions passed by the Shareholders in General Meetings with a notice period of three months by either side.

Mr. Vyomesh M. Shah is holding 51,81,349 Equity Shares of the Company of Face Value of ₹ 10/- each.

The brief profile of Mr. Vyomesh M. Shah (DIN: 00009596), in terms of the Regulation 36(3) of the SEBI Listing Regulations, 2015 and the Secretarial Standard on General Meeting (SS-2) issued by the Institute of Company Secretaries of India, have been provided to this Notice.

Except Mr. Hemant M. Shah and his relatives none of the Directors, Key Managerial Person or their relatives is concerned or interested in this resolution. The Board recommends the passing of said Special Resolution as set out in item no. 5 for your approval.

ITEM NO. 6

At the 33rd Annual General Meeting of the Company held on September 29, 2021, the members had approved of the payment of commission to Non-Executive Directors of the Company not exceeding one percent per annum of the net profits of the Company, subject to a ceiling limit of ₹ 20,00,000/- (Rupees Twenty Lakh only) per annum for a period of 3 (three) years commencing from April 1, 2021 to March 31, 2024. It is proposed to continue with the payment of commission to Non-Executive Directors of the Company. Accordingly, it is proposed that in terms of Section 197 of the Act, the Directors (apart from the Executive Chairman and the Managing Director) be paid, for each of the 3 (three) consecutive financial years commencing April 1, 2024 to March 31, 2027, remuneration not exceeding one percent per annum of the net profits of the Company, subject to a ceiling limit of ₹ 20,00,000/- (Rupees Twenty Lakh only) per annum, computed in accordance with the provisions of the Act. This remuneration will be distributed amongst the Non-Executive Directors in accordance with the directions given by the Board.

This remuneration shall be in addition to the sitting fees payable to the Non-Executive Directors of the Company for attending the meetings of the Board or Committees of the Board or for any other purpose whatsoever as may be decided by the Board, and reimbursement of expenses for participation in the Board and other meetings.

The Board recommends the resolution at Item No. 6 of the accompanying Notice for approval of the members.

Except, Non-Executive Directors (including Independent Directors) none of the other Directors (Managing Director and Executive Chairman), Key Managerial Personnel or their relatives is concerned or interested in this resolution. The Board recommends the passing of said Special Resolution as set out in item no. 6 for your approval.

ITEM NO. 7

Section 188 of the Companies Act, 2013 (the Act) read with Rules 15 and 16 of the Companies (Meetings of Board and its Powers) Rules, 2014 (the Rules) prescribes the procedure for approval of related party transaction(s).

Regulation 23 (4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the 'Listing Regulations') provides that all material related party transactions and subsequent material modifications as defined by the audit committee under sub-regulation (2) shall require prior approval of the shareholders by means of an Ordinary Resolution, even if such transaction(s) are in ordinary course of business and at arm's length basis. Further, the Explanation to Regulation 23 (1) provides that a transaction with a related party shall be considered material if the transaction(s) to be entered into individually or taken together with previous transactions during the financial year, exceeds ₹ 1000 crores or exceeds 10% (ten percent) of the annual consolidated turnover of the Company as per the last audited financial statements of the Company, whichever is lower.

The proviso to Section 188 (1) also states that nothing in Section 188 (1) will apply to any transaction entered into with a related party by the Company in its ordinary course of business and on arm's length basis.

Based on the provisions of Section 188 of the Act and the Rules made thereunder and Regulation 23 of the Listing Regulations, the Audit and Compliance Committee and the Board of Directors of the Company have approved the proposed transactions detailed in the resolution at Item No. 7 of the accompanying Notice.

The maximum value of the transactions as mentioned in the table at Item No. 7 is for each type of transaction specified therein, which limits are interchangeable, for each financial year commencing from 2024-2025 and onwards.

The above transactions were approved by the Audit and Compliance Committee and the Board of Directors, as the same are in the interest of the Company.

ANNEXURE TO THE NOTICE (CONTD.)

The relevant information pertaining to transactions as required under Rule 15 of Companies (Meetings of Board and its Powers) Rules, 2014, as amended and SEBI circular vide SEBI/HO/CFD/CMD1/CIR/P/2021/662 dated November 22, 2021 is provided below:

Sr. No.	Particulars	Information
1	Summary of information provided by the Management to the Audit Committee for approval of the proposed RPTs.	
	a) Type, material terms and particulars of the proposed transaction	<p>1. The Company may be required to grant business advance / loan and/or make investment in the securities and/or capital contribution in the entities mentioned in the resolution as a part of strategic business decision, to the extent necessary to support the business operations of the said entities.</p> <p>2. Additionally, the Company may also be required to provide security by way of mortgage / hypothecation / pledge of securities held and/or charge on any of its movable/immovable properties to the extent of the fund/loan that may be availed by the said entities from term lenders.</p> <p>3. The Company may also be required to provide corporate guarantee as collateral security to the extent of the fund/loan that may be availed by the said entities from term lenders. The corporate guarantee shall be provided for the entire duration of the loan/fund availed. No commission shall be paid by the said entities to the Company in consideration thereof.</p> <p>4. The Company may also enter into transactions for purchase/sale/lease of immovable properties including FSI and TDRs with the said entities.</p> <p>5. As a condition for loans/funds that may be availed by the Company from term lenders the promoters / promoter group may be required to provide security for such borrowings by way of pledge of the shares of the Company held by them in favour of the respective lenders. Such shares shall continue to remain pledged for the entire duration of the loan.</p>
	b) Name of the related party and its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise)	<p>Nature of Concern or Interest is Financial.</p> <p>Relationship as mentioned in resolution at Item No. 7 and under other entities in which promoters or their relatives are interested.</p>
	c) Tenure of Proposed transaction	Approval is sought for material RPTs proposed to be undertaken during the Financial 2024-25 and onwards.
	d) Value of the proposed transaction	To the extent as mentioned in resolution at Item No. 7
2	Details of transactions related to any loans, inter-corporate deposits, advances or investment made or given by the Company or its subsidiaries:	
	a) Details of the source of funds in connection with the proposed transaction.	Own share capital / internal accruals / any other arrangement and liquidity of the Company.
	b) Whether any financial indebtedness is incurred to take or give loans, inter-corporate deposits, advances or investments: — Nature of Indebtedness — Cost of funds and — Tenure	Not applicable
	c) Applicable terms, including covenants, tenure, interest rate and repayment schedule, whether secured or unsecured, if secured, the nature of security	<p>Tenure : repayable on demand</p> <p>Repayment Schedule : Not Applicable</p> <p>Nature of Security: Unsecured</p>
	d) The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the RPT	To meet working capital requirements / any other corporate purpose / other financial assistance to cater liquidity requirements

ANNEXURE TO THE NOTICE (CONTD.)

Sr. No.	Particulars	Information
3	Justification as to why the RPT is in the interest of the listed entity	<p>These transactions with the aforesaid parties are normal business operations and are envisaged commercially prudent and in the best interest of the parties. The proposed transactions are necessitated because of the nature of business of the Company and its subsidiaries are engaged in.</p> <p>In the ordinary course of business, the Company enters into RPTs pertaining to leasing / management services / building management services / reimbursement of overheads / business advances, etc., to have optimum utilization of resources within the group. These transactions are carried out on arm's length basis or cost-plus mark-up as applicable to third party.</p>
4	A copy of the valuation or other external party report, if any such report has been relied upon	Valuation report from Independent Valuer or other external consultant in relation to the above RPTs, will be taken, whenever applicable and will be placed before the Audit and Compliance Committee / Board, as the case may be. The RPTs will be undertaken at arm's length terms.
5	Percentage of the Company's annual consolidated turnover, for the immediately preceding financial year, that is represented by the value of proposed transaction,	
	Name of the Parties:	% of Annual Consolidated Turnover
	Ackruti Safeguard Systems Private Limited	7.84
	Citywood Builders Private Limited	15.67
	Citygold Education Research Limited	156.74
	Diviniti Projects Private Limited	7.84
	Gujarat Akruiti-TCG Biotech Limited	15.67
	Joyneest Premises Private Limited	156.74
	Vishal Techno Commerce Limited	31.35
	Yantti Buildcon Private Limited	15.67
	Rubix Trading Private Limited	125.39
	Vama Housing Limited	7.84
	Vega Developers Private Limited	31.35
	Vinca Developers Private Limited	31.35
	Rare Townships Private Limited	188.09
	Giraffe Developers Private Limited	156.74
	Hubtown Bus Terminal (Adajan) Private Limited	31.35
	Hubtown Bus Terminal (Ahmedabad) Private Limited	31.35
	Hubtown Bus Terminal (Mehsana) Private Limited	31.35
	Hubtown Bus Terminal (Vadodara) Private Limited	31.35
	Twenty Five DOWNTOWN Realty Limited (Formerly known as Joyous Housing Limited)	470.22
	Rising Glory Developers	94.04
	Wellgroomed Venture	15.67
	Mr. Rushank V. Shah	15.67
	Buildbyte. Com. (India) Private Limited	15.67
	Citygold Management Services Private Limited	15.67
	Powersoft IT Private Limited	15.67
	Ackruti Star Maintenance Private Limited	7.84
	Akruti Nirman Private Limited	31.35
	Diviniti Realty Private Limited	31.35
	Saicharan Consultancy Private Limited	94.04
	Helictite Residency Private Limited	15.67
6	Name of the Directors or Key Managerial Personnel who is related, if any	<p>Mr. Hemant M. Shah, Executive Chairman and Mr. Vyomesh M. Shah, Managing Director of Hubtown Limited</p> <p>Mr. Sunil Mago, Chief Financial Officer and Mr. Sadanand Lad, Company Secretary are KMPs of the Company</p>
7	Any other information that may be relevant	The proposed material RPTs are envisaged as an enabling approval from the shareholders of the Company

ANNEXURE TO THE NOTICE (CONTD.)

The Board is of the opinion that these transactions are based on business requirements and are necessary for the smooth and efficient functioning of your Company. Further, all related party transactions of the Company are at arms-length and in the ordinary course of business as required under relevant regulations. The Company has implemented a policy on Related Party Transactions, and it undertakes related party transactions are in accordance with such policy.

The aggregate value of the transactions and other amounts in the resolution and the explanatory statement are estimates based on currently available information and may change based on factors including general economic and political conditions in India and globally, inflation, deflation, volatility in interest rates and/or exchange rates, tax rates, changes in our industry, natural calamities, epidemics, pandemics and/or force majeure events, that are outside our control.

The Board recommends the ordinary resolution as set out in Item No.7 of the accompanying Notice for approval by unrelated shareholders of the Company in terms of Section 188 (3) of the Act and Regulation 23 of the Listing Regulations.

Except the Promoter Directors and their relatives (to the extent of their shareholding in the Company), and the Key Managerial Personnel mentioned hereinabove, no other Directors or the relatives of the Directors or Key Managerial Personnel are concerned or interested, financially or otherwise in the said resolution.

The Members may note that in terms of the provisions of the Listing Regulations, no Related Party shall vote to approve the Ordinary Resolution set forth at Item No. 7 of the Notice, whether the entity is a related party to the particular transaction or not.

ITEM NO. 8

Pursuant to the provisions of Regulation 23(2)(c) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") a related party transaction to which the subsidiary of a listed entity is a party but the listed entity is not a party, shall require prior approval of the audit committee of the listed entity if the value of such transaction whether entered into individually or taken together with previous transaction during a financial year exceed ten per cent of the annual standalone turnover, as per the last audited financial statements of the subsidiary.

Regulation 23 (4) of the Listing Regulations provides that all material related party transactions and subsequent material modifications as defined by the audit committee under sub-regulation (2) shall require prior approval of the shareholders by means of an Ordinary Resolution.

In view of the aforesaid requirement the company has obtained the approval of Audit and Compliance Committee and the Board of Directors of the Company for the proposed transactions between the following subsidiaries of the Company with its other related parties pursuant to the provisions of Regulation 23(2)(c) of Listing Regulations from the Financial Year 2024-2025 and onwards for each Financial Year upto the maximum amount per annum (which maximum amount excludes any specific approval granted under Regulation 23(2) of the Listing Regulations) as per details provided hereunder, on such terms and conditions as may be mutually agreed upon between the related party(ies):

Transactions as defined under the Companies Act, 2013 / the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015		
Name of the Subsidiaries	Nature of Transactions	Amount (₹ in Crores)
Ackruti Safeguard Systems Private Limited	1) Making investment in securities / capital contribution;	25
Citywood Builders Private Limited	2) Making loans / business advances / inter-corporate deposits;	50
Citygold Education Research Limited	3) Providing corporate guarantees / securities / collaterals for loans/funds availed;	500
Diviniti Projects Private Limited	4) Leasing of property of any kind;	25
Gujarat Akruiti-TCG Biotech Limited	5) Availing / rendering of services;	50
Joynest Premises Private Limited	6) Sale/Purchase/Supply of goods and material;	500
Vishal Techno Commerce Limited	7) Selling of otherwise disposing of or buying property of any kind including FSI / TDRs;	100
Yantti Buildcon Private Limited	and	50
Rubix Trading Private Limited	8) Any other transfer of resources / services or obligations	400
Vama Housing Limited		25
Vega Developers Private Limited		100
Vinca Developers Private Limited		100
Rare Townships Private Limited		300

ANNEXURE TO THE NOTICE (CONTD.)

The relevant information pertaining to transactions as required under Rule 15 of Companies (Meetings of Board and its Powers) Rules, 2014, as amended and SEBI circular vide SEBI/HO/CFD/CMD1/CIR/P/2021/662 dated November 22, 2021 is provided below

Sr. No.	Particulars	Information
1	Summary of information provided by the Management to the Audit Committee for approval of the proposed RPTs.	
	a) Type, material terms and particulars of the proposed transaction	<ol style="list-style-type: none"> 1. The subsidiaries of the Company may be required to grant business advance / loan and/or make investment in the securities and/or capital contribution in other entities as a part of strategic business decision, to the extent necessary to support the business operations of the said entities. 2. Additionally, the subsidiaries of the Company may also be required to provide security by way of mortgage / hypothecation / pledge of securities held and/or charge on any of its movable/immovable properties to the extent of the fund/loan that may be availed by the said entities from term lenders. 3. The subsidiaries of the Company may also be required to provide corporate guarantee as collateral security to the extent of the fund/loan that may be availed by the said entities from term lenders. The corporate guarantee shall be provided for the entire duration of the loan/fund availed. No commission shall be paid by the said entities to the subsidiaries in consideration thereof. 4. The subsidiaries of the Company may also enter into transaction for purchase/sale/lease of immovable properties including FSI and TDRs with the other entities. 5. As a condition for loans/funds that may be availed by the subsidiaries/ related parties of the subsidiaries or the related party of the Company from term lenders the subsidiaries may be required to provide security for such borrowings by way of pledge of the shares held by them in favour of the respective lenders. Such shares shall continue to remain pledged for the entire duration of the loan. 6. The particulars of Transactions covered under point 1 to 5 entered into by the subsidiary(ies) with other party whereby the purpose and effect of the transaction being to benefit the related party of the Company or any of the subsidiary(ies)
	b) Name of the related party and its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise)	Nature of Concern or Interest is Financial Relationship as mentioned in resolution at Item No. 8
	c) Tenure of Proposed transaction	Approval is sought for material RPTs proposed to be undertaken during the Financial 2024-25 and onwards.
	d) Value of the proposed transaction	To the extent as mentioned in resolution at Item No. 8
2	Details of transactions related to any loans, inter-corporate deposits, advances or investment made or given by the Company or its subsidiaries:	
	a) Details of the source of funds in connection with the proposed transaction.	Own share capital / internal accruals / any other arrangement and liquidity of the Subsidiaries.
	b) Whether any financial, indebtedness is incurred to take or give loans, inter-corporate deposits, advances or investments:	Not applicable
	— Nature of Indebtedness	
	— Cost of funds and	
	— Tenure	

ANNEXURE TO THE NOTICE (CONTD.)

Sr. No.	Particulars	Information
	c) Applicable terms, including covenants, tenure, interest rate and repayment schedule, whether secured or unsecured, if secured, the nature of security	Tenure : repayable on demand Repayment Schedule : Not Applicable Nature of Security: Unsecured
	d) The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the RPT	To meet working capital requirements / any other corporate purpose / other financial assistance to cater liquidity requirements
3	Justification as to why the RPT is in the interest of the listed entity	Not Applicable
4	A copy of the valuation or other external party report, if any such report has been relied upon	Valuation report from Independent Valuer or other external consultant in relation to the above RPTs, will be taken, whenever applicable. The RPTs will be undertaken as arm's length terms.
5	Percentage of the Company's annual consolidated turnover, for the immediately preceding financial year, that is represented by the value of proposed transaction,	
	Name of the Parties:	% of Annual Consolidated Turnover
	Ackruti Safeguard Systems Private Limited	7.84
	Citywood Builders Private Limited	15.67
	Citygold Education Research Limited	156.74
	Diviniti Projects Private Limited	7.84
	Gujarat Akruiti-TCG Biotech Limited	15.67
	Joynest Premises Private Limited	156.74
	Vishal Techno Commerce Limited	31.35
	Yantti Buildcon Private Limited	15.67
	Rubix Trading Private Limited	125.39
	Vama Housing Limited	7.84
	Vega Developers Private Limited	31.35
	Vinca Developers Private Limited	31.35
	Rare Townships Private Limited	94.04
6	Name of the Directors or Key Managerial Personnel who is related, if any	Not Applicable
7	Any other information that may be relevant	The proposed material RPTs are envisaged as an enabling approval from the shareholders of the Company

The Board is of the opinion that this transaction is based on business requirements and is necessary for the smooth and efficient functioning of the subsidiary of your Company. Further, all related party transactions are at arms-length and in the ordinary course of business as required under relevant regulations.

The aggregate value of the transactions and other amounts in the resolution and the explanatory statement are estimates based on currently available information and may change based on factors including general economic and political conditions in India and globally, inflation, deflation, volatility in interest rates and/or exchange rates, tax rates, changes in our industry, natural calamities, epidemics, pandemics and/or force majeure events, that are outside our control.

The Board recommends the ordinary resolution as set out at Item No.8 of the accompanying Notice for approval by unrelated shareholders of the Company in terms Regulation 23 of the Listing Regulations.

ANNEXURE TO THE NOTICE (CONTD.)

Except the Promoter Directors and their relatives (to the extent of their shareholding in the Company), and the Key Managerial Personnel mentioned hereinabove, no other Directors or the relatives of the Directors or Key Managerial Personnel are concerned or interested, financially or otherwise in the said resolution.

The Members may note that in terms of the provisions of the SEBI Listing Regulations, no Related Party shall vote to approve the Ordinary Resolution set forth at Item No. 8 of the Notice, whether the entity is a related party to the particular transaction or not.

By Order of the Board of Directors
For **Hubtown Limited**

Place : Mumbai
Date : May 24, 2024

Sadanand Lad
Company Secretary
Membership No. : A19899

ANNEXURE TO THE NOTICE (CONTD.)

ANNEXURE - I

DETAILS OF DIRECTORS SEEKING REAPPOINTMENT IN THE ENSUING ANNUAL GENERAL MEETING PURSUANT TO REGULATION 36 (3) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 READ WITH CLAUSE 1.2.5 OF SECRETARIAL STANDARD SS- 2 ON GENERAL MEETINGS

Name of the Director	Mr. Hemant M. Shah
Director Identification Number	00009596
Age	72 years
Educational Qualification	Civil Engineer from Mumbai University
Date of first appointment	February 16, 1989
No. of shares held in the Company	36,70,000 equity shares
Expertise in specific functional areas.	Over 43 years of experience in executing diverse real estate and engineering projects. Mr. Hemant M. Shah is the key driving force behind the Company's design and engineering planning, construction, execution, marketing and sales functions as well as future business expansion strategies and plans for the Company.
Terms and conditions of appointment / reappointment including remuneration	Kindly refer item no. 4 of the Explanatory Statement
Remuneration last drawn	₹ 77,97,600\ - p.a.
No. of Board meetings attended during the year	5 (Five)
Relationship with other Directors, Manager and Key Managerial Personnel	Brother of Mr. Vyomesh M. Shah, Managing Director of the Company.
Directorships held in other companies	Dharni Properties Private Limited
Membership/Chairmanship of committees of the Company	Member of Nomination and Remuneration Committee and Stakeholder's Relationship Committee
Membership/Chairmanship of committees of other companies	None
Name of the listed entities from which the person has resigned in the past three years	None

ANNEXURE TO THE NOTICE (CONTD.)

ANNEXURE – II

DETAILS OF DIRECTORS SEEKING RE-APPOINTMENT IN THE ENSUING ANNUAL GENERAL MEETING PURSUANT TO REGULATION 36 (3) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 READ WITH CLAUSE 1.2.5 OF SECRETARIAL STANDARD SS- 2 ON GENERAL MEETINGS

Name of the Director	Mr. Vyomesh Shah
Director Identification Number	00009596
Age	64 years
Educational Qualification	Commerce Graduate and Chartered Accountant
Date of first appointment	February 16, 1989
No. of shares held in the Company	51,81,349 equity shares
Expertise in specific functional areas.	Over 34 years of experience and expertise in the field of real estate development, project planning, finance, business strategy and management.
Terms and conditions of appointment / reappointment including remuneration	Kindly refer item no. 5 of the Explanatory Statement
Remuneration last drawn	₹ 77,37,600\ - p.a.
No. of Board meetings attended during the year	7 (Seven)
Relationship with other Directors, Manager and Key Managerial Personnel	Brother of Mr. Hemant M. Shah, Executive Chairman of the Company.
Directorships held in other companies	Twenty Five Downtown Realty Limited
Membership/Chairmanship of committees of the Company	Member of Audit and Compliance Committee; and Committee of Directors
Membership/Chairmanship of committees of other companies	None
Name of the listed entities from which the person has resigned in the past three years	None

DIRECTOR'S REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS

To
The Members,

The Directors are pleased to present herewith the Thirty-Sixth Annual Report of Hubtown Limited ("the Company") along with the Audited Financial Statements (Standalone and Consolidated) for the Financial Year ended March 31, 2024.

1. FINANCIAL RESULTS:

The standalone and consolidated financial highlights of your Company for the financial year ended March 31, 2024 are summarized below:

(₹ in lakh)

	STANDALONE		CONSOLIDATED	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Income from Operations	21,058	21,903	25,772	31,909
Total Income	23,716	23,483	36,203	33,600
Total Expenses	23,074	25,591	43,730	34,206
Profit / (Loss) before Tax	642	(2,108)	(7,527)	(606)
Profit / (Loss) for the year	616	1,081	(8,617)	3,050
Add : Other Comprehensive Income	85	(72)	125	(256)
Total Comprehensive Income (Loss) for the year	701	1,009	(8,492)	2,794
Net Profit / (Loss) attributable to :				
— Owners of the Parent	—	—	(8,538)	2,849
— Non-controlling Interest	—	—	(79)	201
Other Comprehensive Income attributable to :				
— Owners of the Parent	—	—	117	(216)
— Non-controlling Interest	—	—	8	(40)
Total Comprehensive Income attributable to :				
— Owners of the Parent	—	—	(8,421)	2,633
— Non-controlling Interest	—	—	(71)	161
Networth	1,45,953	1,43,740	1,31,280	1,32,873
Earnings per Share before Extraordinary Item (in ₹) (EPS)	0.80	1.47	(11.17)	4.16
Earnings per Share after Extraordinary Item (in ₹) (EPS)	0.80	1.47	(11.17)	4.16

2. FINANCIAL PERFORMANCE:

The consolidated and standalone financial statements of the Company for the year ended March 31, 2024 have been prepared in accordance with Indian Accounting Standards (IND-AS), the relevant provisions of sections 129 and 133 of Companies Act, 2013 (hereinafter referred to as "the Act"), Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as "SEBI Listing Regulations"), which have been reviewed by the Statutory Auditors of the Company.

Standalone Financials:

- Income from operations stood at ₹ 21058 lakh as against ₹ 21903 lakh in the previous year representing an decrease of 3.86 %;
- Total Income stood at ₹ 23716 lakh, increased by 0.99 % as against ₹ 23483 lakh in the previous year;
- Total Expenses stood at ₹ 23074 lakh as against ₹ 25591 lakh in the previous year;
- Profit before Tax was ₹ 642 lakh as against loss of ₹ (2108) lakh in the previous year;
- Profit for the year was ₹ 616 lakh as against profit of ₹ 1081 lakh in the previous year;
- Earning per Share before and after Extraordinary Item was ₹ 0.80 as against ₹ 1.47 in the previous year; and
- Networth of the Company stood at ₹ 1,45,953 lakh as against ₹ 1,43,740 lakh in the previous year.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

Consolidated Financials:

- Income from operations stood at ₹ 25,772 lakh as against ₹ 31909 lakh in the previous year representing an decrease of 19.23 %;
- Total income stood at ₹ 36,203 lakh as against ₹ 33,600 lakh in the previous year representing an increase of 7.75 %;
- Total Expenses stood at ₹ 43730 lakh as against ₹ 34,206 lakh in the previous year;
- Loss before Tax was ₹ (7,572) lakh as against loss of ₹ (606) lakh in the previous year;
- Loss after Tax and Other Items was ₹ (8,617) lakh as against profit of ₹ 3050 lakh in the previous year;
- Earning per Share before and after Extraordinary Item was ₹ (11.17) as against ₹ 4.16 in the previous year ; and
- Networth of the Company stood at ₹ 1,31,280 lakh as against ₹ 1,32,873 lakh in the previous year.

3. DIVIDEND:

With a view to conserve the resources for funding future business requirements, the Directors have not recommended any dividend on the equity shares for the Financial Year ended March 31, 2024.

4. DIVIDEND DISTRIBUTION POLICY:

The provisions of Regulation 43A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 relating to framing of 'Dividend Distribution Policy' are presently not applicable to the Company.

5. TRANSFER TO RESERVES:

No amount is proposed to be transferred to General Reserves during the Financial Year 2023-2024.

6. PREFERENTIAL ISSUE:

Pursuant to the approval by the Board of Directors at its meeting held on June 23, 2022 and approval by the members of the Company at their Extra-Ordinary General Meeting held on July 21, 2022 ('EGM'), the Company, on August 3, 2022, has allotted 72,00,000 warrants, each convertible into one equity share, on preferential basis at an issue price of ₹ 57/- each, upon receipt of 25% of the issue price as warrant subscription money. Balance 75% of the issue price is payable within 18 months from the allotment date.

As on March 31, 2024, all the warrants issued and allotted by the Company were converted into equal number of fully paid up equity shares.

7. SHARE CAPITAL:

The paid-up equity share capital of the Company as on March 31, 2024 was ₹ 79,93,58,710/-. Presently, the Company does not have any stock option scheme for its employees.

During the year under review:

- The Company has not issued any shares with differential rights and hence no information as per provisions of section 43(a)(ii) of the Act, read with rule 4(4) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.
- The Company has not granted employee stock options as per provisions of section 62(1)(b) of the Act, read with rule 12(9) of the Companies (Share Capital and Debentures) Rules, 2014.
- The Company has not issued any sweat equity shares during the year under review and hence no information as per provisions of section 54(1) (d) of the Act read with rule 8(13) of the Companies (Share Capital and Debenture) Rules, 2014 is furnished.
- During the year under review, there were no instances of non-exercising of voting rights in respect of shares purchased directly by employees under a scheme pursuant to section 67(3) of the Act, read with rule 16(4) of Companies (Share Capital and Debentures) Rules, 2014;

8. DEBENTURES:

During the year under review, the Company has issued 700 Secured Non-Convertible Debentures at face value of ₹ 10 Lakh on a private placement basis on January 25, 2024. As on March 31, 2024 Company has not received subscription amount for the allotment of said Non-Convertible Debentures. After closure of financial year 2023-2024, the Company has allotted 228 Non-Convertible Debentures upon receipt of subscription amount.

9. REVISION OF FINANCIAL STATEMENTS OR BOARD'S REPORT:

During the year under review, no revision was made in the previous financial statements or the Board's Reports in respect of any of the three preceding financial years.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

10. DETAILS OF DEMAT SUSPENSE ACCOUNT:

Pursuant to Regulation 39 (4) read with Schedule VI to Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Company has opened a separate demat suspense account in the name and style of "Hubtown Limited – Unclaimed Shares Suspense Account" and credited the shares of the Company which are remaining unclaimed by the shareholders under the Initial Public Offering (IPO). The details of such unclaimed shares as on March 31, 2024 are set out hereinunder::

Sr. No.	Particulars	No. of shareholders	No. of shares
1.	Aggregate no. of shareholders and the outstanding shares in the aforesaid suspense account lying at the beginning of the year i.e. April 1, 2023	20	270
2.	No. of shareholders who approached for transfer of shares from the said account during the year 2023-2024	Nil	Nil
3.	No. of shareholders to whom the shares were transferred from the said account during the year 2023-2024	Nil	Nil
4.	Aggregate no. of shareholders and the outstanding shares in the aforesaid suspense account lying at the end of the year i.e. March 31, 2024	20	270

The voting rights on the outstanding unclaimed shares as on March 31, 2024 shall remain frozen as long as the shares remain in the Suspense Account till the rightful owner of such shares claims the shares by submitting the requisite documentary proof of their identity to the Company's Registrar and Transfer Agent, M/s. Link Intime India Private Limited.

11. CHANGE IN THE NATURE OF BUSINESS:

There has been no change in the nature of business of the Company during the year under review.

12. REGISTERED OFFICE:

During the year under review, there is no change in the address of Registered Office of the Company.

13. BUSINESS OVERVIEW:

Your Company is one of India's leading real estate company, engaged in the business of execution and development of real estate projects and currently operates both - on its own and through its subsidiaries / joint ventures / associate companies, partnerships firms and public private partnerships encompassing the construction and development of Residential and Commercial Premises, and Build Operate Transfer (BOT) Projects.

The Company has a Western India focus with presence in major cities such as Mumbai, Thane, Pune, Ahmedabad, Surat, Vadodara and Mehsana.

OVERVIEW OF THE COMPANY'S PROJECTS

(Includes projects being developed / to be developed through subsidiaries / associates / joint ventures / public-private partnerships)

RESIDENTIAL

Completed Projects:

Hubtown Heaven – Matunga (East) Mumbai -'A' and 'B' Wings	Hubtown Sunstone – Bandra (East) – Mumbai Phase – II
Hubtown Gardenia – Mira Road, Thane	Hill Crest – Andheri (East), Mumbai
Hubtown Countrywoods Phase II – Kondhwa, Pune	Hubtown Vedant – Sion (East) Mumbai – Phase – I & II
Hubtown Seasons – Chembur, Mumbai – Wing - 'D'	Hubtown Greenwood – Thane Phase – III

Ongoing Projects:

Hubtown Premiere – Andheri (West), Mumbai Wing A, B, C & F	Hubtown Seasons – Chembur, Mumbai
Hubtown Palmrose – Andheri (East)	Rising City – Ghatkopar - Mankhurd Link Road, Mumbai
Hubtown Celeste – Worli, Mumbai	

Future Projects:

Hubtown Lakeview Chalets – Thane	Hubtown Countrywoods Phase IV – Kondhwa, Pune
----------------------------------	---

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

COMMERCIAL:

Completed Projects:

Hubtown Solaris Phase – I, II & III, Andheri East), Mumbai	Joyos Hubtown – Vadodara, Gujarat
Rhythm– Thane	

Ongoing Projects

Joyos Hubtown – Ahmedabad; Gujarat	Joyos Hubtown – Mehsana, Gujarat
Joyos Hubtown – Adajan, Gujarat	

14. MANAGEMENT DISCUSSION AND ANALYSIS:

ECONOMIC REVIEW

Global Economy

According to the latest projections by the International Monetary Fund (IMF), the world economy is expected to continue growing at 3.2% during 2024 and 2025, at the same pace as in 2023. A slight acceleration for advanced economies—where growth is expected to rise from 1.6% in 2023 to 1.7% in 2024 and 1.8% in 2025—will be offset by a modest slowdown in emerging market and developing economies from 4.3% in 2023 to 4.2% in both 2024 and 2025.

- Inflation is forecast to decline steadily, from 6.8% in 2023 to 5.9% in 2024 and 4.5% in 2025, with advanced economies returning to their inflation targets sooner than emerging markets and developing economies. Core inflation is generally projected to decline more gradually. The global economy has been surprisingly resilient, despite significant central bank interest rate hikes to restore price stability. The global economy witnessed a blend of opportunities and challenges. It persisted with challenges and uncertainties arising on account of inflation dynamics, rising geopolitical tensions leading to supply-chain disruptions and pace of post pandemic recovery.

Indian Economy

India's economic performance has remained robust despite global challenges and geopolitical concerns. As per the First Advance Estimates (FAE) released by the National Statistical Office (NSO), real Gross Domestic Product (GDP) is expected to grow by 7.3%, in FY2023-24, underpinned by strong investment activity. This can be attributed to strong domestic demand, rural demand pickup, robust investment and sustained manufacturing momentum. Despite the global challenges, India stands out with its strong economic performance, highlighting broad based growth across sectors and asserting its pivotal role in supporting the global growth trajectory.

The government and the RBI's efforts to combat inflation, including calibrated policy rates, strengthening food buffers and easing imports, have ensured effective inflation management. Consequently, retail inflation in FY 2023-24 witnessed a significant decline, with core inflation dropping to 3.3% in March 2024.

Slowing global trade, presents a challenging landscape for economies worldwide. Despite these headwinds, India's trade deficit is expected to decline in the coming years as the PLI scheme deepens its coverage and extends to other sectors. Driven by strong exports and resilient remittances, various international agencies and RBI expect the CAD to GDP ratio to have moderated below 1% in FY 2023-24.

The resilient growth demonstrated by the economy has led to expectations that the Indian economy may become the third largest in the next few years. Further, India's inclusion in the Emerging Markets bond index is also poised to draw significant foreign capital into the country, which would further act as a booster.

INDUSTRY REVIEW

The Indian real estate sector witnessed a strong growth in the past couple of years and is poised for an assuring growth in the future. The Indian real estate sector is a key player in the nation's economic development. With promising projections in market size, GDP contribution and employment generation, the sector stands as a beacon of growth and opportunity. Nurturing this growth requires a balanced approach, addressing challenges while embracing innovation, ultimately shaping a real estate landscape that is not just expansive but also sustainable.

Indian real estate has seen diverging trends as compared to global peers. Higher interest rates dented housing sales, layoffs and weak consumer sentiment impacted office and retail space leasing in advanced economies. India on the other hand witnessed surge in housing demand, accompanied by recovery in office leasing despite global slowdown in IT/ITes spending. Retail real estate continues to perform well driven by upbeat consumer spending.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

REAL ESTATE SECTOR

In FY2024, the real estate sector saw remarkable growth, driven by strong housing demand, stable interest rates, and a robust economy. Real estate investments in India reached \$5.1 billion, with a substantial portion allocated to land acquisitions, representing 40% of total investments. This trend expanded to tier 2 and tier 3 cities, highlighting real estate's attractiveness as an investment avenue, including options like direct purchases, Real-Estate-Investment-Trusts (REITs), and Mortgage-backed-Securities (MBS).

FY2024 was a milestone year for India's real estate sector, with record-breaking sales and sustained growth. Despite a notable increase in new launches, inventory levels remained stable or decreased in tier-1 cities, highlighting strong demand. The residential segment excelled, driven by stable interest rates, a robust economy, and evolving consumer preferences. The demand for Commercial office space recovered from slowdown induced by remote work trends and global economic slowdown, while the retail real estate sector experienced a robust revival, surpassing pre-pandemic consumption levels.

MUMBAI REAL ESTATE

Mumbai Metropolitan Region (MMR) continues to remain the largest residential market by a margin. Mumbai emerged as the top performer in the luxury segment, witnessing a 15% year-on-year surge in sales. The city boasts over 40% of the country's total luxury housing inventory, attracting highnet-worth individuals (HNIs) and ultra-high-net-worth individuals (UHNIs) with its premium locations like Altamount Road, Nepean Sea Road, Bandra and Worli. These areas command high prices, with average property values ranging from ` 20 crore to over ` 60 crore. Occasionally, apartments priced above ` 100 crore are also recorded.

MMR housing industry is going to benefit immensely as new avenue of growth opens up. MMR has emerged as a preferred destination for offshoring by international banks owing to its thriving financial ecosystem and a large pool of high quality BFSI talent. A prominent global bank recently secured ~ 2 Mn sq ft office space in the MMR. This trend is likely to continue and is expected to generate a significant number of high-paying job opportunities. This, in turn, will lead to a surge in demand for housing in MMR.

The enduring confidence of homebuyers in the Mumbai market has maintained a positive outlook. This optimism has driven Mumbai's property registrations consistently exceeding 10,000 mark for the fourth consecutive month in 2024.

PUNE HOUSING MARKET

Pune has emerged as India's second largest housing market after MMR in terms of absorption in number of units. This growth can be attributed to Pune's status as a hub for manufacturing facilities in various industries, including automobiles, defense, and engineering goods, as well as the presence of a significant number of IT services companies. The diversified nature of job providers has made Pune an attractive and steadily growing residential market. Its share in absorption and new launches stood at 18% and 19% respectively of overall top -7 cities in India. New projects launches also rose by 10% YoY to 42,437 units, indicating a preference for larger homes with dedicated workspaces.

The city of Pune has evolved from primarily serving as a manufacturing base for multinational corporations to now attracting these companies to establish their centers for innovation. This shift has resulted in a rise in demand for housing and this trend is expected to continue, further boosting the real estate sector in Pune.

SEGMENT WISE PERFORMANCE:

Commercial:

The commercial sector is important because it has a direct impact on the economic cycle. Commercial infrastructure, such as malls and offices, is critical for economic growth. The recent selling of commercial properties indicates that investors and buyers recognize the value of this sector to the well-being of citizens and the economy.

There are many factors that influence the development of the commercial real estate sector. Commercial real estate is closely connected to the economy and the performance of different sectors. There are various types of companies operating in the sector, such as real estate investors, developers, brokers, managers, and media portals, all facing different challenges and opportunities as industry trends evolve. During the coronavirus pandemic, the need for social distancing led to offices worldwide transitioning to a hybrid working model and demand for office space falling. The boost in e-commerce spending in many countries, on the other hand, resulted in the need for more warehouses, fulfillment centers, and the growth of the industry and logistics real estate sector which facilitates it. Some of the most important themes in the future of the industry are the increasing importance of technological innovation and environmental, social, and governance sustainability (ESG).

Residential:

The residential segment continued with its momentum during the fiscal and exhibited a marked improvement over the last year. The strong demand in the housing segment was well supported by rising affordability, decadal low mortgage rates and surge in the desire of owning a home. The segment saw an unexpected recovery coming out of the pandemic and it turned out to be a strong catalyst for consumers to return to the market. The pandemic also made people realize the importance of need for quality housing and in a number of cases a need to own a bigger house with better amenities and infrastructure. Low-interest rates, the best affordability levels, healthy wage growth, and a waning pandemic with less risk of further disruptions have created a favorable environment for homebuyers who have rediscovered the need for new and better housing.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

While financial stress remains a significant factor for developers across markets, healthy and sustained homebuyer activity should pave the way for gradual price increases, allowing them to weather increases in critical input costs such as cement and steel.

Retail:

The retail segment outperformed with sustained growth momentum continuing across the country. Retailing as a business is seasonal, highly dependent on consumer spending and during the current year's vacation season. There has been a significant rebound of improved footfall and increased consumption. This resurgence is primarily supported by the recovery of the luxury segment and expansion of international brands. Investing in retail real estate has long been a way to take advantage of consumption, which forms a large part of any economy. Retail leases tend to be shorter than those in office buildings, allowing for more frequent mark-to-market rental increases. Because retail consumption is local, retail landlords are able to build in more markets than offices, which tend to be concentrated in large cities.

The luxury segment continued to experience rising resurgence, primarily driven by rising income levels, aspirational lifestyle and growing consumption trends in the country. Realising the notable growth in the luxury segment, numerous foreign retailers have entered and continue to explore the country to capitalise on this growth.

OPPORTUNITIES AND CHALLENGES

Opportunities

As India awaits policy reforms to pick up speed, your Company firmly believes that the demand for Real Estate in a country like India will remain strong in the medium to long term. Your Company's well accepted brand, contemporary architecture, well designed projects in strategic locations, strong balance sheet and stable financial performance even in testing times make it a preferred choice for customers and shareholders. Your Company is ideally placed to further strengthen its development potential by acquiring new land parcels.

Challenges

While the management of your Company is confident of creating and exploiting the opportunities, it also finds the following challenges:

- Unanticipated delays in project approvals;
- Availability of accomplished and trained labour force;
- Increased cost of manpower;
- Rising cost of construction lead by increase in commodity prices;
- Growth in auxiliary infrastructure facilities; and
- Over regulated environment.

COMPANY STRENGTHS

Your Company continues to capitalize on the market opportunities by leveraging its key strengths.

These include:

1. Brand Reputation: Enjoys higher recall and influences the buying decision of the customer. Strong customer connects further results in higher premium realizations.
2. Execution: Possesses a successful track record of quality execution of projects with contemporary architecture.
3. Transparency: Follows a strong culture of corporate governance and ensures transparency and high levels of business ethics.
4. Highly qualified execution team: Employs experienced, capable and highly qualified design and project management teams who oversee and execute all aspects of project development.

RISKS AND CONCERNS

Market price fluctuation

The performance of your Company may be affected by the sales of its projects. These prices are driven by prevailing market conditions, the nature and location of the projects and other factors such as brand, reputation and the design of the projects. Your Company follows a prudent business model and tries to ensure steady cash flow even during adverse pricing scenario.

Sales volume

The volume of bookings depends on the ability to design projects that will meet customer preferences, getting various approvals in time, general market factors, project launch and customer trust in entering into sale agreements well in advance of receiving possession of the projects. Your Company sells its projects in phases from the time it launches the project, based on the type and scale of the project and depending on market conditions.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

Execution

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. Your Company manages the adversities with cautious approach, meticulous planning and by engaging established and reputed contractors. As your Company imports various materials, at times execution is also dependent upon timely shipment and clearance of the material.

Regulatory Hurdles

The real estate industry is subject to extensive regulation, and any negative adjustments in governmental policies or the regulatory framework can negatively influence the sector's performance. Significant delays in procedures related to acquiring land, determining land use, initiating projects, and obtaining construction approvals are common. Changes in policy applied retrospectively, along with regulatory obstacles, could affect profitability and diminish the appeal of both the sector and the companies' active within it.

Monetary Tightening and Funding Issues

In recent years, the landscape of real estate financing has shown a marked divergence. Well-established developers with lower debt levels have continued to secure funding with relative ease, benefiting from the selective approach of lenders, while those with weaker financial standings have encountered challenges in accessing capital. The performance of the real estate sector is intricately connected to the broader economic recovery and the prevailing monetary policies. The RBI has maintained an accommodative stance to bolster economic growth. Higher housing loan costs and an escalation in financing costs for developers, who are already contending with margin pressures due to the rising prices of commodities, could have implications.

Shortage of Manpower & Technology

As the country's second-largest employment provider, the real estate sector relies significantly on manual labour. The pandemic severely impacted this sector due to labour shortages, disrupting project completion schedules. Consequently, there's a pressing need for the adoption of alternative construction methods that are less dependent on manual labour and more on technology.

OUTLOOK

In 2024, we anticipate an opportunity for the Indian economy to become a world leader. The real estate sector is likely to continue on its journey of long term growth as we see a continuous rise in GDP per capita, larger disposable incomes, growing urbanization and most of all a larger focus of the world on us as the next big economy. FY 2023-2024 was an exciting year for the real estate sector.

An increase in earning potential, a need for a better standard of living and the growing base of aspirational consumers and their lifestyle changes have led to substantial growth in the sector. With suited economic growth, the premium housing segment will also witness higher demand in the years to come.

Strengthen relationships with key service providers and develop multiple vendors:

In order to continue delivering landmark offerings to our customer, we shall further strengthen our relationship with our key service providers, i.e. architects, designer and contractors. Your Company is also working on strategy to develop more and more vendors who can deliver product and services in line with Company's philosophy and product offerings.

HUMAN RESOURCES:

The Company recognizes that its people are the key to the success of the organization and in meeting its business objectives. The Human Resources function endeavours to create a congenial work environment and synchronizes the working of all the departments of the organization to accomplish their respective objectives, which in turn helps the Company to build and achieve its goals and strategies. Employee relations during the year remained cordial. The Company had 61 employees on its payroll as on March 31, 2024.

Your Company has a robust Career Development framework that gives employees the power to define aspirations and take charge of their career. They can discuss their development needs and aspirations with their managers and carve a development plan for the future. Your Company extends the required assistance to employees and provide them with opportunities that can facilitate employees to grow both personally and professionally. This enables employees to achieve their career goals and in turn creates a set of motivated, valuable and skilled workforce.

Health and Safety:

Your Company is always committed to the health and safety of its employees. Your Company provides a clean, hygienic and conducive work environment to all employees and doubled these efforts during the pandemic.

INTERNAL CONTROL SYSTEMS

The Company has adequate internal control systems, commensurate with the size and nature of its business. Well documented policies and procedures to monitor business and operational performance are supported by IT systems, all of which are aimed at ensuring business integrity and promoting operational efficiency. Your Company has also focused on upgrading the IT infrastructure – both in terms of hardware and

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

software. In addition to the existing ERP platform, the Company is presently reviewing the process documentation to ensure effectiveness of the controls in all the critical functional areas of the Company. A firm of internal auditors appointed by the Company conducts periodical audits to ensure adequacy of internal control systems, adherence to management policies and compliance with laws and regulations. Their scope of work includes internal controls on accounting, efficiency and economy of operations. The internal auditors also report on the implementation of their recommendations.

Reports of the Internal Auditors are regularly reviewed at the Audit and Compliance Committee meetings. The Audit and Compliance Committee also reviews the adequacy and effectiveness of the internal control systems and suggests improvements, when so required.

DETAILS OF SIGNIFICANT CHANGES IN KEY FINANCIAL RATIOS:

In accordance with the SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2018, the Company is required to give details of significant changes (change of 25% or more as compared to the immediately previous financial year) in key financial ratios.

Sr. No.	Particulars of Ratio	Ratio 2023-24 (A)	Ratio 2022-23 (B)	Percentage Change (A-B)/B*100
i	Debtor Turnover Ratio	1.29	1.12	15%
ii	Inventory Turnover Ratio	0.21	0.20	5%
iii	Interest Coverage Ratio	1.14	0.56	104%
iv	Current Ratio	1.27	1.05	21%
v	Debt Equity Ratio	0.50	0.56	-11%
vi	Operating Profit Margin	(0.10)	(0.17)	-44%
vii	Net Profit Margin	0.03	0.05	-40%
viii	Return on Networth	0.00	0.01	-58%

Reason for change in 25% or more in key financial ratios as compared to the immediately previous financial year:

- Interest Coverage Ratio : (Change in Ratio is consequent to increase in Profits and decrease in Finance cost as compared to last year)
- Operating Profit Margin : (Change in ratio is due to comparative Decrease in cost and marginal decrease in Revenue as compared to last year)
- Net Profit Margin : (Change in Net profit ratio is due to deferred Tax Charge during the Year, compared to Credit in the previous Year)
- Return on Networth : (Change in ratio is consequent to increase in Total Equity as compared to last year)

CAUTIONARY STATEMENT

This management discussion and analysis contain forward looking statements that reflects your Company's current views with respect to future events and financial performance. The actual results may differ materially from those anticipated in the forward looking statements as a result of many factors.

15. DIRECTORS AND KEY MANAGERIAL PERSONNEL'S:

Following changes took place in the Board during the Financial Year 2023-24:

Mr. Jignesh Hansraj Gala (DIN: 07463896), was appointed as a Non-Executive - Independent Director by the Board of Directors w.e.f. May 29, 2023. Further, the appointment was approved by the Members of the Company vide a Special Resolution passed through Postal Ballot on July 01, 2023.

Mr. Sunil Chandrakant Shah (DIN: 06947244), Non-Executive - Independent Director stepped down from the Board of Directors of the Company owing to his pre-occupation and other personal commitments, with effect from October 16, 2023. The Board places on record its sincere appreciation for the invaluable contribution by Mr. Sunil Chandrakant Shah to the deliberations of the meetings of the Board and the Committee of the Board of which he was a member during his tenure as Director of the Company.

In accordance with the provisions of Section 152 (6) of the Act and the Company's Articles of Association, Mr. Vyomesh M. Shah, Executive Non-Independent Director retires by rotation at the ensuing Annual General Meeting and, being eligible, offers himself for re-appointment. Mr. Vyomesh M. Shah is not disqualified from being re-appointed as a Director by virtue of the provisions of Section 164 of the Companies Act, 2013. The proposal for his re-appointment has been included in the Notice convening the ensuing Annual General Meeting.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

Based on the recommendations of the Nomination and Remuneration Committee, Mr. Hemant M. Shah and Mr. Vyomesh M. Shah, were re-appointed as Executive Chairman and Managing Director respectively for a period of three years, effective from January 01, 2025 to December 31, 2027, by the Board of Directors in its meeting held on May 24, 2024, subject to the approval of the shareholders in the ensuing Annual General Meeting of the Company.

Brief resumes of Mr. Hemant M. Shah and Vyomesh M. Shah, nature of his expertise in specific functional areas, names of companies in which he is a director and member of Board committees and shareholding in the Company as required under Regulation 36 (3) of the SEBI Listing Regulations read with clause 1.2.5 of Secretarial Standards SS-2 on general meeting, is furnished in the annexure to the Notice convening the Annual General Meeting.

The Notice convening the ensuing Annual General Meeting includes the proposals for appointment / re-appointment of Director / Executive Chairman / Managing Director.

During the year under review, the Independent Directors and Non-Executive Directors of the Company had no pecuniary relationship or transactions with the Company.

None of the Directors are disqualified for being appointed as the Director of the Company in terms of Section 164 of the Act.

Except for Executive Chairman and the Managing Director who are related to each other being brothers, none of the other Directors of the Company are inter-se related to each other.

Key Managerial Personnel's:

During the year under review, there is no change in the Key Managerial personnel's of the Company.

16. DECLARATION BY INDEPENDENT DIRECTORS:

All the Independent Directors on the Board have given a declaration of their independence to the Company as required under Section 149(7) of the Act and Regulation 16(1)(b) of the SEBI Listing Regulations. In the opinion of the Board, all the Independent Directors possess the integrity, expertise and experience including the proficiency required to be Independent Directors of the Company, fulfill the conditions of independence as specified in the Act and the SEBI Listing Regulations and are independent of the management and have also complied with the Code for Independent Directors as prescribed in Schedule IV to the Act.

17. FAMILIARIZATION PROGRAMME FOR INDEPENDENT DIRECTORS:

Pursuant to Regulation 25(7) of SEBI Listing Regulations, the Company imparted various familiarization programmes for its Independent Directors including, Industry Outlook at the Board Meetings, Regulatory updates at Board Meetings and Audit and Compliance Committee Meetings covering changes with respect to the Companies Act, SEBI Listing Regulations, Taxation and other matters, Prevention of Insider Trading Regulations, SEBI Takeover Regulations, meeting with Senior Executive(s) of the Company, etc.

The details of familiarization programme for Independent Directors held during the year 2023-2024 have been disclosed on the website of the Company and are available at the link <http://hubtown.co.in/investors>.

18. PAYMENT OF REMUNERATION / COMMISSION TO EXECUTIVE DIRECTORS FROM SUBSIDIARY COMPANIES:

During the year under review, neither the Executive Chairman nor the Managing Director was in receipt of any remuneration/commission from any of the subsidiary companies of the Company. The Company has no holding company.

19. MEETINGS OF THE BOARD OF DIRECTORS:

The Board of Directors met 7 (Seven) times during the year ended March 31, 2024 in accordance with the provisions of the Companies Act, 2013 and the Rules made there under and Regulation 17 (2) of the SEBI Listing Regulations. Additionally, during the year ended March 31, 2024, the Independent Directors held a separate meeting in compliance with the requirements of Schedule IV of the Companies Act, 2013. For further details, kindly refer to the section on 'Corporate Governance Report' forming part of this Annual Report.

20. COMMITTEES OF THE BOARD:

There are currently four (4) Committees of the Board, which are as under:

- Audit and Compliance Committee
- Nomination and Remuneration Committee
- Stakeholders' Relationship Committee
- Committee of Directors.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

Details of the aforesaid Committees including their composition, terms of reference and meetings held during the year under review, are provided in the section on 'Corporate Governance Report', which forms part of this Annual Report.

During the year under review, all the recommendations put forth by the Audit and Compliance Committee, Nomination and Remuneration Committee and Stakeholders' Relationship Committee, were duly considered and accepted by the Board of Directors.

21. INTERNAL FINANCIAL CONTROLS:

The Company has in place an adequate system of internal controls commensurate with the size and nature of its business, which ensures that transactions are recorded, authorized and reported correctly apart from safeguarding its assets against loss from wastage, unauthorized use and removal. Significant audit observations and follow-up action thereon are reported to the Audit and Compliance Committee.

Based on the framework of internal financial controls and compliance systems established and maintained by the Company, work performed by the Internal, Statutory and Secretarial Auditors and the reviews performed by the Management, the Board is of the opinion that the Company's internal financial controls were adequate and effective during the Financial Year 2023-2024.

22. ANNUAL PERFORMANCE EVALUATION:

Pursuant to the provisions of the Companies Act, 2013 and Part 'D' of Schedule II to the SEBI Listing Regulations, the Board has carried out an annual evaluation of its own performance and that of its Committees as well as performance of the Directors individually. Feedback was sought by way of a structured questionnaire covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its Committees, Board culture, execution and performance of specific duties, obligations and governance and the evaluation was carried out based on responses received from the Directors.

The performance evaluation of Committees was based on criteria such as structure and composition of Committees, attendance and participation of member of the Committees, fulfillment of the functions assigned to Committees by the Board and applicable regulatory framework, frequency and adequacy of time allocated at the Committee meetings to fulfill duties assigned to it, adequacy and timeliness of the agenda and minutes circulated, comprehensiveness of the discussions and constructive functioning of the Committees, effectiveness of the Committee's recommendation for the decisions of the Board, etc.

A separate exercise was carried out by the Nomination and Remuneration Committee of the Board to evaluate the performance of individual Directors. The performance evaluation of the Non-Independent Directors and the Board as a whole was carried out by the Independent Directors at their separate meeting. The performance evaluation of the Executive Chairman of the Company was also carried out by the Independent Directors, taking into account the views of the Managing Director and Non-Executive Directors. The Directors expressed their satisfaction with the evaluation process. The Independent Directors and Executive Chairman also carried out performance evaluation of the Managing Director of the Company.

In addition, the Independent Directors were also evaluated on the basis of fulfillment of independence criteria and independence from the management.

23. NOMINATION AND REMUNERATION POLICY:

The Nomination and Remuneration Policy for selection and appointment of Directors, Key Managerial Personnel's and Senior Management and the remuneration payable to them as provided under Section 178 (3) of the Companies Act, 2013 and Regulation 19 (4) (Part 'D' of Schedule II) of the SEBI Listing Regulations is hosted on the website of the Company at <http://hubtown.co.in/investors/74>.

24. DIRECTORS' RESPONSIBILITY STATEMENT:

In terms of Section 134 (5) of the Companies Act, 2013, in relation to the annual financial statements of the Company for the year ended March 31, 2024, the Board of Directors hereby confirms that:

- (i) in the preparation of the Annual Accounts, the applicable accounting standards had been followed along with proper explanations relating to material departures, wherever applicable;
- (ii) such accounting policies have been selected and applied consistently and the Directors made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2024, and of the profit of the Company for the financial year ended on that date;
- (iii) proper and sufficient care was taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- (iv) the annual accounts of the Company have been prepared on a 'going concern' basis;
- (v) internal financial controls have been laid down to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- (vi) proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

25. CONSOLIDATED FINANCIAL STATEMENTS:

The Audited Consolidated Financial Statements prepared in accordance with the applicable Ind AS and Regulation 33 of the SEBI Listing Regulations and Section 129 (3) of the Companies Act, 2013 forms part of this Annual Report.

26. SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES:

As on March 31, 2024, the Company had 13 subsidiaries, 4 associates and 5 joint venture companies.

During the year Vinca Developer Private Limited and Rare Townships Private Limited became the subsidiary of the Company and SHK Hotels and Hospitality Private Limited and Rare Townships Private Limited ceased to be Associates of the Company.

The Company has four (4) material subsidiaries as on March 31, 2024, viz.

S. No.	Name	Date and place of Incorporation	Name of Statutory Auditor ("SA")	Date of appointment of SA
1	Joynest Premises Private Limited	June 19, 2008 at Mumbai, Maharashtra	A.D. Sheth & Associates	September 07, 2020
2	Rare Townships Private Limited	June 05, 2000 at Mumbai, Maharashtra	NDAA & Associates LLP	November 30, 2021
3	Citywood Builders Private Limited	April 16, 2009 at Mumbai, Maharashtra	Sanket R Shah & Associates	September 24, 2019
4	Vinca Developer Private Limited	August 04, 2008 at Mumbai, Maharashtra	M.K. Gohel & Associates	September 30, 2019

There has been no change in the nature of business of any of the said subsidiaries, associates and joint venture companies.

The Policy for determining 'material subsidiary' under Explanation to Regulation 16 (1) (c) of SEBI Listing Regulations as approved by the Board of Directors is posted on the Company's website at the link: <http://hubtown.co.in/investors>.

In accordance with the third proviso of Section 136(1) of the Companies Act, 2013, the Annual Report of the Company, containing therein its standalone and the consolidated financial statements has been placed on the website of the Company at the link: <http://hubtown.co.in/investors>. Further, as per fourth proviso of the said Section, the audited annual accounts of the subsidiaries have also been placed on the website of the Company at the link: <http://hubtown.co.in/investors>.

The Company will make available the financial statements of its subsidiaries, joint venture companies and associates (collectively referred to as 'Subsidiaries') and the related information to any member of the Company who may be interested in obtaining the same. The financial statements of the Subsidiaries will also be available for inspection through electronic mode.

Additional information as required under Schedule III to the Companies Act, 2013 in respect of entities consolidated as subsidiaries/associates/ jointly controlled entities is furnished in Note 3.1 to the consolidated financial statements.

27. REPORT ON THE PERFORMANCE AND THE FINANCIAL POSITION OF SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES:

The statement pursuant to Section 129 (3) of the Companies Act, 2013 read with Rule 5 of the Companies (Accounts) Rules, 2014, containing the salient features of the performance and the financial statements of the subsidiaries, associates and joint venture companies for the financial year ended March 31, 2024 in the prescribed Form AOC-1 forms part of the notes to the financial statements.

28. AUDITORS:

Statutory Auditors:

In accordance with the provisions of Section 139 of the Companies, Act, 2013 and the Rules made there under, M/s. J B T M & Associates LLP, Chartered Accountants (Firm Registration No.: W100365) were appointed as the Statutory Auditors of the Company for a period of five consecutive years from the conclusion of the 32nd Annual General Meeting till the conclusion of 37th Annual General Meeting of the Company to be held for the year 2025.

M/s. J B T M & Associates LLP, Chartered Accountants have also confirmed that they meet the criteria for independence, eligibility and qualification as prescribed in Section 141 of the said Act and do not have any pecuniary interest in the Company or its subsidiaries, associates and joint venture companies.

Qualification by Auditors:

The Company has not having provided for Interest expense amounting to ₹ 7637.86 lakhs on certain Inter-corporate deposits. Consequent to above, finance cost for the year ended 31st March, 2024 has been understated by ₹ 7637.86 Lakhs resulting in a consequential increase in the profit for the year ended 31st March, 2024 to that extent.

Management Response:

The Company has not provided interest on certain inter-corporate deposits, as the company is in process of re-negotiating the terms / waiver of interest by respective lenders.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

Fraud Reporting:

The Directors of the Company confirm that during the year under review, no instances of fraud were reported by the Auditors under Section 143 (12) of the Companies Act, 2013 and the Rules made there under either to the Company or to the Central Government.

Cost Records:

As required under Rule 8(5)(ix) of the Companies (Accounts) Rules, 2014, the Company confirms that it has prepared and maintained cost records as specified by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013 for the year ended March 31, 2024.

Cost Auditors:

Based on the recommendation of the Audit and Compliance Committee, the Board has appointed M/s. Shekhar Joshi & Co., Cost Accountants (Firm Registration No. : 100448) as Cost Auditors to conduct the audit of the cost records of the Company for the year ending March 31, 2024 at a fee of ₹ 1,50,000/- (Rupees One Lakh Fifty Thousand Only) plus applicable taxes and reimbursement of out-of-pocket expenses, subject to ratification of the said fees by the members in the Annual General Meeting pursuant to Section 148 of the Companies Act, 2013. Accordingly, the resolution pertaining to ratification of the remuneration payable to the Cost Auditor was approved by the members at the 35th AGM held on Thursday, September 21, 2023.

In respect of Financial Year 2024-25, the Board based on the recommendation of the Audit Committee has approved the appointment of M/s. Shekhar Joshi & Co., Cost Accountants, as the Cost Auditors of the Company. The resolution for ratification of the remuneration to be paid for the said appointment for Financial Year 2024-25 is included in the notice of the ensuing Annual General Meeting.

Cost Audit Report:

The Cost Audit Report for the year ended March 31, 2024 pursuant to the Companies (Cost Accounting Records) Rules, 2011 will be filed within the period stipulated under the Companies Act, 2013 or such other period as may be prescribed.

Secretarial Auditors:

Pursuant to the provisions of section 204 of the Companies Act, 2013 read with corresponding Rules framed thereunder, the Board of Directors of the Company has appointed M/s. Mihen Halani & Associates, Practicing Company Secretaries to conduct the secretarial audit of the Company.

Secretarial Audit Report:

In terms of Section 204 of the Companies Act, 2013 and Regulation 24A of the SEBI Listing Regulations, a Secretarial Audit Report given by the Secretarial Auditors in the Form No. MR-3 is annexed with this Report as **Annexure – A**. Also the Secretarial Audit Reports for FY 2023-24 in Form No. MR-3 in respect of the material unlisted subsidiaries of your company, form part of the report.

Replies to Secretarial Auditor's Qualifications/ Observations:

There were no observations identified of the Secretarial Auditors and do not call for any further clarification /elaboration.

Annual Secretarial Compliance Report:

A Secretarial Compliance Report for the financial year ended March 31, 2024 on compliance of all applicable SEBI Regulations and circulars / guidelines issued thereunder, was obtained from M/s. Mihen Halani & Associates, Secretarial Auditors of the Company, and the same is filed with the Stock Exchanges within prescribed timeline.

29. ANNUAL RETURN:

Pursuant to the provisions of Section 134(3)(a) and Section 92(3) of the Companies Act, 2013, the Annual return will be available on the website of the Company at the link <http://hubtown.co.in/investors>.

30. MATERIAL CHANGES AND COMMITMENTS:

There have been no material changes and commitments affecting the financial position of the Company between the end of the financial year and date of this Report.

31. DEPOSITS:

During the year under review, your Company neither accepted any deposits nor there were any amounts outstanding at the beginning of the year which were classified as 'Deposits' in terms of Section 73 of the Companies Act, 2013 read with the Companies (Acceptance of Deposit) Rules, 2014 and hence, the requirement for furnishing of details of deposits which are not in compliance with the Chapter V of the Companies Act, 2013 is not applicable.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

32. VIGIL MECHANISM FOR DIRECTORS AND EMPLOYEES:

Pursuant to Section 177 (9) and (10) of the Companies Act, 2013 and Regulation 22 read with Regulation 4 (2) (d) (iv) of the SEBI Listing Regulations, the Company has framed a Whistle Blower Policy as the vigil mechanism for Directors and employees of the Company to report their genuine concerns in the prescribed manner, to freely communicate their concerns / grievances about illegal or unethical practices in the Company, actual or suspected, fraud or violation of the Company's Codes or Policies. The vigil mechanism is overseen by the Audit and Compliance Committee. During the year under review, no such incidence was reported and no personnel were denied access to the Chairman of the Audit and Compliance Committee.

The Whistle Blower Policy has been uploaded on the Company website at the link: <http://hubtown.co.in/investors>.

33. RISK MANAGEMENT:

Presently, the provisions of Regulation 21 of the SEBI Listing Regulations relating to the 'Risk Management Committee' are not applicable to the Company. The Board of Directors had constituted a 'Risk Management Committee' under Clause 49 of the erstwhile Listing Agreement and framed a 'Risk Management Policy' to identify, assess, monitor and mitigate various risks to key business objectives. However, the same was dissolved during the year due to non-applicability. Major risks identified by the functions are systematically addressed through mitigating actions on a continuing basis.

34. PARTICULARS OF LOANS, INVESTMENTS OR GUARANTEES UNDER SECTION 186 OF THE COMPANIES ACT, 2013:

As the Company is engaged in the business of 'real estate development' included in the term 'Infrastructure Facilities' as defined in Clause (8) (a) of Schedule VI to the Companies Act, 2013, the provisions of Section 186 of the said Act related to loans made, guarantees given or securities provided are not applicable to the Company. Kindly refer the financial statements for the loans, guarantees and investments given/made by the Company as on March 31, 2024.

35. CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES:

All contracts / arrangements / transactions with related parties as defined under the Companies Act, 2013 and SEBI Listing Regulations that were entered into by the Company during the year under review were in the ordinary course of business and on an arm's length basis. There were no contracts / arrangements / transactions with related parties, as defined under Section 188 of the Companies Act, 2013, which could be considered material under the SEBI Listing Regulations. Accordingly, the disclosure of related party transactions as required under Section 134 (3) of the Companies Act, 2013 in Form AOC -2 is not applicable. There were no materially significant related party transactions with the Company's Promoters, Directors, Key Managerial Personnel's or their relatives which could have a potential conflict with the interest of the Company at large.

The Policy for determining the materiality of related party transactions and dealing with related party transactions as approved by the Board pursuant to Regulation 23 of SEBI Listing Regulations is uploaded on the Company's website at the link: <http://hubtown.co.in/investors/codeandpolicies>.

Attention of members is drawn to the disclosure of transactions with related parties as set out in Notes to Accounts – **Note 34** forming part of the standalone financial statements.

The transactions with person or entity belonging to the promoter/promoter group which holds 10 per cent or more shareholding in the Company as required under Schedule V, Part A (2A) of the SEBI Listing Regulations is given in **Note 34** (on related party transactions) forming part of the standalone financial statements.

36. DISCLOSURE OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY REGULATORS OR COURTS OR TRIBUNAL:

No significant and material orders have been passed by any Regulator or Court or Tribunal which can have impact on the going concern status and the Company's operations in future.

Further, detail pertaining to proceeding initiated / pending under the Insolvency and Bankruptcy Code, 2016 ('IBC') during the year under review is as under:

- A petition under Section 7 of Insolvency and Bankruptcy Code, 2016 read with Rule 4 of the Insolvency and Bankruptcy (Application to Adjudicating Authority) Rules, 2016 was filed by the Company against Tin Time Consultancy Private Limited and as on end of the financial year it was under process.

Other than aforesaid petition there are no proceedings initiated/pending against the Company under the Insolvency and Bankruptcy Code, 2016.

Further, during the year, the Company has not undergone any one-time settlement and therefore the disclosure in this regard is not applicable.

37. CORPORATE SOCIAL RESPONSIBILITY (CSR):

The Corporate Social Responsibility Committee has formulated the policy on Corporate Social Responsibility (CSR) indicating the activities to be undertaken by the Company. During the financial year 2023-2024, the Company was not required to spend towards corporate social activities in view of loss incurred by the Company. Further, due to Non-Applicability, the CSR Committee was dissolved during the year.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

The annual report on CSR activities as required under the Companies (Corporate Social Responsibility Policy) Rules, 2014 are given in Annexure 'B' appended to this Report.

38. DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORK PLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013:

The Company has put in place a 'Policy on Prevention of Sexual Harassment at Workplace' in line with the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. An Internal Complaints Committee has been set up to redress complaints received regarding sexual harassment. The Company affirms that during the year under review, no such complaints were received by the Committee for redressal and that adequate access was provided to any complainant who wished to register a complaint under the Policy. The said Policy is available on the website of the Company at <http://hubtown.co.in/investors>.

The details required to be given under the aforesaid Act forms part of the report on Corporate Governance.

39. CORPORATE GOVERNANCE:

The Company has devised proper systems to ensure compliance with all the applicable provisions and that such systems are adequate and operating effectively. Pursuant to Regulation 34(3) read with Schedule V (E) of the SEBI Listing Regulations, a separate section on Corporate Governance practices followed by the Company, together with a Certificate from Practicing Company Secretary confirming compliance, forms an integral part of this Report.

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

The nature of operations of the Company does not require disclosure of particulars relating to conservation of energy and technology absorption, as prescribed under Section 134 (3) (m) of the Companies Act, 2013 read with Rule 8 (3) of the Companies (Accounts) Rules, 2014.

During the year under review, the Company had 'Nil' foreign exchange earnings and had incurred expenditure of ₹ Nil in foreign exchange.

41. PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES:

The disclosure required under Section 197(12) of the Companies Act, 2013 read with the Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is appended as Annexure – 'C' to this Report.

The statement containing names of top ten employees in terms of the remuneration drawn and the particulars of employees as required pursuant to Section 197 (12) of the Companies Act, 2013 read with Rules 5 (2) and 5 (3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is annexed to and forms part of this Report. However, having regard to the provisions to the first proviso of Section 136 (1) of the Companies Act, 2013, the Annual Report is being sent to all the members of the Company excluding this information. The aforesaid statement is available for inspection by the members through electronic mode 21 days before the AGM, during business hours on working days of the Company upto the date of the ensuing AGM.

Any member, who is interested in obtaining a copy thereof, may write to the Company Secretary at the Registered Office of the Company. The said information is also available on the website of the Company. None of the employees listed in the aforesaid statement is a relative of any Director of the Company. None of the employees of the Company is covered under Rule 5 (3) (viii) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

42. CODE OF CONDUCT:

The Board of Directors has adopted Code of Conduct and Ethics for the Board of Directors and Senior Management Personnel of the Company in terms of Regulation 17 (5) of the SEBI Listing Regulations. All Board members and Senior Management Personnel have affirmed their compliance with the said Code for the financial year ended March 31, 2024.

A declaration to this effect signed by the Managing Director is appended as Annexure II to the Corporate Governance Report.

The said Code of Conduct can be viewed on the Company's website at <http://hubtown.co.in/investors>.

43. INTERNAL FINANCIAL CONTROL SYSTEM AND THEIR ADEQUACY:

The details in respect of internal financial control and their adequacy are included in the Management and Discussion & Analysis, which forms part of this report.

44. AFFIRMATION REGARDING COMPLIANCE WITH APPLICABLE SECRETARIAL STANDARD:

The Board affirms compliance with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India namely SS-1 and SS-2 relating to the Meetings of the Board and its Committees and General Meetings respectively.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

45. CEO AND CFO CERTIFICATION:

A certificate from the Managing Director and the Chief Financial Officer, pursuant to Regulation 17 (8) of SEBI Listing Regulations for the year under review was placed before the Board of Directors of the Company at its meeting held on May 24, 2024 which is appended to and forms part of the Corporate Governance Report.

46. CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS:

A certificate from a company secretary in practice that none of the directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by the Board/Ministry of Corporate Affairs or any such statutory authority as stipulated under Regulation 34 (3) read with clause 10 (i) of para C of Schedule V to the SEBI Listing Regulations is appended to and forms part of the Corporate Governance Report.

47. APPRECIATION AND ACKNOWLEDGEMENTS:

Your Directors take this opportunity to thank the employees, customers, suppliers, bankers, business partners / associates, financial institutions and various regulatory authorities for their consistent support / encouragement to the Company.

Your Directors would also like to thank the Members for reposing their confidence and faith in the Company and its Management.

DISCLAIMER:

Certain statements made in the Directors' Report and the Management Discussion and Analysis may constitute 'forward looking statements' within the meaning of applicable securities laws and regulations. Actual results could differ from those expressed or implied. Several factors could make significant difference to the Company's operations that include labour and material availability, and prices, cyclical demand and pricing in the Company's principal markets, changes in interest rates, changes in government regulations, tax regimes, economic development within India and other incidental factors. The Company does not undertake any obligation to publicly update any forward looking statements, whether as a result of new information, future events or otherwise.

For and on behalf of the Board of Directors

Place : Mumbai
Date : May 24, 2024

Hemant M. Shah
Executive Chairman
DIN: 00009659

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

ANNEXURE A

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2024

[[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,
Hubtown Limited
CIN: L45200MH1989PLC050688
Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple,
R.K. Chemburkar Marg, Chembur (East),
Mumbai – 400 071, MH, IN

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Hubtown Limited ("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 secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2024 (**the "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:

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 March 31, 2024 according to the provisions of:

- i. The Companies Act, 2013 ("the Act") and the rules made there under;
- 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 there under;
- 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 (**Overseas Direct Investment and External Commercial Borrowings are not applicable to the Company during the Audit period**);
- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ("SEBI Act");
 - a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - b) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;
 - c) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - d) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
 - e) Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 - **Not Applicable to the Company during the Audit Period**;
 - f) The Securities and Exchange Board of India (Issue and Listing Of Non-Convertible Securities) Regulations, 2021 - **Not Applicable to the Company during the Audit Period**;
 - g) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **Not Applicable to the Company during the Audit Period**, and
 - i) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **Not Applicable to the Company during the Audit Period**;
- vi. We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other various applicable Acts, Laws, Rules and Regulations to the Company.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

We have also examined compliance with the applicable clauses of following:

- (i) the Secretarial Standards issued by The Institute of Company Secretaries of India ("The ICSI");
- (ii) SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 [SEBI (LODR) Regulations, 2015].

To the best of our knowledge and belief, during the period under review, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that:

- a) During the Audit Period, the Board of Directors of the Company was duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors.
The committee of the Board is duly constituted. 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.
- b) Adequate notice is given to all directors to schedule the Board Meetings and Committee Meetings, agenda and notes on agenda were sent at least seven days in advance or with due consents for shorter notice from the directors and adequate system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- c) Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes, wherever applicable.

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, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, standards etc. mentioned above.

We further report that during the audit period, the following event/action has taken place having a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. referred to above;

- The Company has altered Ancillary Object Clause of Memorandum of Association vide special resolution passed by the shareholders through postal ballot on June 30, 2023;
- The Company has continued the appointment of Mr. Hemant M. Shah (DIN:00009659) as Whole Time Director designated as an Executive Chairman of the Company upon attaining age of Seventy years vide special resolution passed by the shareholders through postal ballot on June 30, 2023;
- The Company has allotted 36,00,000 (Thirty-Six Lakhs) Equity Shares upon written notice received from the warrant holders to convert / exchange part of their warrants into equity shares of Rs. 10/- each along with warrant exercise price for exercise of 36,00,000 (Thirty-Six Lakhs) warrants into equity shares;
- International Asset Reconstruction Company Private Limited had filed an application for withdrawal of petition filed under the Insolvency and Bankruptcy Code and has withdrawn its complaints made to Stock Exchange;
- The Company has acquired 99% Stake of Vinca Developer Private Limited;
- The Company has approved material transactions with related parties under the companies act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 vide special resolution passed by the shareholders at 35th Annual General Meeting held on September 21, 2023;
- The Board of Directors of the Company in their meeting held on January 25, 2024 has approved issue of 700 Secured, Unlisted, Redeemable and Non-Convertible Debentures at a face value of Rs. 10,00,000/- each;
- The Company has acquired an additional stake of 32.48% of Rare Townships Private Limited ("RTPL / Issuer") pursuant to Right issue undertaken by the issuer. Consequently, RTPL has become a subsidiary of the Company w.e.f. March 12, 2024.

We further report that during the audit period, the Company has co-operated with us and have produced before us all the required forms information, clarifications, returns and other documents as required for the purpose of our audit.

For **Mihen Halani & Associates**
Practicing Company Secretary

Mihen Halani
(Proprietor)
C.P. No. 12015
FCS No: 9926
UDIN : F009926F000438112

Place : Mumbai
Date : May 24, 2024

Note: This report is to be read with our letter of even date which is annexed as "**Annexure A**" herewith and forms as integral part of this report.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

ANNEXURE A

To,
The Members,
Hubtown Limited
CIN: L45200MH1989PLC050688

Our report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the 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 process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. We believe that the process 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, standards is the responsibility of the management. Our examination was limited to the verification of procedure 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 **Mihen Halani & Associates**
Practicing Company Secretary

Mihen Halani
(Proprietor)
C.P. No. 12015
FCS No: 9926

Place : Mumbai
Date : May 24, 2024

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 2023-2024

*[(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,
CITYWOOD BUILDERS PRIVATE LIMITED
CIN: U45202MH2009PTC191711
Unit No. 116, First Floor, Rehab Building No. 4
Akruti Annexe, Road No. 7, Marol MIDC, Andheri (E)
Mumbai, Maharashtra, India - 400093

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **CITYWOOD BUILDERS PRIVATE LIMITED** (hereinafter called "**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 secretarial audit, We hereby report that in our opinion, the company has, during the audit period covering the financial year ended on **31st March, 2024**, 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:

We have examined the books, papers, minute books, forms and returns filed and other records made available to us and maintained by the Company for the financial year ended on 31st March, 2024, according to the following 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; **NOT APPLICABLE**
- (iii) The Depositories Act, 1996 and the Regulations and the 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; **(Overseas Direct Investment and External Commercial Borrowing are not applicable to the Company during the Audit period);**

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 - **NOT APPLICABLE**
- (ii) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 - **NOT APPLICABLE**
- (iii) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 - **NOT APPLICABLE**
- (iv) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - **NOT APPLICABLE**
- (v) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 - **NOT APPLICABLE**
- (vi) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **NOT APPLICABLE**
- (vii) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client - **NOT APPLICABLE**
- (viii) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 - **NOT APPLICABLE**
- (ix) The Securities And Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **NOT APPLICABLE**

We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other various applicable Acts, Laws, Rules and Regulations applicable specifically to the Company.

We have also examined compliance with the applicable clauses Secretarial Standards issued by The Institute of Company Secretaries of India under the provisions of the Companies Act, 2013.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

To the best of our knowledge and belief, during the financial year under report, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that:

During the audit period, the Board of Directors of the Company was duly constituted with proper balance of Executive Directors and Non-Executive Directors.

Adequate notice is given to all directors to schedule the Board Meetings and Committee meetings, agenda and detailed notes on agenda were sent as per the provisions of the Companies Act, 2013 and the rules made thereunder, and adequate system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

None of the members have communicated dissenting views, in the matters /agenda proposed from time to time for consideration of the Board and Committees, during the year under the report, hence were not required to be captured and recorded part of the minutes.

Majority decision is carried through the unanimous consent of all the Board of Directors 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 there were no events / actions which had a major bearing on the Company's affairs in pursuance of the above referred, laws, rules, regulations, guidelines, standards, etc. referred above.

***We further report that** this report has also been prepared in accordance to the applicability of provisions of Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 to the Listed Holding Company i.e. Hubtown Limited.

For **HRU & Associates**
Practicing Company Secretary

Hemanshu Upadhyay
(Proprietor)

M. No: 46800

FCP No: 20259

UDIN : A046800F000398791

Place : Mumbai

Date : May 18, 2024

Note: This report is to be read with our letter of even date which is annexed as "**Annexure A**" herewith and forms as integral part of this report.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

ANNEXURE A TO THE SECRETARIAL AUDIT REPORT

To,
The Members,
CITYWOOD BUILDERS PRIVATE LIMITED
CIN: U45202MH2009PTC191711
Unit No. 116, First Floor, Rehab Building No. 4
Akruti Annexe, Road No. 7, Marol MIDC, Andheri (E)
Mumbai, Maharashtra, India - 400093

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

1. Maintenance of secretarial record is the responsibility of the 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 test basis to ensure that correct facts are reflected in 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 Management representation about the compliance of laws, rules and regulations and occurrence of events, etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is responsibility of management. Our examination was limited to the verification of procedures on test-check 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 **HRU & Associates**
Practicing Company Secretary

Hemanshu Upadhyay
(Proprietor)
M. No: 46800
FCP No: 20259
UDIN : A046800F000398791

Place : Mumbai
Date : May 18, 2024

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 2023-2024

*[(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,
JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
CTS No. 469A, Chembur, Mumbai - 400071,
Maharashtra, India

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **JOYNEST PREMISES PRIVATE LIMITED** (hereinafter called "**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 secretarial audit, We hereby report that in our opinion, the company has, during the audit period covering the financial year ended on **31st March, 2024**, 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:

We have examined the books, papers, minute books, forms and returns filed and other records made available to us and maintained by the Company for the financial year ended on 31st March, 2024, according to the following 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; **NOT APPLICABLE**
- (iii) The Depositories Act, 1996 and the Regulations and the 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; **(Overseas Direct Investment and External Commercial Borrowing are not applicable to the Company during the Audit period);**

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 - **NOT APPLICABLE**
- (ii) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 - **NOT APPLICABLE**
- (iii) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 - **NOT APPLICABLE**
- (iv) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - **NOT APPLICABLE**
- (v) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021- **NOT APPLICABLE**
- (vi) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **NOT APPLICABLE**
- (vii) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client- **NOT APPLICABLE**
- (viii) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 - **NOT APPLICABLE**
- (ix) The Securities And Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **NOT APPLICABLE**

We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other various applicable Acts, Laws, Rules and Regulations applicable specifically to the Company.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

We have also examined compliance with the applicable clauses Secretarial Standards issued by The Institute of Company Secretaries of India under the provisions of the Companies Act, 2013.

To the best of our knowledge and belief, during the financial year under report, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that:

During the audit period, the Board of Directors of the Company was duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors.

The Committee of the Board is duly constituted. 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 and Committee meetings, agenda and detailed notes on agenda were sent as per the provisions of the Companies Act, 2013 and the rules made thereunder, and adequate system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

None of the members have communicated dissenting views, in the matters /agenda proposed from time to time for consideration of the Board and Committees, during the year under the report, hence were not required to be captured and recorded part of the minutes.

Majority decision is carried through the unanimous consent of all the Board of Directors 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 there were no events / actions which had a major bearing on the Company's affairs in pursuance of the above referred, laws, rules, regulations, guidelines, standards, etc. referred above.

***We further report that** apart from Section 204 of the Act, this report has also been prepared in accordance to the applicability of provisions of Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 to the Listed Holding Company i.e. Hubtown Limited.

For **HRU & Associates**
Practicing Company Secretary

Hemanshu Upadhyay
(Proprietor)

M. No: 46800

FCP No: 20259

UDIN : A046800F000398866

Place : Mumbai
Date : May 18, 2024

Note: This report is to be read with our letter of even date which is annexed as "**Annexure A**" herewith and forms as integral part of this report.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

ANNEXURE A TO THE SECRETARIAL AUDIT REPORT

To,
The Members,
JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
CTS No. 469A, Chembur, Mumbai - 400071,
Maharashtra, India

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

1. Maintenance of secretarial record is the responsibility of the 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 test basis to ensure that correct facts are reflected in 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 Management representation about the compliance of laws, rules and regulations and occurrence of events, etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is responsibility of management. Our examination was limited to the verification of procedures on test-check 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 **HRU & Associates**
Practicing Company Secretary

Hemanshu Upadhyay
(Proprietor)

M. No: 46800

FCP No: 20259

UDIN : A046800F000398866

Place : Mumbai
Date : May 18, 2024

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 2023-2024

*[(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,
RARE TOWNSHIPS PRIVATE LIMITED
CIN: U70102MH2000PTC126999
CTS No. 194B, PWD Ground Ghatkopar - Mankhurd Link Road,
Ghatkopar (East) , Mumbai, Maharashtra, India - 400077

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **RARE TOWNSHIPS PRIVATE LIMITED** (hereinafter called "**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 secretarial audit, We hereby report that in our opinion, the company has, during the audit period covering the financial year ended on **31st March, 2024**, 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:

We have examined the books, papers, minute books, forms and returns filed and other records made available to us and maintained by the Company for the financial year ended on 31st March, 2024, according to the following provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; **NOT APPLICABLE**
- (ii) The Depositories Act, 1996 and the Regulations and the Bye-Laws framed thereunder;
- (iii) 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; **(Overseas Direct Investment and External Commercial Borrowing are not applicable to the Company during the Audit period);**

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 - **NOT APPLICABLE**
- (ii) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 - **NOT APPLICABLE**
- (iii) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 - **NOT APPLICABLE**
- (iv) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - **NOT APPLICABLE**
- (v) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021- **NOT APPLICABLE**
- (vi) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **NOT APPLICABLE**
- (vii) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client- **NOT APPLICABLE**
- (viii) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 - **NOT APPLICABLE**
- (ix) The Securities And Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **NOT APPLICABLE**

We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other various applicable Acts, Laws, Rules and Regulations applicable specifically to the Company.

We have also examined compliance with the applicable clauses Secretarial Standards issued by The Institute of Company Secretaries of India under the provisions of the Companies Act, 2013.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

To the best of our knowledge and belief, during the financial year under report, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that:

During the audit period, the Board of Directors of the Company was duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors till the Company became a subsidiary on March 12, 2024. After becoming a subsidiary and crossing the threshold limits as provided under the Companies Act, 2013, the Company is in process to appoint the adequate number of directors in terms of Section 149 of the Act and constitute the appropriate committee(s).

Adequate notice is given to all directors to schedule the Board Meetings and Committee meetings, agenda and detailed notes on agenda were sent as per the provisions of the Companies Act, 2013 and the rules made thereunder, and adequate system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

None of the members have communicated dissenting views, in the matters /agenda proposed from time to time for consideration of the Board and Committees, during the year under the report, hence were not required to be captured and recorded part of the minutes.

Majority decision is carried through the unanimous consent of all the Board of Directors 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 there were no events / actions which had a major bearing on the Company's affairs in pursuance of the above referred, laws, rules, regulations, guidelines, standards, etc. referred above.

***We further report that** this report has also been prepared in accordance to the applicability of provisions of Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 to the Listed Holding Company i.e. Hubtown Limited.

For **HRU & Associates**
Practicing Company Secretary

Hemanshu Upadhyay
(Proprietor)
M. No: 46800
FCP No: 20259
UDIN : A046800F000398899

Place : Mumbai
Date : May 18, 2024

Note: This report is to be read with our letter of even date which is annexed as "**Annexure A**" herewith and forms as integral part of this report.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

ANNEXURE A TO THE SECRETARIAL AUDIT REPORT

To,
The Members,
JOYNEST PREMISES PRIVATE LIMITED
CIN: U45202MH2008PTC183715
CTS No. 469A, Chembur, Mumbai - 400071,
Maharashtra, India

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

1. Maintenance of secretarial record is the responsibility of the 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 test basis to ensure that correct facts are reflected in 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 Management representation about the compliance of laws, rules and regulations and occurrence of events, etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is responsibility of management. Our examination was limited to the verification of procedures on test-check 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 **HRU & Associates**
Practicing Company Secretary

Hemanshu Upadhyay
(Proprietor)

M. No: 46800

FCP No: 20259

UDIN : A046800F000398899

Place : Mumbai
Date : May 18, 2024

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 2023-2024

*[(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,
VINCA DEVELOPER PRIVATE LIMITED
CIN: U45202MH2008PTC185408
Unit No. 116, First Floor, Rehab Building No.
4, Akruiti Annexe, Road No. 7, Marol MIDC,
Andheri (E) , Mumbai, Maharashtra, India - 400093

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **VINCA DEVELOPER PRIVATE LIMITED** (hereinafter called "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 secretarial audit, We hereby report that in our opinion, the company has, during the audit period covering the financial year ended on 31st March, 2024, 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:

We have examined the books, papers, minute books, forms and returns filed and other records made available to us and maintained by the Company for the financial year ended on **31st March, 2024**, according to the following provisions of:

- (v) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (vi) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; **NOT APPLICABLE**
- (vii) The Depositories Act, 1996 and the Regulations and the Bye-Laws framed thereunder;
- (viii) 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; **(Overseas Direct Investment and External Commercial Borrowing are not applicable to the Company during the Audit period);**

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 - **NOT APPLICABLE**
- (ii) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 - **NOT APPLICABLE**
- (iii) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 - **NOT APPLICABLE**
- (iv) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - **NOT APPLICABLE**
- (v) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021- **NOT APPLICABLE**
- (vi) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 - **NOT APPLICABLE**
- (vii) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client- **NOT APPLICABLE**
- (viii) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 - **NOT APPLICABLE**
- (ix) The Securities And Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 - **NOT APPLICABLE**

We have relied on the representations made by the Company and its officers for systems and mechanism formed by the Company for compliances under other various applicable Acts, Laws, Rules and Regulations applicable specifically to the Company.

We have also examined compliance with the applicable clauses Secretarial Standards issued by The Institute of Company Secretaries of India under the provisions of the Companies Act, 2013.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

To the best of our knowledge and belief, during the financial year under report, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above save as provided hereunder.

We further report that:

During the audit period, the Board of Directors of the Company was duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors.

The Committee of the Board is duly constituted. 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 and Committee meetings, agenda and detailed notes on agenda were sent as per the provisions of the Companies Act, 2013 and the rules made thereunder, and adequate system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

None of the members have communicated dissenting views, in the matters /agenda proposed from time to time for consideration of the Board and Committees, during the year under the report, hence were not required to be captured and recorded part of the minutes.

Majority decision is carried through the unanimous consent of all the Board of Directors and recorded as part of the minutes.

The Company has yet to appoint Company Secretary for the Company in terms of the Act and is in the process of doing so.

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 there were no events / actions which had a major bearing on the Company's affairs in pursuance of the above referred, laws, rules, regulations, guidelines, standards, etc. referred above.

***We further report that** this report has also been prepared in accordance to the applicability of provisions of Regulation 24A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 to the Listed Holding Company i.e. Hubtown Limited.

For **HRU & Associates**
Practicing Company Secretary

Hemanshu Upadhyay
(Proprietor)

M. No: 46800

FCP No: 20259

UDIN : A046800F000398822

Place : Mumbai

Date : May 18, 2024

Note: This report is to be read with our letter of even date which is annexed as "**Annexure A**" herewith and forms as integral part of this report.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

ANNEXURE A TO THE SECRETARIAL AUDIT REPORT

To,
The Members,
VINCA DEVELOPER PRIVATE LIMITED
CIN: U45202MH2008PTC185408
Unit No. 116, First Floor, Rehab Building No.
4, Akruiti Annexe, Road No. 7, Marol MIDC,
Andheri (E) , Mumbai, Maharashtra, India - 400093

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

1. Maintenance of secretarial record is the responsibility of the 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 test basis to ensure that correct facts are reflected in 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 Management representation about the compliance of laws, rules and regulations and occurrence of events, etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is responsibility of management. Our examination was limited to the verification of procedures on test-check 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 **HRU & Associates**
Practicing Company Secretary

Hemanshu Upadhyay
(Proprietor)

M. No: 46800

FCP No: 20259

UDIN : A046800F000398822

Place : Mumbai
Date : May 18, 2024

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

ANNEXURE 'B'

ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES

[Pursuant to Clause (o) of sub-section (3) of Section 134 of the Companies Act, 2013 and Rule 9 of the Companies (Corporate Social Responsibility Policy) Rules, 2014]

1. **Brief outline on CSR Policy of the Company:**

The Company's CSR Policy focuses on addressing critical, social, environmental and economic needs of the marginalized/underprivileged sections of the society. The Company adopts an approach that integrates the solutions to these problems into the strategies of the Company to benefit the communities at large and create social and environmental impact. The Company is committed to the vision of creating a dynamic and developed India along with environmental sustainability and actively contributes to the social and economic development of the communities by building a better and sustainable way of life for the weaker sections of society by providing pollution free environment, Basic Education & Medical Facilities. With this purpose the CSR Committee framed and recommended a CSR Policy to the Board for adoption and instituted a transparent monitoring mechanism for ensuring implementation of the projects / activities to be undertaken by the Company.

2. **Composition of CSR Committee:**

The Board of Directors had constituted a 'Corporate Social Responsibility Committee' pursuant to the provisions of Section 135 of the Companies Act, 2013 consisting of the following members Mr. Hemant Shah, Chairman of the Committee, Mr. Vyomesh Shah, and Mr. Sunil Shah. However, the same was dissolved during the year due to non-applicability.

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: <http://www.hubtown.co.in/investors>

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 (attach the report): Not applicable for Financial Year 2023-2024.

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:

Sr. No	Financial Year	Amount available for set-off from preceding financial years (in ₹)	Amount required to be setoff for the financial year, if any (in ₹)
1	2022-2023	N.A.	N.A.
2	2021-2022	N.A.	N.A.
3	2020-2021	N.A.	N.A.
	Total	N.A.	N.A.

6. Average net profit/loss of the company as per section 135(5) : ₹ (8,490.95) lakhs

7 a. Two percent of average net profit of the company as per section 135(5) : ₹ Nil

b. Surplus arising out of the CSR projects or programmes or activities of the previous financial years : N.A.

c. Amount required to be set off for the financial year, if any : N.A.

d. Total CSR obligation for the financial year (7a+7b-7c) : N.A.

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

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

Total Amount Spent for the Financial Year. (₹ in lakh)	Amount Unspent (in ₹)				
	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
NIL	NIL	NIL	—	—	—

(b) Details of CSR amount spent against **ongoing projects** for the financial year: None

(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 duration	Amount allocated for the project (in ₹).	Amount spent in the current financial Year (in ₹).	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in ₹).	Mode of Implementation - Direct (Yes/No).	Mode of Implementation - Through Implementing Agency	
				State	District					Name	CSR Registration Number

(c) Details of CSR amount spent against other than ongoing projects for the financial year: None

(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 spent for the project (in ₹).	Mode of Implementation - Direct (Yes/No).	Mode of Implementation - Through Implementing Agency	
				State	District			Name	CSR Registration Number

(d) Amount spent in Administrative Overheads : Nil

(e) Amount spent on Impact Assessment, if applicable : Nil

(f) Total amount spent for the Financial Year (8b+8c+8d+8e) : Nil

(g) Excess amount for set off, if any

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

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

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

Sr. No	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135 (6) (in ₹)	Amount spent in the reporting Financial Year (₹ in lakh)	Amount transferred to any fund specified under Schedule VII as per section 135(5), if any.			Amount remaining to be spent in succeeding financial years (₹ in lakh)
				Name of the Fund	Amount (₹ In lakh)	Date of transfer.	
1	2022-2023	N.A.	N.A.	Nil	N.A.	N.A.	N.A.
2	2021-2022	N.A.	N.A.	Nil	N.A.	N.A.	N.A.
3	2020-2021	N.A.	35.00	Nil	N.A.	N.A.	N.A.

10. Whether any Capital Assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year : NO

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). : N.A.

For and on behalf of the Board

Place : Mumbai
Date : May 24, 2024

Vyomesh M. Shah
Managing Director
DIN: 00009596

Hemant M. Shah
Executive Chairman
DIN: 00009659

DIRECTORS' REPORT AND MANAGEMENT DISCUSSION AND ANALYSIS (CONTD.)

ANNEXURE – 'C'

DISCLOSURE IN DIRECTORS' REPORT - PARTICULARS OF REMUNERATION PURSUANT TO SECTION 197 (12) OF THE COMPANIES ACT, 2013 READ WITH THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

1.	Ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the Financial Year ended March 31, 2024:		
	Name	Designation	Ratio of remuneration to the median employees' remuneration
	Hemant M. Shah	Executive Chairman	37:01
	Sunil C. Shah (up to October 16, 2023)	Independent Director	N.A.
	Kartik Ruparel	Independent Director	N.A.
	Milin Ramani	Independent Director	N.A.
	Bhakti Kothare	Independent Director	N.A.
	Jignesh H. Gala (wef May 19, 2023)	Independent Director	N.A.
	Vyomesh M. Shah	Managing Director	35:01
	Remuneration is considered by way of commission only in case of Independent and Non-Executive Directors.		
2.	Percentage increase / (decrease) in remuneration of each Director and Key Managerial Personnel in the Financial Year 2023-2024		
	Name	Designation	Increase / (Decrease) in remuneration over 2022-2023
	Hemant M. Shah	Executive Chairman	NIL
	Vyomesh M. Shah	Managing Director	9.30
	Sunil C. Shah (up to October 16, 2023)	Independent Director	NIL
	Kartik Ruparel	Independent Director	NIL
	Milin Ramani	Independent Director	NIL
	Bhakti Kothare	Independent Director	NIL
	Jignesh H. Gala (wef May 19, 2023)	Independent Director	NIL
	Sunil Mago	Chief Financial Officer	NIL
	Sadanand Lad	Company Secretary	NIL
	There has been no increase in the remuneration of the Executive Chairman and Key Managerial Personnel's. The increase in remuneration of the Managing Director is mentioned above. Independent and Non-Executive Directors are not paid any commission in view of insufficient profit for the Financial Year under review.		
3.	The percentage decrease in the median remuneration of employees in the Financial Year 2023-2024		
	There is 0.88% decrease is mentioned above. in median remuneration of employees in the last financial year.		
4.	The number of permanent employees on the roll of the Company.		
	As on March 31, 2024, there were 61 employees on the roll of the Company.		
5.	Average percentile increase already made in the salaries of the employees other than the managerial personnel in the last financial year 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.		
	There is Nil % increase in median remuneration of employees other than managerial personnel in the last financial year.		
	The chane in the managerial remuneration for Financial Year 2023-2024 is mentioned above.		
	Any increase in remuneration is due to higher replacement cost of the employees leaving the organization during the financial year 2023-2024.		
6.	Affirmation that the remuneration is as per the remuneration policy of the Company.		
	The Company affirms that the remuneration paid is a per the remuneration policy of the Company.		

For and on behalf of the Board

Place : Mumbai
Date : May 24, 2024

Hemant M. Shah
Executive Chairman
DIN: 00009659

CORPORATE GOVERNANCE REPORT

REPORT ON CORPORATE GOVERNANCE FOR THE YEAR ENDED MARCH 31, 2024

CORPORATE GOVERNANCE PHILOSOPHY

The Report on Corporate Governance reflects the ethos of the Company and its continuous commitment to transparency, integrity, fairness, accountability, ethical business practices and professionalism across its operations. The Company firmly believes that maintaining the highest standards of Corporate Governance is the implicit rule that determines management's ability to make sound decisions and to perform efficiently and ethically in the best interest of its shareholders and other stakeholders to create value for all. The philosophy of Corporate Governance is a principle based approach as codified in Regulation 4(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), encompassing the fundamentals of rights and roles of various stakeholders of the Company, timely information, equitable treatment, role of stakeholders, disclosure and transparency and board responsibility.

The Company in its approach to adopt the best possible practices of Corporate Governance and keeping adherence to the latest rules and regulations prescribed by various regulatory authorities, has taken all the necessary steps to stay in line with the continuously progressing governance demands. During the financial year under review, adequate monitoring systems were followed to safeguard against major risk and to ensure implementation of policies and procedures in order to fulfill the Company's social, legal and ethical responsibilities. The Company's Corporate Governance philosophy has been further strengthened through 'Hubtown Code of Conduct and Ethics for Directors and Senior Management', 'Hubtown Code of Conduct for Prevention of Insider Trading' and Terms of Reference of various Board Committees and the Company's Disclosure Policies.

The Company is in compliance with the requirements on Corporate Governance as they stood during the financial year 2023-24. A report on the compliance of Corporate Governance requirements under the Listing Regulations and the practices / procedures followed by the Company for the year ended March 31, 2024 is detailed below:

BOARD OF DIRECTORS AND ITS COMMITTEES:

1. Composition and Category of Directors / Attendance at Meetings / Directorship and Committee Memberships in other Companies / Names of Listed entities and category of Directors as on March 31, 2024

The Company has the combination of Executive and Non-Executive Director in conformity with Regulation 17 of the Listing Regulations.

The strength of the Board of Directors as on March 31, 2024 is a mix of 4 Non-Executive Independent Directors including women Director and 2 Executive Directors. The Chairman of the Board is an Executive Director.

As per the declarations received by the Company from each of the Directors, none of them are disqualified under Section 164 of the Companies Act, 2013 ('the Act').

Independent Directors of the Company are in compliance with the provisions of Regulation 16(1) of the Listing Regulations. In the opinion of the Board, the Independent Director fulfills the conditions specified in Listing Regulations and are Independent of the management. Further, disclosures have been made by the Directors regarding their Chairmanships / Memberships of the mandatory committees of the Board and that the same are within the maximum permissible limit as stipulated under Regulation 26(1) of the Listing Regulations.

The composition of Board of Directors as on March 31, 2024 and other relevant details are as follows:

S. No.	Name	Designation
1.	Mr. Hemant M. Shah	Executive Chairman
2.	Mr. Vyomesh M. Shah	Managing Director
3.	Mr. Sunil C. Shah	Non-Executive Independent Director (upto October 16, 2023)
4.	Mr. Kartik Ruparel	Non-Executive Independent Director
5.	Mr. Milin Jagdish Ramani	Non-Executive Independent Director
6.	Ms. Bhakti Jaywant Kothare	Non-Executive Independent Director
7.	Mr. Jignesh Hansraj Gala	Non-Executive Independent Director (w.e.f. May 29, 2023)

The Company currently has right mix of Directors on the Board who possess the requisite qualifications and experience in general corporate management, law, finance, marketing, and other allied fields which enable them to contribute effectively to the Company in their capacity as Directors of the Company. Presently, the Board does not have any Nominee Director on its Board representing any institution.

The day-to-day operations are conducted by the Executive Chairman and the Managing Director of the Company, under the supervision and control of the Board of Directors.

CORPORATE GOVERNANCE REPORT (CONTD.)

Relationship between Directors inter-se:

Except for the Executive Chairman and the Managing Director who are related to each other, none of the other Directors of the Company are related to each other.

Shareholding of Non-Executive Directors:

Save for Mr. Milin Jagdish Ramani, Independent Director of the Company who hold 3 shares of the Company as on March 31, 2024, none of the other Independent and Non-Executive Directors hold any shares or any convertible instruments in the Company. For this purpose, shares held singly or as first joint shareholders are only to be considered. The aforementioned holding is well within the compliance as provided under Section 149 of the Companies Act, 2013.

The composition of the Board of Directors and the number of Directorships and membership of committees of public companies (excluding Hubtown Limited) are as under:

Name of Director	Category	Directorship in other public limited companies (*)	No. of Board Committee positions held in other public limited companies		Relationship with other Directors inter-se
			Chairmanship	Membership @	
Mr. Hemant M. Shah, Executive Chairman DIN:00009659	Executive Non-Independent (Promoter)	—	—	—	Related to Mr. Vyomesh M. Shah
Mr. Sunil C. Shah DIN:06947244 (upto October 16, 2023)	Non-Executive Independent	—	—	—	Not related to any other Director of the Company
Mr. Kartik Ruparel DIN:08865104	Non-Executive Independent	—	—	—	
Mr. Milin Jagdish Ramani DIN:07697636	Non-Executive Independent	8	1	9	
Ms. Bhakti Jaywant Kothare DIN:07381095	Non-Executive Independent	—	—	—	
Mr. Jignesh Hansraj Gala DIN:07463896 (w.e.f. May 29, 2023)	Non-Executive Independent	—	—	—	
Mr. Vyomesh M. Shah, Managing Director DIN: 00009596	Executive Non-Independent (Promoter)	1	—	—	Related to Mr. Hemant M. Shah

- Independent Director means a Director as defined under Regulation 16 (1) (b) of the Listing Regulations and Section 149 (6) of the Act.
- (*) – excludes Alternate Directorships, Directorships in Indian Private Limited Companies and Foreign Companies and membership of Managing Committees of various bodies.
- @ – Membership includes Chairmanship.
- For the purpose of determination of limit of the Board Committees, only memberships of Audit Committees and Stakeholders' Relationship Committees of all public limited companies have been considered as prescribed under Regulation 26 (1) (b) of the Listing Regulations.
- None of the Directors hold directorship in more than 10 (ten) public companies.
- None of the Independent Directors has any pecuniary relationship, transactions or association with the Company, which adversely affect their independence.

CORPORATE GOVERNANCE REPORT (CONTD.)

In terms of Schedule V – Part C (2) (c) to the Listing Regulations, the details of listed entities where the Directors of the Company are Directors along with the category of Directorship as on March 31, 2024 are given below:

Sr. No.	Name of the Director	Listed Entities in which Director is a Director	Category of Directorship
1.	Mr. Hemant M. Shah	Hubtown Limited	Chairman, Executive Non-Independent
2.	Mr. Vyomesh M. Shah	Hubtown Limited	Managing Director, Executive Non-Independent
3.	Mr. Kartik Ruparel	Hubtown Limited	Non-Executive, Independent
4.	Mr. Milin Jagdish Ramani	Hubtown Limited	Non-Executive, Independent
		Binani Industries Limited	Non-Executive, Independent
		Comfort Commotrade Limited	Non-Executive, Independent
		Luharuka Media & Infra Limited	Non-Executive, Independent
		Comfort Fincap Limited	Non-Executive, Independent
		Comfort Intech Limited	Non-Executive, Independent
		Tree House Education & Accessories Limited	Non-Executive, Independent
5.	Ms. Bhakti Jaywant Kothare	Hubtown Limited	Non-Executive, Independent
6.	Mr. Jignesh Hansraj Gala	Hubtown Limited	Non-Executive Independent

Board Diversity:

Pursuant to Regulation 19 (4) read with Part 'D' of Schedule II to the Listing Regulations, the Nomination and Remuneration Committee has framed a policy on Board Diversity to ensure diversity of knowledge, experience, gender, age and culture. The policy has been disclosed on the Company's website at <http://hubtown.co.in/investors>.

Appointment and Tenure:

At the ensuing Annual General Meeting of the Company, Mr. Vyomesh Shah (DIN: 00009596) retires by rotation and being eligible, offers himself for re-appointment. A detailed profile of the Director seeking re-appointment along with additional information as required under Regulation 36 (3) of the Listing Regulations is provided separately by way of an annexure to the Notice of the Annual General Meeting.

Responsibilities:

The Board of Directors represents the interests of the Company's stakeholders in optimizing long-term value by providing the management with guidance and strategic direction. The Board's mandate is to oversee the Company's strategic operations, review corporate performance, assess the adequacy of risk management and mitigation measures, evaluate internal financial controls, authorize and monitor strategic investments, ensure regulatory compliance and safeguard interests of all the stakeholders.

Agenda:

The agenda along with the detailed notes are circulated in advance to the Board members. The items in the agenda are backed by detailed background information to enable the Board to take appropriate decisions and to discharge its responsibility effectively. Where it is not practicable to send the relevant information as a part of agenda papers, the same are tabled at the meeting. The agenda also includes the minutes of the meetings of all the Board Committees and subsidiary companies in summarized form for the information of the Board. In addition, for any business exigencies, the resolutions are passed by circulation where permissible, and later placed in the ensuing Board meeting for noting and confirmation.

During the year under review, information specified in Part 'A' of Schedule II to the Listing Regulations, had been placed before the Board for discussion and consideration.

Independent Directors:

All the Independent Directors have confirmed that they meet the criteria of independence as stipulated in Section 149 (6) of the Act and Regulation 16 (1) (b) of the Listing Regulations. Further, in terms of Regulation 25 (8) of the Listing Regulations, all the Independent Directors have confirmed that they are not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties. The Board, based on the declarations received from the Independent Directors, is of the opinion that each of them fulfills the criteria of independence prescribed under the Companies Act, 2013 and the Listing Regulations and that they are independent from the management.

CORPORATE GOVERNANCE REPORT (CONTD.)

Appointment of Independent Director:

During the year under review, the Company has appointed Mr. Jignesh Hansraj Gala (DIN: 07463896) as an Independent Director with effect from May 29, 2023.

Resignation of Independent Director:

During the year under review, Mr. Sunil C. Shah (DIN: 06947244) resigned as an Independent Director of the Company with effect from October 16, 2023 due to his pre-occupation and other personal commitments. Mr. Sunil C. Shah has confirmed that there were no other material reasons for his resignation other than that stated above.

Role of Independent Directors:

The Independent Directors bring to the Board a wide range of experience, knowledge and judgment as they draw on their varied proficiencies in finance, management, accountancy, law, public policy and corporate strategy. This wide knowledge of both, their field of expertise and boardroom practices helps foster varied, unbiased, independent and experienced perspective. The Company benefits immensely from their inputs in achieving its strategic direction.

Familiarization Programme for Independent Directors:

The Company has conducted familiarization programme for its Independent Directors during the year under review. The programme aims to familiarize the Independent Directors to understand the Company, its operations, its business, industry and environment in which it operates and the regulatory environment applicable to it and to facilitate them in performing their duties as Independent Directors. The details of familiarization program imparted to Independent Directors are disclosed on the website of the Company at <http://hubtown.co.in/investors>.

Separate Meeting of Independent Directors:

As required by the Code of Independent Directors under Schedule IV to the Companies Act, 2013 and Regulation 25 (3) of the Listing Regulations, all the Independent Directors met on May 29, 2023 to review the performance of Non-Independent Directors (including the Chairman of the Company) and the Board as a whole. The Independent Directors also assessed the quality, content and timelines of flow of information between the management and the Board that is to effectively and reasonable perform and discharge their duties.

Chart setting out the Core Skills / Expertise / Competence of the Board of Directors:

As stipulated by sub-part 2 (h) of Part C of Schedule V to the Listing Regulations, the following is the list of core skills / competencies identified by the Board of Directors as required in the context of the Company's business and that the said skills are available within the Board Members:

Business Leadership	•	Leadership experience including in areas of business development, strategic planning, succession planning, driving change and long-term growth and guiding the Company and its senior management towards its vision and values
Industry knowledge / experience	•	<ul style="list-style-type: none"> • exposure and experience of real estate business • knowledge of the real estate sector • understanding of government legislation / legislation process • recognition of emerging trends and opportunities • assessment of key risks for the business
Financial Expertise	•	Knowledge and skills in accounting, finance, treasury management, tax and financial management of large corporations with understanding of capital allocation, funding and financial reporting processes
Technical Skills	•	<ul style="list-style-type: none"> • Specialized knowledge in an area or subject such as accounts, finance, auditing, marketing, construction, legal, administration, management, etc. • Knowledge of the relevant Technology and Innovations
Governance competencies	•	<ul style="list-style-type: none"> • strategic thinking and planning from a governance perspective • compliance focus
Behavioural competencies	•	<ul style="list-style-type: none"> • common sense and sound judgment • integrity and high ethical standards • mentoring abilities • interpersonal relations • verbal communication skill • understanding of effective decision making process • willingness and ability to devote time and energy to the role

CORPORATE GOVERNANCE REPORT (CONTD.)

Name of Directors	Business Leadership	Industry Knowledge and Experience	Financial Expertise	Technical Skills	Governance Competencies	Behavioral Competencies
Hemant M. Shah	√	√	√	√	√	√
Vyomesh M. Shah	√	√	√	√	√	√
Kartik Ruparel	√	√	√	√	√	√
Milin Jagdish Ramani	—	√	√	√	√	√
Bhakti Jaywant Kothare	—	√	√	√	√	√
Jignesh Hansraj Gala	—	√	√	√	√	√

The Board confirms that in its opinion, the independent directors fulfill the conditions specified in these regulations and are independent of the management.

Detailed reasons for the resignation of an independent director who resigns before the expiry of his/ her tenure along with a confirmation by such director that there are no other material reasons other than those provided.

Mr. Sunil Chandrakant Shah who was an Independent Director of the Company appointed for a tenure from September 26, 2019 till September 25, 2024 has resigned from the directorship of the Company with effect from the closing of business hours of October 16, 2023 due to his pre-occupation and other personal commitments. There are no other material reasons for resignation other than as stated herein.

Board Meetings:

During the year under review, the Board met 7 (Seven) times. The meetings were held on April 18, 2023, May 29, 2023, June 14, 2023, August 14, 2023, November 07, 2023, January 25, 2024 and February 09, 2024 respectively. The maximum time gap between any two consecutive meetings did not exceed 120 days. The necessary quorum was present for all the meetings.

The attendance of the Directors at the above mentioned Board Meetings and the Thirty-Fifth AGM held on September 21, 2023 are detailed hereunder:

Name of the Director	Number of Board Meetings		Whether attended last AGM held on September 21, 2023
	Held	Attended	
Mr. Hemant M. Shah	7	5	Yes
Mr. Vyomesh M. Shah	7	7	Yes
Mr. Sunil C. Shah (upto October 16, 2023)	4	3	Yes
Mr. Kartik Ruparel	7	7	Yes
Mr. Milin Jagdish Ramani	7	7	Yes
Ms. Bhakti Jaywant Kothare	7	7	Yes
Mr. Jignesh Hansraj Gala (w.e.f. May 29, 2023)	6	6	Yes

Meeting Compliances:

The Company is in compliance with the provisions of the Listing Regulations pertaining to the intimation of notice of board meeting, publication of notice and results, outcome of the meeting, etc.

2. BOARD COMMITTEES:

With a view to have a more focused attention on business and for better governance and accountability, the Board has constituted the following mandatory committees namely: Audit and Compliance Committee, Nomination and Remuneration Committee, Stakeholders' Relationship Committee, and Corporate Social Responsibility Committee and non-mandatory committees namely Risk Management Committee and Committee of Directors. The terms of reference of these Committees are determined by the Board and their relevance reviewed from time to time.

Further, on account of Non-applicability of Constitution of Corporate Social Responsibility Committee and Risk Management Committee, the same were dissolved w.e.f. November 07, 2023.

Matters requiring the Board's attention / approval, as emanating from the Board Committee meetings, are placed before the Board.

The Committees operate as empowered agents of the Board as per their charter / terms of reference. The Minutes of the Committee Meetings are sent to all Directors individually and tabled at subsequent Board Meetings for noting.

CORPORATE GOVERNANCE REPORT (CONTD.)

I. AUDIT AND COMPLIANCE COMMITTEE:

Broad terms of reference:

The terms of reference specified for the Audit and Compliance Committee are as per the provisions of Section 177 of the Act, and Regulation 18 (3) and Part C of Schedule II to the Listing Regulations.

Composition:

The composition of the Audit and Compliance Committee is in line with the provisions of Section 177 of the Companies Act, 2013 read with Regulation 18 of the Listing Regulations. As on March 31, 2024, the Audit and Compliance Committee comprises of 4 (four) Directors, of whom 3 (three) are Independent Directors. All the members of the Committee are financially literate and have accounting and financial management expertise. As required under Regulation 18 (1) (d) of the Listing Regulations, the Chairman of the Audit and Compliance Committee is a Non-Executive Independent Director. The Company Secretary acts as Secretary of the Audit and Compliance Committee.

The Chief Financial Officer and the representatives of the Statutory Auditors, and the Internal Auditors are permanent invitees to Audit and Compliance Committee meetings. In addition, other Senior Management Personnel are also invited to the Committee meetings as and when required. The Cost Auditors are also invited to the meeting(s) for discussion on Cost Audit Report and for other related matters, if any.

The present composition of the Audit and Compliance Committee is as follows:

Name of the Director	Designation in Committee	Designation in Board
Ms. Bhakti Jaywant Kothare (w.e.f. May 29, 2023)	Chairperson	Non-Executive, Independent
Mr. Sunil C. Shah (upto October 16, 2023)	Member	Non-Executive, Independent
Mr. Kartik Ruparel	Member	Non-Executive, Independent
Mr. Milin Jagdish Ramani	Member	Non-Executive, Independent
Mr. Vyomesh M. Shah	Member	Promoter, Executive, Non-Independent

The Committee reviews the reports of the Internal and Statutory Auditors and ensures that adequate follow-up action is taken by the management on observations and recommendations made by the respective auditors.

The draft minutes of the Audit and Compliance Committee are circulated among members of the Committee before the same is confirmed and placed before the Board. The minutes of the Audit and Compliance Committee meetings form part of the Board Agenda.

Meetings and Attendance:

During the year under review, the Committee met 4 (Four) times. The meetings were held on May 29, 2023, August 14, 2023, November 07, 2023 and February 09, 2024 respectively. The gap between two meetings did not exceed 120 days.

The attendance of each member at the Audit and Compliance Committee Meetings is as under:

Name of the Director	No. of meetings held	No. of meetings attended
Mr. Sunil C. Shah (upto October 16, 2023)	2	1
Ms. Bhakti Jaywant Kothare (w.e.f. May 29, 2023)	3	3
Mr. Kartik Ruparel	4	4
Mr. Vyomesh M. Shah	4	4
Mr. Milin Jagdish Ramani	4	4

Ms. Bhakti J. Kothare, Chairperson of the Audit and Compliance Committee was present at the Annual General Meeting of the Company held on September 21, 2023 to answer the queries of the shareholders.

The Company affirms that no employee has been denied access to the Chairperson of the Committee.

Internal Auditors:

M/s. Protune KSA Consultants Private Limited, Chartered Accountants act as Internal Auditors of the Company to review the internal control systems of the Company and to report thereon.

CORPORATE GOVERNANCE REPORT (CONTD.)

II. NOMINATION AND REMUNERATION COMMITTEE:

Composition:

The constitution, scope and powers of the Nomination and Remuneration Committee (NRC) are in accordance with the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of the Listing Regulations. As on March 31, 2024, the Nomination and Remuneration Committee (NRC) presently comprises of 4 (four) Directors, of whom 3 (three) are Non-Executive Independent Directors and 1 (one) Executive Non-Independent Director. The Chairman of the Committee is a Non-Executive Independent Director. The Company Secretary of the Company acts as Secretary of the Nomination and Remuneration Committee.

The composition of the NRC is as follows:

Name of the Director	Designation in Committee	Designation in Board
Mr. Sunil C. Shah (upto October 16, 2023)	Chairman	Non-Executive, Independent
Mr. Jignesh Hansraj Gala (w.e.f. November 07, 2023)	Chairman	Non-Executive, Independent
Mr. Kartik Ruparel	Member	Non-Executive, Independent
Mr. Milin Jagdish Ramani	Member	Non-Executive, Independent
Mr. Hemant M. Shah	Member	Promoter, Executive, Non-Independent

Mr. Sunil C. Shah, Chairman of the NRC was present at the Annual General Meeting of the Company held on September 21, 2023.

Due to resignation of Mr. Sunil C. Shah from the Company's Directorship, he has ceased to be a member and Chairman of the Committee and the Board of Directors at its meeting held on November 7, 2023, co-opted Mr. Jignesh Hansraj Gala as a member and Chairman of the Committee. Further, the Committee was re-constituted w.e.f. November 07, 2023

TERMS OF REFERENCE:

The Committee determines the remuneration of the Executive Directors and Non-Executive Directors. The terms of reference of the NRC are wide enough to cover the matters specified under Part D of Schedule II to Regulation 19 (4) of the Listing Regulations and the provisions of Section 178 of the Act.

Meeting and Attendance:

The NRC met 1 (One) time during the year under review. The meeting was held on May 29, 2023. The attendance of each member at the said meeting is as unde

Name of the Director	No. of meetings held	No. of meetings attended
Mr. Sunil C. Shah (upto October 16, 2023)	1	1
Mr. Jignesh Hansraj Gala (w.e.f. November 07, 2023)	NA	NA
Mr. Kartik Ruparel	1	1
Mr. Hemant M. Shah	1	1
Mr. Milin Jagdish Ramani	1	1

The minutes of the NRC meetings are noted by the Board of Directors in the subsequent Board Meetings

Remuneration Policy:

Pursuant to the provisions of Section 178 of the Act, the Company has formulated a Policy on the appointment of persons as Director, Key Managerial Personnel's and Senior Management and their evaluation thereof. The Remuneration Policy aims at attracting, retaining and motivating high caliber talent and ensures equity, fairness and consistency in rewarding the employees. The performance of the individual as well as the performance of the Company forms the basis of the Remuneration Policy

The salary structure of employees comprises of basic salary, perquisites, allowances and performance incentive. The salary involves a balance between fixed and variable pay which reflect the performance objectives of the individual as against the earmarked Key Performance Indicator and the performance of the Company and strategic objectives of the Company. The components of total remuneration vary for different employee grades and are based on qualifications and experience of the employee, responsibilities handed by him/her, his/ her individual performance, etc.

The Policy is available on the website of the Company at <http://hubtown.co.in/investors>.

CORPORATE GOVERNANCE REPORT (CONTD.)

Performance Evaluation criteria of Independent Directors:

Pursuant to the provisions of the Companies Act, 2013, Regulations 17 and 25 of the SEBI Listing Regulations and Guidance Note on Board Evaluation issued by the SEBI, NRC has devised criteria for the evaluation of the performance of Directors, including Independent Directors. An indicative list of factors on which evaluation was carried out includes experience, attendance, acquaintance with the business, effective participation, vision and strategy, contribution and independent judgement.

The Board has carried out the annual evaluation of its own performance, its Committees and Directors. The evaluation process focused on various aspects of the Board and Committees functioning such as composition of the Board and Committees, experience and competencies, performance of specific duties and obligations, corporate governance and compliance management etc.

The Performance evaluation of the Independent Directors has been carried out by the entire Board. The Board evaluated and discussed the overall findings of the Performance Evaluation. Summary of the performance evaluation is as under:

- a) The Board as a whole is functioning cohesively and the Board members have the requisite set of skill and competence to govern the affairs of the Company;
- b) The quality of the discussions at the meetings of the Board and Committee were concluded as robust and participative; and
- c) The Board Committees were functioning effectively and as per their designated terms of reference.

Remuneration of Directors:

Details of remuneration paid to the Directors of the Company are as follows:

A. Remuneration to Non-Executive Directors:

The Non-Executive Directors are entitled to remuneration by way of commission for each financial year as approved by the shareholders. Non-Executive Directors' commission is determined by the Board based, inter-alia, on Company's performance and regulatory provisions and is payable on a uniform basis to reinforce the principles of collective responsibility. Non-Executive Directors are also entitled to sitting fees for attending meetings of the Board and the Committees of which they are members thereof, the quantum of which is determined by the Board.

The Non-Executive Directors are also entitled to reimbursement of expenses incurred in the performance of the duties as Directors and Members of the Committee.

The members have authorized the Board for payment of commission to Non-Executive Directors, not exceeding 1% of the net profit of the Company, subject to a ceiling limit of ₹ 20,00,000/- (Rupees Twenty Lakh only) per annum. As per the standard practice, the Board approves the payment of commission of an amount not exceeding 1% of the net profit of the Company computed in accordance with the provisions of Section 198 of the Act and the ceiling limit, for each financial year, to be apportioned among the Independent and Non-Executive Directors in proportion to the period for which each of them held office as Director during each financial year. The service contract, notice period and severance fees are not applicable to the Independent and Non-Executive Directors.

None of the Independent and Non-Executive Directors has any material pecuniary relationship or business transactions with the Company except for the commission payable to them annually.

B. Remuneration to Executive Chairman and Managing Director:

Payment of remuneration to the Executive Chairman and the Managing Director is governed by the terms and conditions of their appointment as recommended by the Nomination and Remuneration Committee (NRC) and approved by the Board, subject to the approval of the members. Annual increments are decided by the NRC within the salary scale approved by the members. The NRC decides on the performance incentive payable to the Executive Chairman and the Managing Director, out of the profits of each financial year and within the ceilings prescribed under the Act, based on the performance of the Company as well as that of the Executive Chairman and the Managing Director.

The remuneration structure consists of basic salary, perquisites and allowances and other benefits including use of the Company's car with driver, telephone and other communication facilities (expenses whereof would be borne and paid by the Company), contribution to provident fund and performance incentive.

There is no separate provision for payment of severance fees under the resolutions governing the appointment of the Executive Chairman and the Managing Director.

Presently, the Company does not have a scheme for grant of stock options for its Directors.

Details of remuneration to all directors for the year ended March 31, 2024.

CORPORATE GOVERNANCE REPORT (CONTD.)

Non-Executive Directors:

Name of the Director	Sitting Fees (Gross) ₹	Commission * (Gross) ₹	No. of Shares held
Mr. Sunil C. Shah (upto October 16, 2023)	2,40,000	Nil	Nil
Mr. Kartik Ruparel	4,60,000	Nil	Nil
Mr. Milin Jagdish Ramani	4,60,000	Nil	Nil
Ms. Bhakti Jaywant Kothare	4,30,000	Nil	Nil
Mr. Jignesh Hansraj Gala (w.e.f. May 29, 2023)	2,40,000	Nil	Nil

* the directors have not recommended payment of commission to Independent Directors and Non-Executive Directors of the Company for the financial year 2023-2024.

Executive Chairman and Managing Director:

Name of the Director	Salaries ₹	Perquisite and Allowances ₹	Contribution to Provident Fund ₹	Performance Incentive ₹	Service Contract (Present)
Mr. Hemant M. Shah, Executive Chairman	64,80,000	5,40,000	7,77,600	Nil	3 Years
Mr. Vyomesh M. Shah, Managing Director	64,80,000	4,80,000	7,77,600	Nil	3 Years

The aforesaid remuneration paid to the Directors is in line with the remuneration policy of the Company.

III. STAKEHOLDERS' RELATIONSHIP COMMITTEE :

Composition :

The present composition of the Stakeholders' Relationship Committee is as under :

Name of the Director	Designation in Committee	Designation in Board
Ms. Bhakti Jaywant Kothare	Chairperson	Non-Executive, Independent
Mr. Sunil C. Shah (upto October 16, 2023)	Member	Non-Executive, Independent
Mr. Kartik Ruparel (w.e.f. November 07, 2023)	Member	Non-Executive, Independent
Mr. Hemant M. Shah	Member	Promoter, Executive, Non-Independent

As on March 31, 2024, the Stakeholders' Relationship Committee comprised of 2 (two) Non-Executive Independent Director and 1 (one) Executive Non-Independent Director.

The constitution of the Stakeholders Relationship Committee is in accordance with the requirements of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").

Functions:

The role and the terms of reference of the Committee are in consonance with the requirements mandated under Section 178 of the Act and Regulation 20 of the Listing Regulations.

The Committee ensures that the investor grievances /complaints/queries are redressed in a timely and effective manner and to the utmost satisfaction of the investors. The Committee also oversees the performance of the Registrar and Transfer Agent of the Company relating to investor services and recommends measures for improvement.

The minutes of the Committee Meetings are noted by the Board of Directors in subsequent Board Meetings.

CORPORATE GOVERNANCE REPORT (CONTD.)

Meetings and Attendance:

The Committee met once during the year under review on May 29, 2023. The attendance of each member at the Stakeholders' Relationship Committee Meetings is as under:

Name of the Director	No. of meetings attended
Mr. Bhakti J. Kothare	1
Mr. Hemant M. Shah	1
Mr. Kartik Ruparel (w.e.f. November 07, 2023)	—
Ms. Sunil C. Shah (upto October 16, 2023)	1

Mr. Sadanand Lad, the Company Secretary of the Company is the Compliance Officer for the purpose of the Listing Regulations.

Status of Investor Complaints for the Financial Year ended March 31, 2024:

During the financial year 2023-2024, no complaints were received by the Company from the investors.

The status of investor's complaints as on March 31, 2024, is as follows:

No. of complaints as on April 1, 2023	Nil
No. of complaints received during the financial year 2023-2024	Nil
No. of complaints resolved upto March 31, 2024	Nil
No. of complaints pending as on March 31, 2024	Nil

Dematerialization requests as on March 31, 2024 were Nil. Shareholders'/Investors' complaints and other correspondences are normally attended to within seven working days except where constrained by disputes or legal impediments

IV. COMMITTEE OF DIRECTORS

In addition to the above Committees, the Company also has a functional committee known as the Committee of Directors. This Committee has been constituted to meet the various day-to-day requirements and to facilitate the seamless operations of the Company. The Committee has relieved the full Board from the burden of considering routine matters.

Composition:

The composition of the Committee of Directors is as under:

Name of the Director	Designation in Committee	Designation in Board
Mr. Hemant M. Shah	Chairman	Promoter, Executive, Non-Independent
Mr. Sunil C. Shah (upto October 16, 2023)	Member	Non-Executive, Independent
Ms. Bhakti Kothare (from November 7, 2023)	Member	Non-Executive, Independent
Mr. Kartik Ruparel	Member	Non-Executive, Independent
Mr. Vyomesh M. Shah	Member	Promoter, Executive, Non-Independent

The Committee meets generally on a monthly basis. The Committee may also meet additionally, if so required. The minutes of the Committee Meetings are noted by the Board of Directors in subsequent Board Meetings. The Company Secretary acts as Secretary of the Committee of Directors.

CORPORATE GOVERNANCE REPORT (CONTD.)

SENIOR MANAGEMENT:

There have been no changes in senior management since the close of the previous financial year. Particulars of senior management as on March 31, 2024 is as following:

Sr. No.	Name of the Senior Management Personnel	Designation
1	Sadanand Lad	Company Secretary and Compliance Officer
2	Sunil Brijbhushann Mago	Chief Financial Officer

3. GENERAL BODY MEETINGS :

a. Location and time, where last three Annual General Meetings were held is given below :

Financial Year	Date	Location of the Meeting	Time	Particulars of Special Resolution
2020-2021	September 29, 2021	Meeting was held through Video-Conferencing (VC)/ Other Audio Visual Means (OAVM)	10:30 A.M.	i. Re-appointment of Mr. Hemant Shah as wholetime director designated as an Executive Chairman ii. Re-appointment of Mr. Vyomesh Shah as Managing Director; iii. issue of Non-convertible Debentures on private placement basis
2021-2022	September 29, 2022	Meeting was held through Video-Conferencing (VC)/ Other Audio Visual Means (OAVM)	11:30 A.M.	N.A.
2022-2023	September 21, 2023	Meeting was held through Video-Conferencing (VC)/ Other Audio Visual Means (OAVM)	11:00 A.M.	N.A.

b. Postal Ballots:

Resolutions passed through Postal Ballot:

1. Alteration of the Object Clause of the Memorandum of Association of the Company (Special Resolution)

The Object Clause of the Memorandum of Association of the Company was altered through postal ballot, a new sub clause 50 after the existing sub-clause 49 in Para B under the heading "THE OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF THE "MAIN OBJECTS" was inserted and the existing sub-clauses 50 to 84 were renumbered accordingly.

2. Appointment of Mr. Jignesh Hansraj Gala (DIN: 07463896) as an Independent Director of the Company (Special Resolution)

During the year, Mr. Jignesh Hansraj Gala (DIN: 07463896) was appointed as an Independent Director of the Company by the members of the Company through postal ballot, for a period of 5 years from May 29, 2023 upto May 28, 2028.

3. Continuation of appointment of Mr. Hemant M. Shah (DIN:00009659) as Whole Time Director designated as an Executive Chairman of the Company upon attaining age of Seventy years (Special Resolution)

During the year, the members of the Company through postal ballot accorded their consent for continuation of appointment of Mr. Hemant M. Shah (DIN:00009659) as the Whole Time Director designated as Executive Chairman of the Company on attaining the age of 70 years on May 20, 2023 upto the remaining period , i.e. until December 31, 2024.

Details of Postal Ballot:

Postal Ballot Notice dated May 29, 2023, was sent through e-mail only, to all those members who had registered their e-mail addresses with the Company/ depositories as on Friday, May 26, 2023.

Members of the Company exercised their votes by e-voting during the period from 9.00 am on June 01, 2023 till 5.00 p.m. on June 30, 2023.

Mr. Mihen Halani (FCS No. 9926), a Proprietor of M/s. Halani & Associates, Company Secretaries in practice, acted as the Scrutinizer to conduct the Postal Ballot and e-voting process in a fair and transparent manner and submitted his report on July 01, 2023, after completion of scrutiny and result of the e-voting was announced on the same day. The resolution deemed to have been passed on Friday, June 30, 2023 i.e. being the last date specified by the Company for e-voting.

CORPORATE GOVERNANCE REPORT (CONTD.)

The summary of voting result is given below:

Resolution	% Favour	% Against
Alteration of the Object Clause of the Memorandum of Association of the Company	99.93	0.07
Appointment of Mr. Jignesh Hansraj Gala (DIN: 07463896) as an Independent Director of the Company	99.93	0.07
Continuation of appointment of Mr. Hemant M. Shah (DIN:00009659) as Whole Time Director designated as an Executive Chairman of the Company upon attaining age of Seventy years	98.53	1.47

Procedure for Postal Ballot:

In accordance with General Circular Nos. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020, 22/2020 dated June 15, 2020, 33/2020 dated September 28, 2020, 39/2020 dated December 31, 2020, 10/2021 dated June 23, 2021, 20/2021 dated December 08, 2021 and 03/2022 dated May 05, 2022 and 11/2022 dated December 28, 2022, issued by the Ministry of Corporate Affairs ("MCA Circulars"), resolutions was proposed to be passed by means of Postal Ballot, only by way of remote e-voting process ("e-voting"). The Company had engaged the services of Link Intime India Private Limited to provide e-voting facility.

In accordance with MCA Circulars, the postal ballot notices were also uploaded on Company's website www.hubtown.co.in and on the website of Link Intime India Private Limited <https://instavote.linkintime.co.in/>. Arrangements were also made for other members to register their email address to receive the postal ballot notice and cast their vote online.

4. MEANS OF COMMUNICATION:

- the main channel of communication to the shareholders is through Annual Report which includes inter-alia, the audited Standalone and Consolidated Financial Statements, the Directors' Report, the Auditors' Reports and other relevant information;
- the Annual General Meeting of the Company is the principal forum for face-to-face communication with the shareholders, where the Board answers specific queries of the shareholders;
- the unaudited quarterly financial results are announced within forty-five days of the close of the relevant quarter. The audited annual financial results are announced within sixty days from the close of the relevant financial year.
- the approved financial results are forthwith sent to the Stock Exchanges - BSE Limited and National Stock Exchange of India Limited and are published in widely circulated local daily newspapers namely 'Free Press Journal' and 'Navshakti', within forty-eight hours of approval thereof;
- all relevant information pertaining to the Company including but not limited to the annual reports, quarterly results, shareholding pattern, corporate governance reports and all news/press releases and presentations to institutional investors as and when made are posted on the Company's website at <http://hubtown.co.in/investors>.
- the Company discloses to the Stock Exchanges, all information required to be disclosed under Regulation 30 read with Part A of Schedule III to the Listing Regulations. All information is filed electronically on BSE on-line portal – BSE Corporate Compliance & Listing Centre and on NSE Electronic Application Processing System (NEAPS), the on-line portal of National Stock Exchange of India Limited.

5. GENERAL SHAREHOLDER INFORMATION :

I. Thirty Sixth Annual General Meeting

Day	Monday
Date	September 30, 2024
Time	11:00 A.M.
Venue	The Annual General Meeting (AGM) of the Company is conducting through Video Conferencing (VC) / Other Audio Visual Means (OAVM) pursuant to the MCA Circular dated September 25, 2023 and as such there is no requirement to have a venue for the AGM. For details please refer to the Notice of this AGM.

II. Financial Calendar :

Financial Year : April 1 to March 31.

III. Date of Book Closure :

The Register of Members and Share Transfer Books shall remain closed from Saturday, September 21, 2024 to Monday, September 30, 2024 (both days inclusive) for the purpose of the Annual General Meeting.

CORPORATE GOVERNANCE REPORT (CONTD.)

IV. Dividend Payment Date:

The Board of Directors has not recommended any dividend on the equity shares for the year ended March 31, 2024.

V. Listing Information :

The Company's equity shares are listed on BSE Limited and the National Stock Exchange of India Limited (NSE)..

Name of the Stock Exchange	Address
BSE Limited	25th Floor, Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai - 400001
The National Stock Exchange of India Limited	Exchange Plaza, C-1, Block 'G', Bandra-Kurla Complex, Bandra (East) , Mumbai – 400051

VI Stock Code :

Name of the Stock Exchange	Stock Code
BSE Limited	532799
The National Stock Exchange of India Limited	HUBTOWN EQ
Corporate Identification Number (CIN)	L45200MH1989PLC050688
International Securities Identification Number (ISIN) – Equity Shares	INE703H01016

VII. Payment of Fees :

(I) Listing Fees to Stock Exchanges

The Annual Listing Fees for the year 2023-2024 and 2024-2025 have been paid to BSE and NSE respectively.

(II) Annual Custodial Fees to Depositories :

The Annual Custodial Fees for the year 2023-2024 have been paid to the National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited on the basis of the number of beneficial accounts maintained by the respective Depositories as on March 31, 2024.

VIII. Market Price Data during 2023 - 2024 :

The monthly high and low market price and volume of the Company's shares traded on BSE and NSE during each month of the Financial Year from April 1, 2023 to March 31, 2024 are given below:

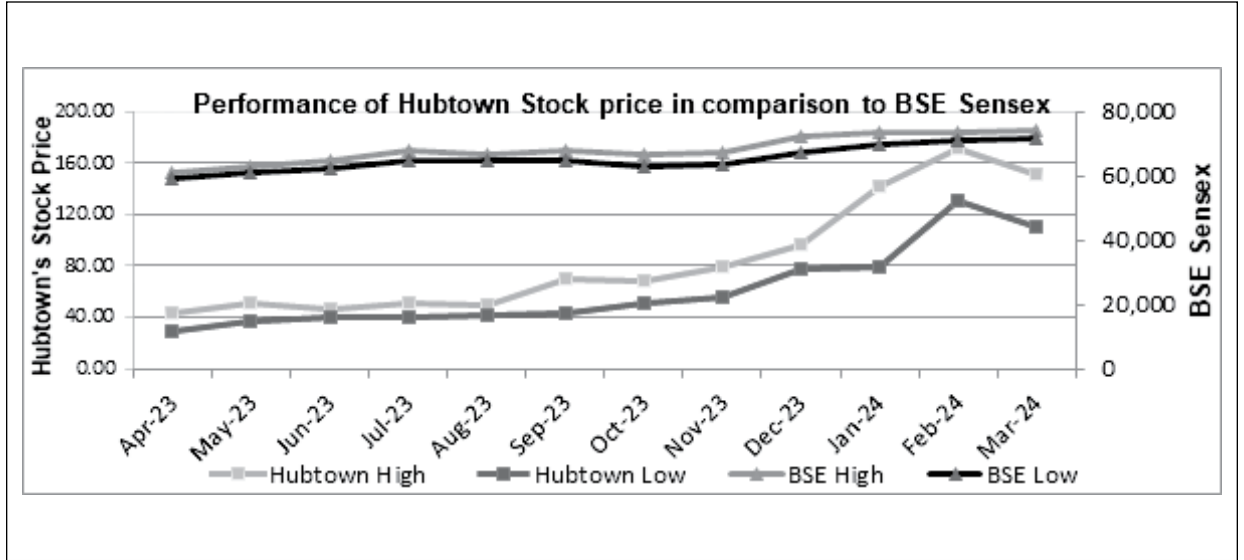
Stock Performance (Indexed)

Source : www.bseindia.com

MONTH	BSE			BSE SENSEX	
	High (₹)	Low (₹)	Volume (in nos.)	High	Low
April – 2023	42.66	29.36	5,06,393	61,209.46	58,793.08
May – 2023	50.75	37.05	6,40,669	63,036.12	61,002.17
June – 2023	45.76	40.11	3,42,477	64,768.58	62,359.14
July – 2023	51.00	40.00	4,32,752	67,619.17	64,836.16
August – 2023	48.97	41.65	3,04,178	66,658.12	64,723.63
September – 2023	69.26	43.50	8,03,911	67,927.23	64,818.37
October – 2023	67.65	50.33	6,73,334	66,592.16	63,092.98
November – 2023	79.31	55.50	6,29,194	67,069.89	63,550.46
December – 2023	95.92	77.60	12,19,767	72,484.34	67,149.07
January – 2024	141.83	78.70	25,31,525	73,427.59	70,001.6
February – 2024	170.90	130.15	11,77,247	73,413.93	70,809.84
March – 2024	151.00	110.85	3,69,775	74,245.17	71,674.42

CORPORATE GOVERNANCE REPORT (CONTD.)

Stock Performance (Indexed)

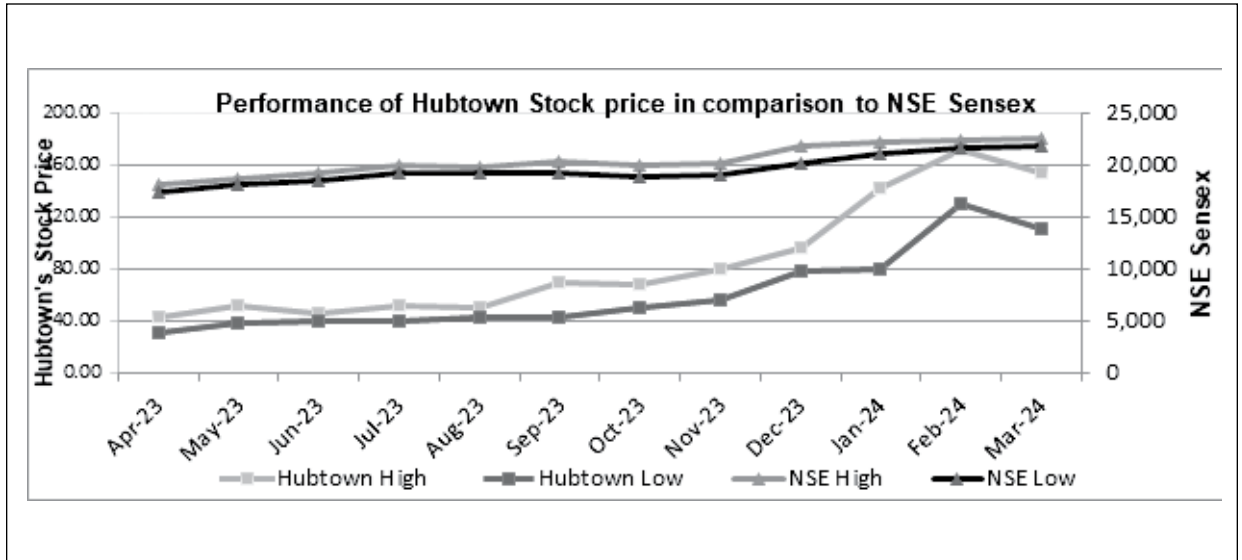


Source : www.bseindia.com

MONTH	NSE			NSE NIFTY	
	High (₹)	Low (₹)	Volume (in nos.)	High	Low
April – 2023	42.90	30.00	25,23,652	18,089.15	17,312.75
May – 2023	50.85	37.35	28,58,747	18662.45	18042.4
June – 2023	45.90	40.10	13,27,346	19201.7	18464.55
July – 2023	51.00	39.80	15,98,654	19991.85	19234.4
August – 2023	50.00	42.05	16,55,793	19795.6	19223.65
September – 2023	69.40	43.05	68,60,848	20222.45	19255.7
October – 2023	67.95	50.40	52,32,176	19849.75	18837.85
November – 2023	79.50	55.50	1,10,10,897	20158.7	18973.7
December – 2023	96.05	78.00	1,24,12,696	21801.45	20183.7
January – 2024	142.00	79.10	1,33,37,913	22124.15	21137.2
February – 2024	172.00	130.20	1,39,14,925	22297.5	21530.2
March – 2024	153.00	110.75	28,35,704	22526.6	21710.2

CORPORATE GOVERNANCE REPORT (CONTD.)

Stock Performance (Indexed)



Source : www.nseindia.com

IX. Suspension of Trading in securities:

There was no suspension of trading in securities of the Company during the year under review.

X. Registrar and Transfer Agent :

Link Intime India Private Limited
247 Park, C 101, 1st Floor, LBS Marg, Vikhroli (West), Mumbai – 400 083
Tel : 022- 4918 6000 ; Fax : 022 4918 6060 ;
website : www.linkintime.co.in; e-mail : rnt.helpdesk@linkintime.co.in
Time : 10.00 a.m. to 1.00 p.m. and 1.30 p.m. to 4.00 p.m.

XI. Share Transfer System :

The shares of the Company are mandatorily traded in dematerialized form on BSE and NSE, with 99.99 percent of the issued share capital of the Company being held in demat form. The transfer of security shall not be processed unless the securities are held in the dematerialised form with a depository. Pursuant to the proviso to Regulation 40 of the Listing Regulations, with effect from January 24, 2022, transmission or transposition of securities held in physical or dematerialised form shall be effected only in dematerialized form.

XII. Distribution of shareholding size class as on March 31, 2024

Slab of shareholding	No. of shareholders	% of shareholders	No. of shares held	% of Shareholding
1 – 500	22501	86.74	1881696	2.35
501 – 1000	1429	5.51	1171676	1.47
1001 – 2000	762	2.94	1186942	1.49
2001 – 3000	305	1.18	802827	1.00
3001 – 4000	160	0.62	590581	0.74
4001 – 5000	141	0.54	673261	0.84
5001 – 10000	265	1.02	2052679	2.57
10001 – above	377	1.45	71576209	89.54
TOTAL	25940	100.00	79935871	100.00

CORPORATE GOVERNANCE REPORT (CONTD.)

XIII. Distribution of shareholding by ownership as on March 31, 2024 :

CATEGORY		No. of Shareholders	No. of shares held	% of Total
A. Shareholding of Promoter and Promoter Group				
1. Indian				
a.	Individuals / Hindu Undivided Family	12	37651585	47.10
b.	Bodies Corporate	2	600000	0.75
Sub-Total (A) [1]		14	38251585	47.85
2. Foreign				
Sub-Total (A) [2]		0	0	0
Total Shareholding of Promoter and Promoter Group (A) = (A) (1) + (A) (2)		14	38251585	47.85
B. Public Shareholding				
1. Institutions				
a.	Mutual Funds	0	0	0
b.	Financial Institutions / Banks	0	0	0
c.	Venture Capital Fund	0	0	0
d.	Insurance Companies	0	0	0
e.	Foreign Institutional Investors	2	2661470	3.33
f.	Central / State Government	1	5	0.00
Sub-Total (B) (1)		3	2661475	3.33
2. Non-Institutions				
a.	Bodies Corporate	244	12293442	15.38
b.	Resident Individuals			
i.	Individual shareholders holding nominal capital upto ₹ 2 lakh	23997	8708574	10.89
ii.	Individual shareholders holding nominal capital in excess of ₹ 2 lakh	144	13803905	17.27
c.	NBFCs registered with RBI	0	0	0
d.	Any Other (Specify)			
i.	Trusts	2	3012	0.01
ii.	Non-Residents	209	2429510	3.04
iii.	Overseas Corporate Bodies	2	11	0.00
iv.	Clearing Members	3	2695	0.00
v.	HUF	805	1714749	2.15
vi.	LLP	16	66912	0.08
vii.	Key Managerial Personnel	1	1	0.00
Sub-Total (B) (2)		25423	39022811	48.82
B. Total Public Shareholding (B) = (B)(1) + (B) (2)		25426	41684286	52.15
GRAND TOTAL (A) + (B)		25440	79935871	100.00

CORPORATE GOVERNANCE REPORT (CONTD.)

XIV. Dematerialisation of shares and liquidity :

The Company's shares are compulsorily traded in dematerialized form on BSE and NSE. As on March 31, 2024, 7,99,35,854 equity shares constituting nearly 100 % of the total share capital of the Company were held in dematerialized form.

Status of Dematerialization as on March 31, 2024:

Particulars	No. of Shares	% to Total Capital
National Securities Depository Limited	5,07,97,166	63.55
Central Depository Services (India) Limited	2,91,38,688	36.45
Total Dematerialized	7,99,35,854	100.00
Physical	17	0.00
Grand Total	7,99,35,871	100.00

XV. Outstanding GDRs / ADRs / Warrants / Convertible Instruments and their impact on Equity:

During the year under review, the Company has not issued GDRs/ADRs/or any other instrument convertible into equity.

XVI. Commodity Price Risk or foreign exchange risk and hedging activities:

The Company does not have any material foreign exchange exposure and therefore no hedging activities were carried out. Further, the Company does not have material exposure to any commodity and therefore, no hedging activities were carried out and accordingly there is no disclosure required to be made in terms of SEBI Circular No. SEBI/HO/CFD/CMD1/CIR/P/2018/0000000141 dated November 15, 2018.

XVII. Plant locations :

The Company has no plants.

XVIII. Reconciliation of Share Capital Audit :

A qualified practicing company secretary carried out a share capital audit to reconcile the total admitted equity share capital with the National Securities Depository Limited ('NSDL') and Central Depository Services (India) Limited ('CDSL') and the total issued and listed equity share capital. The audit report confirms that the total issued / paid-up equity shares capital is in agreement with the total number of equity shares in physical form and the total number of dematerialized shares held with NSDL and CDSL.

XIX. Address for Correspondence:

- All members' correspondence should be forwarded to Link Intime India Private Limited, the Registrar and Transfer Agent of the Company at the address mentioned below.
- The Company's dedicated e-mail address for Investors' complaints and other communications is : investorcell@hubtown.co.in.
- SEBI vide its Circular dated March 26, 2018 issued measures with reference to SEBI Complaints Redressal System (SCORES), and further SEBI In its continuous pursuit of protection of interests of investors in the securities market, SEBI has launched the new version of the SEBI Complaint Redress System (SCORES 2.0).

As per the new process, SEBI has requested the members to approach the Company directly at the first instance for their grievances..

Physical Shares	Electronic Shares
Address : Link Intime India Private Limited Unit: Hubtown Limited C-101, 247 Park L.B.S. Marg, Vikhroli (West) Mumbai – 400 083	Respective Depository Participants of the Shareholders
Contact Person : Mr. Ganesh Jadhav	
E-mail : rnthelpdesk@linkintime.co.in	
Time : 10.00 a.m. to 1.00 p.m. and 1.30 p.m. to 4.00 p.m.	
Designated e-mail for investor services : investorcell@hubtown.co.in	

CORPORATE GOVERNANCE REPORT (CONTD.)

XX. Credit Rating:

The Company was not required to obtain any credit rating during the financial year 2023-2024.

6. OTHER DISCLOSURES:

i. Materially significant related party transactions:

During the year under review there were no materially significant related party transactions entered into between the Company and its Promoters, Directors or Key Managerial Personnel, Senior Management or their relatives, subsidiaries, etc. that may have potential conflict with the interest of the Company at large. Details of related party transactions entered into by the Company in the ordinary course of its business have been disclosed in the notes forming part of the financial statements. All related party transactions were in the ordinary course of business and on an arm's length basis and have been approved by the Audit and Compliance Committee and by the shareholders, wherever necessary.

ii. Details of non-compliance related to Capital Markets:

There were no instances of non-compliance by the Company and no penalties or strictures were imposed on the Company by BSE, NSE, SEBI or other statutory authority on any matter relating to the capital markets, during the last three years

iii. Whistle Blower Policy – Vigil Mechanism:

Pursuant to Section 177 (9) and (10) of the Companies Act, 2013 and Regulation 22 of the Listing Regulations, the Company has framed its Whistle Blower Policy as a vigil mechanism to enable the Directors and all employees to report in good faith genuine concerns regarding unethical behavior, actual or suspected fraud or any violation of the Company's Code of Conduct and Ethics. This mechanism also provides for adequate safeguards against victimization of persons who use this mechanism and for direct access to the Chairman of the Audit and Compliance Committee. The Company affirms that no employee of the Company was denied access to the Audit and Compliance Committee.

The said Whistle Blower Policy is available on the Company's website at <http://hubtown.co.in/investors>.

iv. Compliance with mandatory requirements:

For report on compliance with mandatory requirements, kindly refer point no. 8 below. The Company has submitted the quarterly compliance reports on corporate governance to the stock exchanges within the prescribed time limit.

v. Policy for determining Material Subsidiaries:

The Company has identified four (4) material subsidiaries as on March 31, 2024

As required under Regulation 16 (1) (c) of the Listing Amendment Regulations, 2018, the Company has framed a policy for determining 'Material Subsidiaries' which has been posted on the Company's website at <http://hubtown.co.in/investors>.

vi. Policy on Related Party Transactions:

The policy on materiality of related party transactions framed under Regulation 23 of the Listing Regulations has been revised & approved by the Board of Directors in its board meeting held on May 29, 2023 and uploaded the same on the website of the Company at the following link : <http://hubtown.co.in/investors>.

vii. Policy on determination of Materiality of Events:

The Company has also adopted policy on determination of 'Materiality of Events' and policy on 'Archival of Documents' which have been revised & approved by the Board of Directors in its board meeting held on May 29, 2023 and uploaded the same on the website of the Company at the following link : <http://hubtown.co.in/investors>.

viii. Details of utilization of funds:

During the year under review, the company has raised funds through preferential allotment of convertible warrants and said funds were fully utilised for the objects stated in the explanatory statement to the notice of the Extraordinary General Meeting for issue of said warrants.

ix. Certificate with respect to disqualification or otherwise of directors:

The Company has obtained a certificate from M/s. Mihen Halani & Associates, practicing company secretary confirming that none of the Directors on the Board of Directors of the Company have been debarred or disqualified from being appointed or continuing as directors of the Company by the Securities and Exchange Board of India / Ministry of Corporate Affairs or any such statutory authority. A copy of the said certificate is appended hereto as **Annexure – I**.

CORPORATE GOVERNANCE REPORT (CONTD.)

x. Non-acceptance of any recommendation of any Committee of the Board which was mandatorily required:

During the year under review, the Board has accepted the recommendations made by various Committees of the Board of Directors of the Company.

xi. Consolidated fees to Statutory Auditors:

The total fees for all services paid by the listed entity on a consolidated basis, to the statutory auditor and all entities in the network firm / network entity of which the statutory auditor is a part is ₹ 63.72 Lakhs.

xii. Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

The Company has complied with the provisions relating to constitution of Internal Complaints Committee pursuant to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and disclosure under the said Act for the year ended March 31, 2024 is given in the table hereinbelow:

1.	number of complaints filed during the financial year 2023-2024	NIL
2.	number of complaints disposed of during the financial year 2023-2024	NIL
3.	number of complaints pending as on end of the financial year 2023-2024	NIL

xiii. Details of utilization of funds raised through preferential allotment or qualified institutions placement :

During the Financial year under review, the Company has not raised funds through preferential allotment or qualified institution placement.

xiv. Disclosure by listed entity and its subsidiaries of 'Loans and advances in the nature of loans to firms/companies in which directors are interested by name and amount :

Kindly refer note no. 7 of the Financial Statements (Standalone) and Note No. 9 of the Financial Statement (Consolidated).

7. DISCLOSURE OF COMPLIANCE WITH REQUIREMENTS OF CORPORATE GOVERNANCE REPORT:

The Company has complied with all the requirements of corporate governance as specified in sub-paras (2) to (10) of Para 'C' of the said Schedule V.

8. COMPLIANCE WITH NON-MANDATORY REQUIREMENTS:

The status of compliance with the non-mandatory requirements as specified in Part 'E' of Schedule II to the Listing Regulations is provided below:

a. Non-Executive Chairman's Office:

The Chairman of the Company is an Executive Chairman and hence the provisions pertaining to Non-Executive Chairman are not applicable to the Company.

b. Shareholder Rights:

The quarterly, half yearly and annual financial results of the Company are published in local leading English and Marathi newspapers and are also posted on the Company's website. Hence the same are not sent to the shareholders.

c. Audit Qualifications:

Appropriate management explanations to the Auditors' observations made in their respective reports have been provided in the respective notes to the financial statements.

d. Separate posts of Chairperson and the Managing Director or the Chief Executive Officer:

The Chairman and the Managing Directors are separate posts in the Company.

e. Reporting of Internal Auditors:

The Internal Auditors report directly to the Audit and Compliance Committee.

CORPORATE GOVERNANCE REPORT (CONTD.)

9. COMPLIANCE WITH REQUIREMENTS UNDER REGULATIONS 17 TO 27 AND REGULATION 46 (2) (B) TO (I):

The Company has complied with the requirements specified in Regulations 17 to 27 and clauses (b) to (i) of Regulation 46(2) of the Listing Regulations.

10. CODE OF CONDUCT FOR DIRECTORS AND SENIOR MANAGEMENT:

The Board of Directors has adopted Code of Conduct and Ethics for the Board of Directors and Senior Management Personnel of the Company in terms of Regulation 17 (5) of the Listing Regulations. All Board members and Senior Management Personnel have affirmed their compliance with the said Code for the financial year ended March 31, 2024. A declaration to this effect signed by the Managing Director is appended as **Annexure – II** to this report.

The said Code of Conduct can be viewed on the Company's website at <http://hubtown.co.in/investors>.

11. CEO AND CFO CERTIFICATION FOR FINANCIAL REPORTING AND INTERNAL CONTROLS:

Pursuant to Regulation 17 (8) of the Listing Regulations, the Managing Director and the Chief Financial Officer of the Company have certified to the Board regarding the financial statements for the year ended March 31, 2024. A certificate to that effect signed by the Managing Director and the Chief Financial Officer is appended as **Annexure - III** to this Report.

12. SECRETARIAL AUDITOR'S CERTIFICATE ON CORPORATE GOVERNANCE:

A certificate from the Secretarial Auditor of the Company regarding compliance of conditions of Corporate Governance as stipulated in Part E of Schedule V of the Listing Regulations is appended as **Annexure - IV** to this Report.

13. ANNUAL SECRETARIAL COMPLIANCE REPORT:

The Company had undertaken an audit for the Financial Year 2023-2024 for all applicable compliances as per Securities and Exchange Board of India Regulations and Circulars/Guidelines issued thereafter.

The Annual Secretarial Compliance Report issued by M/s. Mihen Halani & Associates, a company secretary in practice has been submitted to the stock exchanges.

14. DETAILS OF DEMAT SUSPENSE ACCOUNT:

Pursuant to Regulation 34 (9) read with Schedule VI to Listing Regulations, the Company has opened a separate demat suspense account in the name and style of "Hubtown Limited – Unclaimed Shares Suspense Account" and credited the shares of the Company which are remaining unclaimed by the shareholders under the Initial Public Offering (IPO). The details of such unclaimed shares as on March 31, 2024 are set out hereinunder:

Sr. No.	Particulars	No. of shareholders	No. of shares
1.	Aggregate no. of shareholders and the outstanding shares in the aforesaid suspense account lying at the beginning of the year i.e. April 1, 2023	20	270
2.	No. of shareholders who approached for transfer of shares from the said account during the year 2023-2024	Nil	Nil
3.	No. of shareholders to whom the shares were transferred from the said account during the year 2023-2024	Nil	Nil
4.	Aggregate no. of shareholders and the outstanding shares in the aforesaid suspense account lying at the end of the year i.e. March 31, 2024.	20	270

The voting rights on the outstanding unclaimed shares as on March 31, 2024 shall remain frozen as long as the shares remain in the Suspense Account till the rightful owner of such shares claims the shares by submission of the requisite documentary proof of their identity to the Company's Registrar and Transfer Agent, M/s. Link Intime India Private Limited

CORPORATE GOVERNANCE REPORT (CONTD.)

15. SEBI COMPLAINTS REDRESS SYSTEM (SCORES):

Securities and Exchange Board of India (SEBI) administers a centralized web based complaints system (SCORES 2.0). It enables investors to lodge and follow up complaints and track the status online on website www.scores.gov.in. The Company has registered itself on SCORES 2.0 and endeavours to resolve all investor complaints received through SCORES or otherwise within 15 days of the receipt of the complaint.

16. NSE ELECTRONIC APPLICATION PROCESSING SYSTEM (NEAPS):

The NEAPS is a web based application designed by National Stock Exchange of India for corporates. All periodical compliances like shareholding pattern, corporate governance report, and other disclosures are filed electronically on NEAPS.

17. BSE CORPORATE COMPLIANCE AND LISTING CENTRE (LISTING CENTRE):

The Listing Centre of BSE is a web based application designed by BSE for corporates. All periodical compliances like shareholding pattern, corporate governance report, and other disclosures are filed electronically on the Listing Centre.

CORPORATE GOVERNANCE REPORT (CONTD.)

ANNEXURE - I

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(pursuant to Regulation 34(3) and clause (10)(i) of Para C of Schedule V to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

The Members,
Hubtown Limited
 CIN: L45200MH1989PLC050688

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Hubtown Limited bearing CIN - L45200MH1989PLC050688 and having registered office situated at Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple, R.K. Chemburkar Marg, Chembur (East), Mumbai – 400 071, Maharashtra, India (hereinafter referred to as “the Company”), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal of the Ministry of Corporate Affairs at “www.mca.gov.in”) as considered necessary and explanations furnished to us by the Company and its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on March 31, 2024 have been debarred or disqualified from being appointed or continuing as Director of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority.

Sr. No.	Name of Director	DIN	Date of appointment in Company
1.	Mr. Vyomesh Mahipatray Shah	00009596	30-11-2006
2.	Mr. Hemant Mahipatray Shah	00009659	16-02-1989
3.	Mr. Kartik Ruparel	08865104	15-09-2020
4.	Mr. Milin Jagdish Ramani	07697636	30-09-2022
5.	Ms. Bhakti Jaywant Kothare	07381095	14-11-2022
6.	Mr. Jignesh Hansraj Gala	07463896	29-05-2023

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate 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.

For **Mihen Halani & Associates**
 Practicing Company Secretaries

Place : Mumbai
 Date : May 24, 2024
 UDIN : F009926F000437861

Mihen Halani
 (Proprietor)
 CP No.: 12015
 FCS No.: 9926

CORPORATE GOVERNANCE REPORT (CONTD.)

ANNEXURE – II

DECLARATION BY THE MANAGING DIRECTOR UNDER REGULATION 34 (3) OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 REGARDING COMPLIANCE WITH HUBTOWN CODE OF BUSINESS CONDUCT AND ETHICS

As provided under Regulation 34 (3) read with Para D of Schedule V to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the members of Board of Directors and the Senior Management Personnel and other employees have affirmed their compliance with Hubtown Code of Business Conduct and Ethics as applicable to them, for the Financial Year ended March 31, 2024.

For **Hubtown Limited**

Place : Mumbai
Date : May 24, 2024

Vyomesh M. Shah
Managing Director
DIN : 00009596

CORPORATE GOVERNANCE REPORT (CONTD.)

ANNEXURE - III

CERTIFICATION UNDER REGULATION 17 (8) OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

We, the undersigned in our respective capacities as Managing Director and Chief Financial Officer of Hubtown Limited ('the Company') to the best of our knowledge and belief certify that:

- a. We have reviewed the financial statements and the cash flow statements for the year ended March 31, 2024 and that to the best of our knowledge and belief, we state that:
 - (i) these statements do not contain any materially untrue statement or omit any material fact or contain any statement that might be misleading; and
 - (ii) these statements together present a true and fair view of the Company's affairs and are in compliance with the existing accounting standards, applicable laws and regulations.
- b. We further state that to the best of our knowledge and belief, there are no transactions entered into by the Company during the year ended March 31, 2024 which are fraudulent, illegal or violative of the Company's Code of Business Conduct and Ethics;
- c. We hereby declare that all the members of the Board and Senior Management Personnel have confirmed compliance with the Code of Business Conduct and Ethics as adopted by the Company;
- d. We accept responsibility establishing and maintaining internal controls for financial reporting in the Company and that we have evaluated the effectiveness of the internal control systems of the Company pertaining to financial reporting and have disclosed to the Auditors of the Company and the Audit and Compliance 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 propose to take to rectify these deficiencies; and
- e. We have indicated, based on our evaluation, wherever applicable, to the Auditors and the Audit and Compliance Committee that :
 - (i) Significant changes, if any, in internal control over financial reporting during the year;
 - (ii) significant changes, if any, in the accounting policies during the year and that the same has been disclosed in the notes to the financial statements; and
 - (iii) instances of significant fraud of which we 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.

For **Hubtown Limited**

Place : Mumbai
Date : May 24, 2024

Vyomesh M. Shah
Managing Director
DIN : 00009596

Sunil Mago
Chief Financial Officer

CORPORATE GOVERNANCE REPORT (CONTD.)

ANNEXURE - IV

CERTIFICATE OF PRACTICING COMPANY SECRETARY ON CORPORATE GOVERNANCE REPORT

To
The Members,
Hubtown Limited
CIN: L45200MH1989PLC050688

We have examined the Compliance of Conditions of Corporate Governance by Hubtown Limited ("the Company"), for the year ended on March 31, 2024, as stipulated in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of regulation 46 and para C, D and E of Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was limited to procedure and implementation thereof, 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 our opinion and to the best of our information and according to the explanations as given to us, we certify that the Company, to the extent applicable, has complied with the conditions of Corporate Governance as stipulated in Regulations 17 to 27, clauses (b) to (i) of sub-regulation (2) of Regulation 46 and Para C, D and E of Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI LODR Regulations).

We state that in respect of investor's grievance received during the year ended March 31 2024, the Registrar and Transfer Agent of the Company have certified that as at March 31, 2024, there were no investors' grievances remaining unattended / pending to the satisfaction of the investor.

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

For **Mihen Halani & Associates**
Practicing Company Secretaries

Place : Mumbai
Date : May 24, 2024
UDIN : F009926F000437826

Mihen Halani
(Proprietor)
CP No.: 12015
FCS No.: 9926

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF HUBTOWN LIMITED

REPORT ON THE AUDIT OF THE STANDALONE FINANCIAL STATEMENTS

Qualified Opinion

We have audited the accompanying standalone financial statements of Hubtown Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the Material 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, except for the effects of the matter described in the Basis for Qualified Opinion paragraph below, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, the profit after considering other comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Qualified Opinion

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

a) As stated in Footnote (a) to Note 29 to the standalone financial statements of the Company for the year, with regards the Company not having provided for Interest expense amounting to ₹ 7637.86 lakhs on certain Inter-corporate deposits. Consequent to above, finance cost for the year ended 31st March, 2024 has been understated by ₹ 7637.86 Lakhs resulting in a consequential increase in the profit for the year ended 31st March, 2024 to that extent. Our opinion on the Standalone financial statements for the year ended March 2023 was also modified in respect of this matter.

Emphasis of Matters

We draw Attention to:

- a) Note 2 (II) (b) of the standalone financial statements, regarding to recognition of expense for ongoing projects which, based upon estimated costs, is as per the judgment of the management and have been relied upon by us, these being technical matters.
- b) Footnote (a) to Note 12 and footnote (d) to Note 31 to the standalone financial statements, regarding the status of the projects and the opinion framed by the Company's management regarding realizable value of the costs incurred which, being a technical matter is relied upon by us.
- c) Note 37 (i) (B) of the standalone financial statements, regarding Corporate guarantees issued and securities provided aggregating INR 40,577.68 lakhs by the Company to banks and financial institutions on behalf of various entities, which are significant in relation to the losses for the year and the net worth of the Company. In the opinion of the Management, these are not expected to result into any financial liability to the Company.
- d) Footnote (c) to Note 37 of the standalone financial statements regarding the above corporate guarantees issued and securities provided are disclosed at amounts outstanding as at 31st March, 2024. The financial liabilities on account of such financial guarantee contracts have not been measured at fair value as management is of the opinion that there is no material benefit which is expected to accrue to the borrowers on behalf of whom the Company has provided the corporate guarantees.
- e) Footnote (b) to Note 37 of the standalone financial statements, regarding reliance placed by the auditors on certification received from the management with regard to the disclosure of contingent liabilities of the Company.
- f) Note 42 of the standalone financial statements, regarding balances that are subject to confirmations, reconciliation and adjustments, if any.
- g) Footnote (a) to Note 9 of the standalone financial statements, regarding the Company not having charged interest on advances given by it to various group entities developing real estate projects, in which the Company has a commercial and business interest.
- h) Footnote (e) to Note 6 of the standalone financial statements, regarding the Company's investments in certain subsidiaries, jointly controlled entities and associates as at 31st March, 2024 which have incurred losses and carry an eroded net worth as at 31st March, 2024.
- i) Footnote (f) to Note 6 in respect of investment in Deep Discount Bonds of Sunstream City Private Ltd of the amount of ₹ 97,412.85 Lakhs were redeemed during the year and were inclusive of Interest accrued of ₹ 56,421.89 Lakhs on the Investment amount of ₹ 40,990.11 lakhs. The Principal amount of ₹ 40,990.11 lakhs has been transferred as Loan to Sunstream City Private Ltd.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

- j) Footnote (c) to Note 21 Other payable include an amount of ₹ Nil (as at 31st March 2023: ₹ 48,171.95 lakhs) due to Ashok Commercial Enterprises. During the current financial year, the Company has written back the amount of ₹ 48,171.95 lakhs standing to the credit of Ashok Commercial Enterprises. The matter is pending in the High Court Judicature at Bombay (Commercial Summary Suit No. 1532 of 2018).
- k) During the year the Company has purchased all the class A equity shares of Vinca Developer Private Ltd held by Nederlandse Financierings -Maatschappij Voor Ontwikkelingslanden N.V. (FMO) for an aggregate consideration of ₹ 221.15 cr. including the amount of ₹ 82.15 cr. lying in the Vinca Bank account.

l. During the current financial year, the Company increased its equity stake in Class 'A' shares of Rare Townships Private Limited from 40 % to 67.53%. Accordingly, Rare Townships Private Ltd has become a subsidiary of the Company w.e.f 12th March, 2024.

Our opinion is not qualified in respect of the above matters.

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 of the current period. 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. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key Audit Matter	How the matter was addressed in our audit
<p>I. Revenue recognition for real estate projects</p> <p>The Company applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from real estate projects, which is being recognised at a point in time upon the Company satisfying its performance obligation and the customer obtaining control of the underlying asset.</p> <p>Considering application of Ind AS 115 involves significant judgment in identifying performance obligations and determining when 'control' of the asset underlying the performance obligation is transferred to the customer, the same has been considered as key audit matter.</p>	<p>I. Our audit procedures included, but were not limited to the following:</p> <ul style="list-style-type: none"> • Read the Company's revenue recognition accounting policies and assessed compliance of the policies with Ind AS 115. • Obtained and understood revenue recognition process including identification of performance obligations and determination of transfer of control of the asset underlying the performance obligation to the customer. • Read the legal opinion obtained by the Company to determine the point in time at which the control is transferred in accordance with the underlying agreements. • Tested, revenue related transactions with the underlying customer contracts, sale deed and handover documents, evidencing the transfer of control of the asset to the customer based on which revenue is recognised. • Assessed the revenue-related disclosures included in Note 24 to the standalone Ind AS financial statements in accordance with the requirements of Ind AS 115
<p>II. Investment in Subsidiaries, Joint ventures and Associates</p> <p>The carrying amount of the investments in subsidiaries, Joint Ventures and Associates held at cost less impairment, if any represents a significant portion of the Company's total assets.</p> <p>The Company has investments in subsidiaries, Joint Ventures and Associates. These investments are carried at cost less any diminution in value of such investments. The investments are reviewed for impairment at each reporting date by comparing the carrying value of investments in the Company's books with the net assets of the relevant subsidiaries, joint ventures and associates balance sheet. Further, the Company's review includes assessment of the projected cash flows of the real estate projects in these underlying entities, which involve significant estimates and judgment, due to the inherent uncertainty involved in forecasting future cash flows. In addition, considering the materiality of the investments in subsidiaries, joint ventures and associates vis-a-vis the total assets of the Company, this is considered to be significant to our overall audit.</p>	<p>II. Our audit procedures included, but were not limited to the following:</p> <ul style="list-style-type: none"> • Comparing the carrying amount of Investments in the Company's books with the respective subsidiaries, Joint Ventures and Associates audited I unaudited financial statements to identify whether their net assets (being an approximation of their minimum recoverable amount) were in excess of their carrying value. • Assess historic profitability of the subsidiaries, joint ventures and associate companies • For the Investments where the carrying amount exceeded the Company's share of net assets value, enquired status of projects. Further, the carrying amount of investments was compared by projected cash flows and profitability of the project in that respective subsidiaries, joint ventures and associate companies • Verified adequacy of disclosures in respect of the Investments in subsidiaries, joint ventures and associates.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

Other Matters

Attention is further invited to the Statement of Profit and Loss of the Company which includes share of loss from investments in partnership firms/joint ventures aggregating to INR 2.31 lakhs that are based on the financial statements of the firms/joint ventures as prepared by the management and presented to us on which we have relied.

Our opinion is not qualified in respect of the above matter.

Information Other than the Standalone Financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the preparation of 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 the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibility of the management and those charged with Governance 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 state of affairs (financial position), profit and loss (financial performance including other comprehensive income), changes in equity and cash flows of the Company in accordance with other accounting principles generally accepted in India, including the Ind AS specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing 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 Standards on Auditing, 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 controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

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

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

Report on Other Legal and Regulatory Requirements

1. As required by Section 197(16) of the Act, we report that the Company has paid remuneration to its directors during the year in accordance with the provisions of and limits laid down under Section 197 read with Schedule V to the Act.
2. As required by the Companies (Auditors' Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of Section 143 (11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
3. As required by Section 143(3) of the Act, based on our audit we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - c) The Standalone Financial Statements dealt with by this Report are in agreement with the books of account;
 - d) Except for the matter described in the Basis for Qualified Opinion paragraph above, in our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act;
 - e) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act;
 - f) We have also audited the internal financial controls over financial reporting (IFCoFR) of the Company as on 31st March 2024 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date and our report as per Annexure B expressed an unmodified opinion;
 - g) 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;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

- 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 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 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 persons or entities, 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. The Final dividend paid or declared for the previous year is in accordance with section 123 of the Act to the extent it applies for the payment of dividend.
- vi. Based on our Examination, which included test checks, the company has used accounting software for maintaining its books of accounts for the financial year ended March 31, 2024 which has a feature of audit trail facility and the same operated throughout the year for all relevant transactions recorded in the software. Further, during the course of audit we did not come across any instance of audit trail feature being tampered with. As per proviso to Rule 3(1) of the Companies (Account) Rules, 2014 is applicable from April 1, 2023 reporting under rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirement for record retention is not applicable for the financial year ended March 31, 2024

FOR **JBTM & ASSOCIATES LLP**
Firm Registration No.: W100365
Chartered Accountants

Place : Mumbai
Date : May 24. 2024

DHAIRYA BHUTA
Partner Membership No.: 168889
UDIN: 24168889BKAUQJ4590

INDEPENDENT AUDITOR'S REPORT (CONTD.)

ANNEXURE "A" REFERRED TO IN OUR REPORT TO THE MEMBERS OF HUBTOWN LIMITED ON THE STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2024

- (i) (a) (A) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment;
- (B) The company is maintaining proper records showing full particulars of intangible assets;
- (b) The company has regular program of physical verification of its fixed assets by which fixed assets are verified in a phased manner over a period of three years which in our opinion is reasonable having regard to the size of the company and the nature of its assets. In accordance with this program, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification.
- (c) The title deeds of immoveable properties recorded as fixed assets in the books of accounts are held in the name of the company as at the balance sheet date.
- (d) The Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.
- (e) As per our opinion no proceedings have been initiated or are pending against the company for holding any Benami property under the "Benami Transactions (Prohibition) Act, 1988 and Rules made thereunder.
- (ii) (a) In our opinion, the management has conducted physical verification of Inventory at reasonable intervals. No material discrepancies were noticed on the aforesaid verification.
- (b) The Company has not been sanctioned working capital limits in excess of Rs. 5 crores, in aggregate, from banks or financial institutions on the basis of security of current assets during any point of time of the year.
- (iii) The Company has granted unsecured loan to companies covered under the register maintained under Section 189 of the Act
- (a) During the year company has provided loans or provided advances in the nature of loans to other entity as follows:

To whom	The aggregate amount during the year	Balance outstanding at the balance sheet date
Subsidiaries, Joint ventures and associates	40,299.55 Lakhs	43,488.19 Lakhs
Parties other than Subsidiaries, Joint ventures and associates	580.01 Lakhs	617.08 Lakhs

- (b) The terms and condition of the loan are prima facie not prejudicial to the interest of the Company
- (c) The schedule of repayment of principal and interest, if any, has been stipulated as per terms of the arrangement
- (d) As per the terms and conditions of the arrangement, the amount of the loan is not overdue;
- (e) According to the information and explanation given to us, in respect of any loan or advance in the nature of loan granted which has fallen due during the year, none has been renewed or extended or fresh loans granted to settle the overdues of existing loans given to same parties;
- (f) 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 required details in respect thereof are as below

The Aggregate Amount	Percentage thereof to the total Loans Granted	Aggregate amount of loans granted to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013
40,299.55 lakhs	100%	40,299.55 lakhs

- (iv) In our opinion and according to the information and explanation given to us in respect of the loans, investments, guarantees and securities, the Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013.
- (v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the provisions of Sections 73 to 76 of the Act and the rules framed thereunder to the extend notified; Further, attention is invited to footnote (f) to Note 18.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

- (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 sub-section (1) of Section 148 of the Act in respect of Company's products and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete;
- (vii) (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, except for dues in respect of Income Tax, Provident Fund, Profession Tax, Tax Deducted at Source, and Goods and Service Tax, the Company is generally regular in depositing undisputed statutory dues, including, Employees' State Insurance, Wealth Tax, duty of customs, duty of excise and other material statutory dues, as applicable, with the appropriate authorities. The extent of arrears of statutory dues outstanding including Interest as at the Balance Sheet date, for a period exceeding six months from the date they became payable are ₹ 11.59 lakhs relating to Income Tax Deducted at Source, ₹ 4.67 relating to Provident fund, ₹ 21.95 lakhs relating to Value Added Tax, and interest and late fee relating to indirect tax ₹ 63.40 lakhs.
- (b) The dues outstanding in respect of Income Tax, Provident Fund, Profession Tax, Tax Deducted at Source, and Goods and Service Tax on account of any dispute, are as follows

Statute and nature of dues	Section	Financial Year	Disputed Dues	Amount paid	Balance disputed dues payable	Forum where dispute is pending	
Income Tax	143(3)	2003-04	17.48	—	17.48	High Court (Preferred by Dept)	
	143(3)	2004-05	21.31	—	21.31		
	143(3)	2005-06	20.92	—	20.92		
		143(3) r.w.s. 147	2011-12	74.88	—	74.88	Commissioner of Income Tax (Appeals)
		153A	2015-16	426.93	—	426.93	
		153A	2016-17	3,032.31	—	3,032.31	
		143(3)	2019-20	328.90	—	328.90	
Service Tax	73(1)	2011-12	481.61	—	481.61	Customs, Central Excise and Service Tax Appellate Tribunal	
	73(1)	2012-13	451.00	—	451.00		
	73(1)	2013-14	520.83	—	520.83		
	73(1)	2014-15	727.52	—	727.52		
	73(1)	2012-2013 to Jun-17	6,881.52	—	6,881.52		Commissioner of CGST, Mumbai South Commissionerate
GST	73	Jul-17 to March-18	343.01	16.49	326.51	Deputy Commissioner of State Tax, Mazgoan	
	73	Apr-18 to Mar-19	603.65	32.81	570.84		
	73	Apr-19 to Mar-20	288.18	18.01	270.17		
	73	Apr-20 to Mar-21	194.77	14.32	180.45		
Total			14,414.79	81.63	14,333.16		

- (viii) In our opinion and according to the information and explanations given to us, the Company has no such transactions which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (ix) (a) According to the information and explanation given to us, the company has delayed in repayment of dues to banks and financial institutions. Attention is invited to footnote (d) to Note 18– Non-Current Borrowings, with regards to banks, footnote (e) to Note 18 – Current Borrowings, with regards to financial institutions for the amounts and period of delays in payment of principle and interest thereon.
- (b) The Company has not been declared as a willful defaulter by any bank or financial institution or other lender.
- (c) In our opinion, The Company has applied term loans for the purpose for which they were obtained.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

- (d) On an overall examination of the standalone Ind AS financial statements of the Company, no funds raised on short-term basis have been used for long term purposes by the Company.
- (e) In our opinion, The Company has not taken funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) In our opinion, The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) (a) In our opinion, and according to the information and explanations given to us, the company has not raised any money by way of initial public offer or further public offer during the year. Accordingly, the provisions of clause 3 (x) of the Order is not applicable to the Company.
- (b) The company has not made preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year.
- (xi) (a) During the course of our examination of the books and records of the company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of fraud by the company or any fraud on the company by its officers or employees, noticed or reported during the year, nor have we been informed of any such instance by the management.
- (b) Accordingly, paragraph 3 (xi) (b) Order are not applicable to the Company.
- (c) According to the information and explanations given to us, the Company has not received any whistle-blower complaints during the year.
- (xii) The company is not a Nidhi company and hence clause 3 (xii) of the Order is not applicable to the Company. Accordingly, paragraph 3 (xii) (b), 3 (xii) (c) Order are not applicable to the Company.
- (xiii) According to the information and explanation given to us, all transactions with the related parties are in compliance with section 177 and 188 of the Act, where applicable and details have been disclosed in the Standalone Financial Statements as required by the applicable accounting standards.
- (xiv) (a) According to the information and explanations given to us, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) The reports of the Internal Auditors for the period under audit i.e., FY 2023-2024 were considered by us.
- (xv) According to the information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him during the year and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.
- (xvi) (a) The Company is not required to be registered under Section 45 IA of the Reserve Bank of India Act, 1934.
- (b) In our opinion and according to the information and explanations given to us, This Paragraph is not applicable to The Company.
- (c) In our opinion and according to the information and explanations given to us. The Company is not a Core Investment Company (CIC) as defined under the Regulations by the Reserve Bank of India. Accordingly, paragraph 3 (xvi) (d) of the Order is not applicable to the Company.
- (xvii) According to the information and explanations given to us, the Company has not incurred cash losses in the Financial Year and in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, paragraph 3 (xviii) Order are not applicable to the Company.
- (xix) In our opinion and according to the information and explanations given to us on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans no material uncertainty exists as on the date of the audit report that company is 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.
- (xx) In our opinion and according to the information and explanations given to us, there are no ongoing projects hence there are no unspent funds which are required to be transferred to a fund specified in Schedule VII to the Companies Act in accordance to compliance with provisions of section 135 of the Companies Act, 2013.
- (xxi) There have been no qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies whose audit report is provided to us and included in the consolidated financial statements. Out of the company's included in the statements following is the list of Companies whose CARO report has not been issued by its auditor till the date of signing this Audit report:

INDEPENDENT AUDITOR'S REPORT (CONTD.)

Subsidiary Company

- Citywoods Builders Private Limited
- Vega Developers Private Limited
- Vishal Techno Commerce Limited
- Yanti Buildcon Private Limited
- Vama Housing Limited
- Diviniti Project Private Limited
- Citygold Education Research Limited
- Joynest Premises Private Limited
- Ackruti Safeguard System Private Limited
- Gujarat TCG Biotech Limited
- Rubix Trading Private Limited
- Rare Township Private Limited (From 12-03-2024)
- Vinca Developers Private Limited (From 16-06-2023)

Associates

- Giraffe Developers Private Limited
- Whitebud Developers Limited
- Shubhsiddhi Builders Private Limited

Joint Ventures

- Sunstream City Private Limited
- Hubtown Bus Terminal (Vadodara) Private Limited
- Hubtown Bus Terminal (Ahmadabad) Private Limited
- Hubtown Bus Terminal (Mehsana) Private Limited
- Hubtown Bus Terminal (Adajan) Private Limited
- Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)

FOR **JBTM & ASSOCIATES LLP**

Firm Registration No.: W100365
Chartered Accountants

Place : Mumbai
Date : May 24, 2024

DHAIRYA BHUTA
Partner Membership No.: 168889
UDIN: 24168889BKAUQJ4590

INDEPENDENT AUDITOR'S REPORT (CONTD.)

ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE TO THE MEMBERS OF HUBTOWN LIMITED ON THE STANDALONE FINANCIAL STATEMENTS

Independent Auditors Report on the Internal Financial Controls under Clause (f) of Sub-section 3 of Section 143 of the Companies Act, 2013 (the 'Act').

We have audited the internal financial controls over financial reporting of Hubtown Limited ("the Company") as of March 31, 2024 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 Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing 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 over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that:

Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

INDEPENDENT AUDITOR'S REPORT (CONTD.)

Opinion

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

FOR JBTM & ASSOCIATES LLP

Firm Registration No.: W100365
Chartered Accountants

Place : Mumbai
Date : May 24, 2024

DHAIRYA BHUTA
Partner Membership No.: 168889
UDIN: 24168889BKAUQJ4590

BALANCE SHEET AS AT 31ST MARCH, 2024

Particulars	Note	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	3	78.96	94.74
(b) Investment properties	4	3,157.03	3,305.29
(c) Intangible assets	5A	—	—
(d) Right to use assets	5B	80.45	148.56
(e) Financial assets			
(i) Investments	6	50,243.77	1,24,734.23
(ii) Trade receivables	8	—	—
(iii) Loans	7	42,690.21	860.84
(iv) Other financial assets	9	789.57	772.48
(f) Deferred tax assets (Net)	10	4,800.83	4,827.18
(g) Other non-current assets	11	358.17	369.95
Total Non-Current Assets		1,02,198.99	1,35,113.27
Current Assets			
(a) Inventories	12	1,11,134.98	1,16,190.63
(b) Financial assets			
(i) Investments	6	1,201.07	1,200.68
(ii) Trade receivables	8	17,830.23	18,988.25
(iii) Cash and cash equivalents	13	2,498.58	1,427.87
(iv) Bank balances other than (iii) above	14	1,638.35	124.67
(v) Loans	7	2,541.38	2,372.69
(vi) Other financial assets	9	66,193.54	72,564.42
(c) Current tax assets (Net)	15	1,186.75	1,239.20
(d) Other current assets	11	5,930.81	2,940.64
Total Current Assets		2,10,155.69	2,17,049.05
TOTAL ASSETS		3,12,354.68	3,52,162.32
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	16	7,993.59	7,633.59
(b) Other equity	17	1,37,959.84	1,36,106.78
Total Equity		1,45,953.43	1,43,740.37
Liabilities			
Non-Current Liabilities			
(a) Financial liabilities			
(i) Borrowings	18	50.00	209.82
(ii) Lease Liability	19	39.95	137.60
(iii) Trade payables	20		
— due to MSME		—	—
— due to other than MSME		—	—
(iv) Other financial liabilities	21	767.38	1,966.81
(b) Provisions	22	35.34	69.67
Total Non-Current Liabilities		892.67	2,383.90
Current Liabilities			
(a) Financial liabilities			
(i) Borrowings	18	39,320.44	40,500.33
(ii) Lease Liability	19	53.82	25.63
(iii) Trade payables	20		
— due to MSME		956.35	1,038.43
— due to other than MSME		9,004.02	10,693.31
(iv) Other financial liabilities	21	48,537.44	96,737.45
(b) Other current liabilities	23	67,499.89	56,819.70
(c) Provisions	22	136.62	223.20
Total Current Liabilities		1,65,508.58	2,06,038.05
Total Liabilities		1,66,401.25	2,08,421.95
TOTAL EQUITY AND LIABILITIES		3,12,354.68	3,52,162.32

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQJ4590
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2024

Particulars	Note	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
I INCOME			
Revenue from Operations	24	21,058.27	21,903.26
Other Income	25	2,649.82	1,582.31
Share of Profit / (Loss) of Joint Ventures and Partnership Firms (Net)		7.43	(2.32)
TOTAL INCOME		23,715.52	23,483.25
II EXPENSES			
Cost of Construction / Development	26	7,014.54	8,668.77
Purchase of Stock-in-Trade		26.56	151.00
Changes in Inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	27	4,966.13	4,433.84
Employee Benefits Expense	28	696.29	932.18
Finance Cost	29	4,452.44	4,754.42
Depreciation and Amortisation Expenses	30	251.08	269.72
Other Expenses	31	5,665.96	6,381.35
TOTAL EXPENSES		23,073.00	25,591.28
Profit/(Loss) before Tax		642.52	(2,108.03)
Tax Expense			
(a) Current Tax		—	—
(b) Deferred tax (charge) / credit		(26.34)	3,188.86
Total Tax Expense for the Year		(26.34)	3,188.86
Profit/(Loss) for the Year		616.18	1,080.83
OTHER COMPREHENSIVE INCOME			
Items that will not be reclassified to Profit or Loss			
Remeasurement of the net defined benefit liability / asset		84.88	(72.50)
Total other Comprehensive Income		84.88	(72.50)
Total Comprehensive Income/(Loss) for the year		701.06	1,008.33
Earning per equity share of nominal value of INR 10/- each (in Rupees)	32		
Basic		0.80	1.47

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQJ4590
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2024

Particulars	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	642.52	(2,108.03)
Adjustments for:		
Interest Expenses	3,268.10	3,187.73
Interest expenses on financial liabilities measured at fair value	1,156.25	1,541.33
Interest expense on account of Right to use	28.09	25.36
Share of Profit / (Loss) from investment in partnership firms and JVs	7.43	(2.32)
Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	167.71	188.86
Depreciation on lease assets	83.37	80.85
Unwinding of Interest free loans	(70.07)	(61.60)
Provision for Doubtful Receivables/Advances/Sundry balances written off	341.24	198.54
(Profit)/Loss on sale of Property, Plant and Equipments (Net)	(11.46)	(3.60)
Interest income	(588.61)	(105.00)
Remeasurement of the net defined benefit liability / asset	84.88	(72.50)
Bad Debts	505.62	—
Provision/Advances/Sundry Balances written back	289.55	164.08
Provision for Doubtful Debts	546.87	1,022.23
Revaluation of Mutual fund	(0.39)	(0.28)
Interest income on financial liabilities measured at fair value	(1,373.86)	(1,376.39)
Unwinding of security deposits	(15.06)	(21.39)
Sundry credit balances appropriated	(2,129.35)	(1,328.99)
Diminution in value of Inventories	100.77	1,461.23
Operating Profit/(Loss) before changes in working capital	3,033.60	2,790.11
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for decrease (increase) in inventories	4,954.88	4,421.88
Adjustments for decrease (increase) in trade receivables, current	105.45	3,104.56
Adjustments for decrease (increase) in other current assets	(2,990.17)	(164.40)
Adjustments for decrease (increase) in other non-current assets	11.78	(6.93)
Adjustments for other financial assets, non-current	(2.03)	(289.60)
Adjustments for other financial assets, current	5,775.17	(1,264.81)
Adjustment for Increase/(Decrease) in Operating Liabilities		
Adjustments for increase (decrease) in trade payables, current	(1,771.37)	(1,871.30)
Adjustments for increase (decrease) in other current liabilities	12,809.54	(10,551.33)
Adjustments for provisions, current	(86.58)	11.13
Adjustments for provisions, non-current	(34.33)	(95.37)
Adjustments for other financial liabilities, current	(43,181.53)	(1,823.19)
Adjustments for other financial liabilities, non-current	103.50	157.32
Cash flow from operations after changes in working capital	(21,272.07)	(5,581.91)
Net Direct Taxes (Paid)/Refunded	52.45	(299.49)
Net Cash Flow from/(used in) Operating Activities	(21,219.62)	(5,881.40)

CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

Particulars	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(4.66)	(5.34)
Proceeds from sales of investment property	12.52	3.60
rounding off difference	—	—
Cash receipts from repayment of advances and loans made to other parties	(41,998.06)	322.90
Changes in current Investment	74,483.03	11,938.59
Interest received	553.53	219.21
Bank Balances not considered as Cash and Cash Equivalents	(1,513.68)	339.98
Net Cash Flow from/(used in) Investing Activities	31,532.69	12,818.94
[C] CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issuing shares	1,512.00	2,052.00
Proceeds from borrowings	—	128.05
Repayments of borrowings	(3,051.02)	(6,484.52)
Proceeds from issue of share warrants	—	540.00
Interest paid	(8,258.40)	(3,900.22)
Net Cash Flow from/(used in) Financing Activities	(9,797.42)	(7,664.69)
Net Increase/ (Decrease) in Cash and Cash Equivalents	515.65	(727.15)
Cash & Cash Equivalents at beginning of period (see Note 1)	(1,353.02)	(625.89)
Cash and Cash Equivalents at end of period (see Note 1)	(837.37)	(1,353.04)
Control	(837.37)	(1,353.04)
Notes:		
1 Cash and Cash equivalents comprise of:		
Cash on Hands	58.62	16.73
Balance with Banks	2,439.96	1,411.14
Bank OD	(3,335.95)	(2,780.89)
Short-term investment		
Cash and Cash equivalents	(837.37)	(1,353.02)
Effect of Unrealised foreign exchange (gain)/loss (Net)		
Cash and Cash equivalents as restated	(837.37)	(1,353.02)
2 Figures of the previous year have been regrouped / reclassified wherever necessary.		

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQJ4590
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2024

A. EQUITY SHARE CAPITAL					Note 16			
					(₹ in lakhs)			
Balance at the beginning of the current reporting period	changes in Equity share capital due to prior period items	Related balance at the beginning of the current reporting period	Changes in Equity share capital during the current year	Balance at the end of the current reporting period				
(1) Current reporting period								
7,633.59	—	—	360.00	7,993.59				
(2) Previous reporting period								
7,273.59	—	—	360.00	7,633.59				
B. OTHER EQUITY					Note 17			
					(₹ in lakhs)			
(1) Current reporting period								
	Share Application money pending allotment	Money received against Share Warrants	Reserves and Surplus					Total
			Capital Reserve	Securities Premium	Debenture Redemption Reserve	General Reserve	Retained Earning	
Balance at the beginning of the current reporting period	—	540.00	—	62,408.12	—	32,995.00	40,163.69	1,36,106.78
Changes in accounting policy or prior period errors	—	—	—	—	—	—	—	—
Restated balance at the beginning of the current reporting period	—	—	—	—	—	—	—	—
Total Comprehensive income for the current year	—	—	—	—	—	—	84.88	84.88
Dividends	—	—	—	—	—	—	—	—
Transfer (to)/from General Reserve	—	—	—	—	—	—	—	—
Received on issue of share warrants convertible into equity shares	—	1,512.00	—	—	—	—	—	1,512.00
Transfer to Equity Share capital on account of conversion of Warrants into Equity Shares	—	(360.00)	—	—	—	—	—	(360.00)
Transfer to Securities Premium on account of conversion of Warrants into Equity Shares	—	(1,692.00)	—	1,692.00	—	—	—	—
Transfer to Retained earnings	—	—	—	—	—	—	616.18	616.18
Any other change (to be specified)	—	—	—	—	—	—	—	—
Balance at the end of the current reporting period	—	—	—	64,100.12	—	32,995.00	40,864.73	1,37,959.84
(2) Previous reporting period								
	Share Application money pending allotment	Money received against Share Warrants	Reserves and Surplus					Total
			Capital Reserve	Securities Premium	Debenture Redemption Reserve	General Reserve	Retained Earning	
Balance at the beginning of the current reporting period	—	—	—	60,716.12	—	32,995.00	39,155.36	1,32,866.48
Changes in accounting policy or prior period errors	—	—	—	—	—	—	—	—
Restated balance at the beginning of the current reporting period	—	—	—	—	—	—	—	—
Total Comprehensive income for the current year	—	—	—	—	—	—	(72.50)	(72.50)
Dividends	—	—	—	—	—	—	—	—
Transfer (to)/from General Reserve	—	—	—	—	—	—	—	—
Received on issue of share warrants convertible into equity shares	—	2,592.00	—	—	—	—	—	2,592.00
Transfer to Equity Share capital on account of conversion of Warrants into Equity Shares	—	(360.00)	—	—	—	—	—	(360.00)
Transfer to Securities Premium on account of conversion of Warrants into Equity Shares	—	(1,692.00)	—	1,692.00	—	—	—	—
Transfer to Retained earnings	—	—	—	—	—	—	1,080.83	1,080.83
Any other change (to be specified)	—	—	—	—	—	—	—	—
Balance at the end of the Previous reporting period	—	540.00	—	62,408.12	—	32,995.00	40,163.69	1,36,106.81

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUJ4590
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024

NOTE 1. STATEMENT OF MATERIAL ACCOUNTING POLICIES

1.1 Company Overview

Hubtown Limited is a listed public limited company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in real estate business of construction and development of Residential and Commercial Premises, Build Operate Transfer (BOT) Projects, etc. through both — on its own and through its subsidiaries / joint ventures / associate companies.

1.2 The financial statements are approved for issue by the Company's Board of Directors in the board meeting held on 24th May, 2024.

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY

I. Basis of preparation of Financial Statements

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act."

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, on the accrual basis of accounting before except for the following::

- 1) certain financial assets and liabilities that are measured at fair value;
- 2) assets held for sale — measured at lower of carrying amount or fair value less cost to sell;
- 3) defined benefit plans — plan assets measured at fair value.

(iii) Current and Non-current classification

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

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

All other assets are classified as non-current.

A liability is current when:

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

Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, (if any)) within the credit period normally applicable to the respective project.

(iv) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs as per the requirement of Schedule III, unless otherwise stated.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

II. Significant accounting judgments, estimates and assumptions

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgments, 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) Judgments

Classification of property

The Company determines whether a property is classified as investment property or inventories. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These properties are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the Company develops and intends to sell before or on 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 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.

i) Employee Benefit Plans

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

ii) Estimation of net realisable value for inventory (including advance to land owner)

Inventories are stated at the lower of cost and net realisable value (NRV).

NRV for completed 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.

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

With respect to advances given to land owners, 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.

iii) Valuation of investment in/ loans to subsidiaries

The investments are measured at cost / carrying value. The Company has performed valuation for its investments in equity of subsidiaries, associates and JVs for assessing whether there is any impairment. In case of impairment the fair value of investments is determined. Where the fair value of investments in entities cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model.

Similar assessment is carried out for exposure of the nature of loans and interest receivable thereon as well as project advances. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. Judgments include consideration of inputs such as expected earnings in future years, liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported amounts of these investments, loans and advances.

iv) Income tax provisions are based on the Company's judgment of allowances/disallowances considering computation of income.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

III. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

A. Revenue from sale of properties:

Revenue is recognized upon transfer of control of residential/commercial units to customers, of an amount that reflects the transaction price. Transaction price is the amount that reflects the consideration the Company expects to receive in exchange for those units. The Company shall determine the performance obligations associated with the contract with customers at contract inception and also determine whether they satisfy the performance obligation over time or at a point in time. In case of residential/commercial units, the Company satisfies the performance obligation and recognizes revenue at a point in time i.e., upon giving possession of the residential/commercial units.

To estimate the transaction price in a contract, the Company adjusts the promised amount of consideration for the time value of money if that contract contains a significant financing component. The Company when adjusting the promised amount of consideration for a significant financing component is to recognize revenue at an amount that reflects the transaction price of the transferred residential/commercial unit.

"The transaction price of goods sold or services rendered is net of variable consideration on account of various discounts and schemes offered by the company as part of the contract".

In arrangements for sale of units the Company has applied the guidance in IND AS 115, on "Revenue from contracts with customers", by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. "

B. Revenue from sale of land and development rights:

Revenue from sale of land and development rights is recognised upon transfer of all significant risks and rewards of ownership of such land and development rights, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements. Revenue from sale of land and development rights is only recognised when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.

C. Revenue from Trading Materials:

Revenue from sale of trading material is recognised when significant risks and rewards associated with the sale of material is transferred to the buyer.

D. Revenue from project management services:

Service income is recognised on the basis of completion of a physical proportion of the contract work/ based upon the contracts/ agreements entered into by the Company with its customers.

E. Profit / Loss from partnership firms / association of persons:

Share of profit / loss from partnership firms / association of persons (AOP) is recognised when the right to receive/liability to pay the same is established on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

F. Income from leased premises:

Lease income from operating lease is recognised in the Statement of Profit and Loss on straight line basis after adjusting for escalation over the lease term except where the lease incomes are structured to increase in line with expected general inflation.

G. Interest and dividend:

Interest income including income arising on other instruments is recognised on time proportion basis using the effective interest rate method. Dividend income is recognized when the right to receive dividend is established.

H. Others:

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

IV. Property plant and equipment and depreciation / amortisation

- A. On transition to Ind AS, the Company has opted to continue with the carrying values measured under the previous GAAP as at 1st April, 2015 of its Property, Plant and Equipment and Investment property and use that carrying value as the deemed cost on the date of transition i.e. 1st April, 2015.
- B. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.
- C. Subsequent expenditure relating to Property, Plant and Equipment is capitalised only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the Statement of Profit and Loss as incurred. The cost and related accumulated depreciation are eliminated from the financial statements, either on disposal or when retired from active use and the resultant gain or loss are recognised in the Statement of Profit and Loss.
- D. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Plant and Machinery (Mivan System)	3 to 5
Computer servers and network systems	6
Computer desktops and laptops	3
Office Equipment	5
Vehicles	8
Furniture and Fixture	10
Completed Investment Properties	60
Leasehold Land	Over the Primary Lease period
Commercial Premises	60

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

V. Investment property and depreciation / amortisation

- A. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation.
- B. Depreciation on Investment Property is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.
- C. Transfers to (or from) investment property are made only when there is a change in use. Transfers between investment property, owner occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

VI. Intangible assets and amortisation

- A. Acquired computer softwares are classified as intangible assets and are stated at cost less accumulated amortisation. These are being amortised over the estimated useful life of five years, as determined by the management.
- B. The Company, as a lessee, recognises a right-of-use asset and a lease liability for its leasing arrangements, if the contract conveys the right to control the use of an identified asset. The contract conveys the right to control the use of an identified asset, if it involves the use of an identified asset and the Company has substantially all of the economic benefits from use of the asset and has right to direct the use of the identified asset. The cost of the right-of-use asset shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs incurred. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the lease term.

VII. Financial Instruments

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

A. Investments and Financial Assets

i. Initial recognition

Financial assets are recognised initially at fair value, plus in the case of financial assets not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of financial assets. However, trade receivables that do not contain a significant financing component are measured at transaction price.

ii. Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

a) Financial Assets at Amortised Cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

b) Financial Assets Measured at Fair Value

"Financial assets are measured at fair value through Other Comprehensive Income (OCI) if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial asset not measured at amortised cost or at fair value through OCI is carried at Fair Value Through Profit & Loss (FVTPL).

iii. De-recognition of Financial Assets

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expires, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

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

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

B. Equity Instruments and Financial Liabilities

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

i. Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

ii. Financial Liabilities

1. Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

2. Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

— **Financial liabilities at FVTPL**

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

— **Financial liabilities at amortised cost**

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

3. De-recognition of Financial Liabilities

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. 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 de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

C. Offsetting Financial Instruments

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

VIII. De-recognition of financial instruments

The Company de-recognizes a financial asset when the contractual rights to the cash flows from the financial asset expires or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109. A financial liability (or a part of a financial liability) is de-recognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

IX. Impairment

a. Financial assets

The Company measures the expected credit loss associated with its assets based on historical trend, industry practices and the business environment in which the entity operates or any other appropriate basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

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 asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less cost of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the Statement of Profit and Loss :

i. Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

ii. Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

X. Taxation

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the Statement of Profit and Loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

ii. Deferred Tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

iii. Current and deferred tax for 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.

XI. Inventories

All inventories are stated at lower of 'Cost or Net Realizable Value'.

- A. 'Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.
- B. 'Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure in the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.
- C. Finished properties given under operating lease are disclosed under 'Non Current Assets' as 'Investment Properties'. The costs transferred to the 'Investment properties' are shown as deductions from the costs carried in opening inventory and construction costs incurred during the year. These assets are depreciated / amortised as per the Accounting Policy Nos. (IV)(C) and (IV)(D). Although the Company considers these assets as Inventories held for sale in the ordinary course of business, the disclosure under 'Non Current Assets' as 'Investment properties' and provision for depreciation / amortisation is made to comply with the requirements of Indian Accounting Standard (Ind AS) 17 – 'Leases' and Indian Accounting Standard (Ind AS) 40 — 'Investment Property'.
- D. Value of 'Floor Space Index' (FSI) generated is recognized as inventory at cost (i.e. proportionate rehab component cost) as and when necessary obligations / conditions are fulfilled in entirety, which are imposed on the Company by statutory authorities (viz. Rehabilitation Authority, etc.), in lieu of which the FSI is allotted to the Company. The value of FSI is either carried as inventory (at cost) held for intended sale or with the intention to utilise in construction of projects undertaken for sale.
- E. Traded goods includes cost of purchases and other cost incurred in bringing the inventories to their present location and condition. Cost is determined on weighted average basis.
- F. Development rights represent amount paid under agreement to purchase land/ development rights and borrowing cost incurred by the Company to acquire irrevocable and exclusive licenses/ development rights in the identified land and constructed properties, the acquisition of which is either completed or is at an advanced stage. These are valued at lower of cost and net realisable value.

Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of Floor Space Index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

XII. Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts are approximate fair value due to the short maturity of these instruments.

XIII. Trade receivable

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business.

XIV. Employee benefits

a) Defined Contribution Plan

Contributions to defined contribution schemes such as provident fund, labour welfare fund are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. The Company's provident fund contribution is made to a government administered fund and charged as an expense to the Statement of Profit and Loss. The above benefits are classified as Defined Contribution Schemes as the Company has no further obligations beyond the monthly contributions.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

b) **Defined Benefit Plan**

The Company provides for gratuity which is a defined benefit plan the liabilities of which is determined based on valuations, as at the Balance Sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods.

The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

c) **Leave Entitlement**

Leave entitlement are provided based on an actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

d) **Short-term Benefits**

Short-term employee benefits such as salaries, performance incentives, etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

XV. **Borrowings and Borrowing costs**

Borrowings are initially recognised at net of transaction cost incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in Statement of Profit and Loss over their period of the borrowings using the effective interest method.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets, which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Statement of Profit and Loss.

XVI. **Earnings per Share**

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, if any.

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

XVII. **Cash Flow Statement**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated.

XVIII. **Cash and Cash Equivalents**

Cash and cash equivalent in the Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

XIX. **Foreign currency transactions**

- A. All transactions in foreign currency are recorded in the reporting currency, based on closing rates of exchange prevalent on the dates of the relevant transactions.
- B. Monetary assets and liabilities in foreign currency, outstanding as on the Balance Sheet date, are converted in reporting currency at the closing rates of exchange prevailing on the said date. Resultant gain or loss is recognized during the year in the Statement of Profit and Loss.
- C. Non monetary assets and liabilities denominated in foreign currencies are carried at the exchange rate prevalent on the date of the transaction.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

XX. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development". Thus, as defined in Ind AS 108 "Operating Segments", the Company's entire business falls under this one operational segment and hence the necessary information has already been disclosed in the Balance Sheet and the Statement of Profit and Loss.

XXI. Provisions, contingent liabilities and contingent assets

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each Balance Sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

XXII. Interest in Joint Arrangements

As per Ind AS 111 — 'Joint Arrangements', investment in Joint Arrangement is classified as either Joint Operation or Joint Venture. The classification depends on the contractual rights and obligations of each investor rather than legal structure of the Joint Arrangement. The Company classifies its Joint Arrangements as Joint Ventures. The Company recognizes its interest in Joint Venture as an investment and accounts for that investment using the Equity method in accordance with Ind AS 28.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 3. PROPERTY, PLANT AND EQUIPMENT AND CAPITAL WORK-IN-PROGRESS

(₹ in lakhs)

	Commercial Premises	Plant & Machinery	Computers, Laptops & Mobiles	Furniture and Fixtures	Vehicles	Office Equipment	Total
Gross Carrying Value (At Deemed Cost)							
Balance at 1st April, 2022	—	5.41	28.31	823.14	372.29	403.90	1,633.05
Addition	—	—	5.17	—	—	0.52	5.69
Disposals/Discardment/Sale of Assets	—	—	—	—	(59.79)	—	(59.79)
Balance as on 31st March, 2023	—	5.41	33.48	823.14	312.50	404.42	1,578.94
Accumulated depreciation and impairment							
Balance at 1st April, 2022	—	5.26	22.59	762.33	326.96	385.56	1,502.69
Depreciation Charges	—	—	2.36	16.38	20.19	2.03	40.96
Eliminated on Disposals/Discardment/Sale of Assets/ Adjustments	—	—	—	—	(59.44)	—	(59.44)
Balance at 31st March, 2023	—	5.26	24.95	778.71	287.70	387.59	1,484.20
Net Carrying value as on 31st March, 2023	—	0.15	8.53	44.43	24.79	16.84	94.74
Gross Carrying Value (At Deemed Cost)							
Balance at 1st April, 2023	—	5.41	33.48	823.14	312.50	404.42	1,578.94
Addition	—	—	1.27	—	3.39	—	4.66
Disposals/Discardment/Sale of Assets	—	—	—	—	(122.98)	—	(122.98)
Balance at 31st March, 2024	-	5.41	34.75	823.14	192.90	404.42	1,460.62
Accumulated depreciation and impairment							
Balance at 1st April, 2023	—	5.26	24.95	778.71	287.70	387.59	1,484.20
Depreciation Charges	—	—	4.23	6.70	7.66	0.79	19.38
Eliminated on Disposals/Discardment/Sale of Assets/ Adjustments	—	—	—	—	(121.92)	—	(121.92)
Balance at 31st March, 2024	—	5.26	29.18	785.41	173.44	388.38	1,381.66
Net Carrying value as on 31st March, 2024	—	0.15	5.57	37.73	19.46	16.04	78.96

Footnotes :

Commercial premises includes cost of shares aggregating to ₹ 0.01 lakhs (March 31, 2023: ₹ 0.01 lakhs) carrying the occupancy rights in the commercial premises.

3.1 Immovable Property

All title deeds of immovable property are in the name of the company except lease hold property.

3.2 Leased Assets

None of the properties includes amounts where the company is a lessee under a finance lease.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 4. INVESTMENT PROPERTY

	(₹ in lakhs)
	Completed investment properties
Gross Carrying Value (At Deemed Cost)	
Balance at 1st April, 2022	5,302.11
Transfer from Fixed Assets	—
Additions	—
Disposals	—
Balance at 31st March, 2023	5,302.11
Accumulated depreciation and impairment	
Balance at 1st April, 2022	1,848.91
Transfer from Fixed Assets	—
Disposals	—
Depreciation charges	147.91
Balance at 31st March, 2023	1,996.82
Net Carrying amount as on 31st March, 2023	3,305.29
Gross Carrying Value (At Deemed Cost)	
Balance at 1st April, 2023	5,302.11
Disposals	—
Balance at 31st March, 2024	5,302.11
Accumulated depreciation and impairment	
Balance at 1st April, 2023	1,996.82
Depreciation charges	148.26
Balance at 31st March, 2024	2,145.08
Net Carrying amount as on 31st March, 2024	3,157.03

Footnote :

Investment Property includes cost of shares aggregating ₹ 0.03 lakhs (March 31, 2023: ₹ 0.03 lakhs) carrying the occupancy rights.

	31st March, 2024	31st March, 2023
4.1 Amounts recognised in Statement of Profit and Loss for investment properties		
Rental Income	292.14	443.77
Direct operating expenses from properties	—	—
Profit from Investment properties before depreciation	292.14	443.77
Depreciation	148.25	147.91
Profit from Investment properties	143.89	295.86
Rental Income from others	19.89	13.54
4.2 Leasing Arrangements		
Certain investment properties are leased to tenants		
Minimum lease payments receivable are as follows		
Within one year	215.84	272.04
Later than one but not later than five years	292.26	330.15
4.3 Investment property pledged as security		
Leasehold Land and Commercial properties with a carrying amount of ₹ 3,126.75 lakhs (As at 31st March, 2023: ₹ 3,273.21 lakhs) have been Morgaged to secure the borrowings of the Company		
4.4 Fair Valuation of Investment Properties		

Property Name	Fair Value (₹ in lakhs)	Basis
Mahalaxmi car park	13,400.00	Independent Valuer's Report
Others	2,729.77	Stamp Duty Ready Reckoner Rate as on 31st March 2024

The fair value of Mahalaxmi Car Park is based on independent valuer's report dated 3rd Oct, 2022. The Company has not determined the fair value of the other properties from any independent valuer as at 31st March, 2024. Instead, the values disclosed above are based on ready reckoner rate of the said properties for the year ended 31st March, 2024 duly published by the Government of Maharashtra.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 5. INTANGIBLE ASSETS AND RIGHT TO USE ASSETS

	(A) (₹ in lakhs)	(B) (Refer foot notes (a) to (g) (₹ in lakhs)
	Computer software	Lease Assets (Right to Use Asset)
Gross Carrying Value(At Deemed Cost)		
Balance at 1st April, 2022	519.16	233.21
Additions	—	229.41
Disposals	—	(233.21)
Balance at 31st March, 2023	519.16	229.41
Accumulated depreciation and impairment		
Balance at 1st April, 2022	519.16	112.23
Eliminated on disposal of assets	—	(112.23)
Depreciation expense	—	80.85
Balance at 31st March, 2023	519.16	80.85
Net carrying value as on 31st March, 2023	—	148.56
Gross Carrying Value(At Deemed Cost)		
Balance at 1st April, 2023	519.16	229.41
Other Adjustments	—	5.45
Additions	—	15.26
Disposals	—	—
Balance at 31st March, 2024	519.16	250.12
Accumulated depreciation and impairment		
Balance at 1st April, 2023	519.16	80.85
Other Adjustments	—	5.45
Eliminated on disposal of assets	—	0.00
Depreciation expense	—	83.37
Balance at 31st March, 2024	519.16	169.67
Net carrying value as on 31st March, 2024	—	80.45

Footnotes:

- a) The weighted average incremental borrowing rate of 20% has been applied to lease liabilities recognised in the Balance Sheet at the date of initial application.
- b) This has resulted in recognising a right-to-use asset of ₹ 15.26 lakhs and a corresponding lease liability of ₹ 15.26 lakhs.
- c) The Company's leases assets mainly comprise of Premises taken on lease.
- d) The measurement of right to use asset at the date of initial recognition is excluding the initial direct costs.
- e) The aggregate depreciation expense on right-to-use assets is included under depreciation and amortization expense in the Statement of Profit and Loss.
- f) During the year Company has recognised operating lease expenses as amortisation of Right-of-Use Assets and finance cost
- g) The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 6. INVESTMENTS

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Non Current		
A) Investment in equity instruments (Unquoted) (Carried at deemed cost)		
I) Subsidiary Companies (Fully paid up equity shares)		
a) 50,000 (As at March 31, 2023: 50,000) Equity shares of ₹ 10/- each Diviniti Projects Private Limited	5.00	5.00
b) 50,000 (As at March 31, 2023: 50,000) Equity shares of ₹ 10/- each Vishal Techno Commerce Limited	5.00	5.00
c) 37,000 (As at March 31, 2023: 37,000) Equity shares of ₹ 10/- each Gujarat Akruiti - TCG Biotech Limited	3.70	3.70
d) 36,215 (As at March 31, 2023: 36,215) (Class 'A') Equity shares of ₹ 10/- each Akruti Safeguard Systems Private Limited	72.43	72.43
e) 50,000 (As at March 31, 2023: 50,000) Equity shares of ₹ 10/- each Yantti Buildcon Private Limited	5.00	5.00
f) 3,00,000 (As at March 31, 2023: 3,00,000) Equity shares of ₹ 100/- each Vega Developers Private Limited	300.00	300.00
g) 66,482 (As at March 31, 2023: 66,482) Equity shares of ₹ 10/- each Citygold Education Research Limited	6.65	6.65
h) 1,24,31,045 (As at March 31, 2023: 1,24,31,045) (Class 'A') Equity shares of ₹ 10 /- each Joynest Premises Private Limited	1,324.15	1,324.15
i) 5,25,58,955 (As at March 31, 2023: 5,25,58,955) (Class 'C') Equity shares of ₹ 10 /- each Joynest Premises Private Limited	5,255.90	5,255.90
j) 7,400 (As at March 31, 2023: 7,400) Equity Shares of ₹ 10 /- each Joynest Premises Private Limited	0.74	0.74
k) 10,000 (As at March 31, 2023: 10,000) Equity shares of ₹ 10/- each Citywood Builders Private Limited	1.00	1.00
l) 50,000 (As at March 31, 2023: 50,000) Equity Shares of ₹ 10 /- each Vama Housing Limited	5.00	5.00
m) 9,994 (As at March 31, 2023: 9,994) Equity Shares of ₹ 10 /- each Rubix Trading Private Limited	0.99	0.99
n) 1,09,31,176 (As at March 31, 2023: Nil) (Class 'A') Equity shares of ₹ 10/- each Rare Townships Private Limited	8,155.23	—
o) 4,25,000 (As at March 31, 2023: Nil) (Class 'B') Equity shares of ₹ 10/- each Rare Townships Private Limited	100.00	—
p) 11,14,395 (As at March 31, 2023: 6095) (Class 'A') Equity shares of ₹ 10 /- each Vinca Developer Private Limited	22,115.61	—
	37,356.40	6,985.56
Less: Provision for diminution in the value of investments	1.61	1.00
	37,354.79	6,984.56
II) Joint Ventures		
a) 50,000 (As at March 31, 2023: 50,000) (Class 'A') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Mehsana) Private Limited	5.00	5.00
b) 1,00,000 (As at March 31, 2023: 1,00,000) (Class 'C') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Mehsana) Private Limited	629.00	629.00
c) 50,000 (As at March 31, 2023: 50,000) (Class 'A') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Vadodara) Private Limited	5.00	5.00
d) 1,15,275 (As at March 31, 2023: 1,15,275) (Class 'C') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Vadodara) Private Limited	592.29	592.29

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 6. INVESTMENTS (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
e) 50,000 (As at March 31, 2023: 50,000) (Class 'A') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Adajan) Private Limited	5.00	5.00
f) 1,15,463 (As at March 31, 2023: 1,15,463) (Class 'C') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Adajan) Private Limited	1,057.49	1,057.49
g) 10,000 (As at March 31, 2023: 10,000) (Class 'A') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Ahmedabad) Private Limited	1.00	1.00
h) 15,000 (As at March 31, 2023: 15,000) (Class 'C') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Ahmedabad) Private Limited	2,132	2,132.00
i) Nil (As at March 31, 2023: 28,37,270)(Class 'A') Equity shares of ₹ 10/- each Rare Townships Private Limited	—	7,345.84
j) Nil (As at March 31, 2023: 4,25,000) (Class 'B') Equity shares of ₹ 10/- each Rare Townships Private Limited	—	100.00
k) 25,000 (As at March 31, 2023: 25,000) Equity shares of ₹ 100/- each Twenty Five Downtown Realty Limited (Formerly Known as Joyous Housing Limited)	25.00	25.00
l) 1,22,000 (As at March 31, 2023: 122,000) Equity shares of ₹ 10/- each Sunstream City Private Limited	12.20	12.20
	4,463.98	11,909.82
Equity contribution by way of Interest free loans given to Twenty Five Downtown Realty Limited (Formerly Known as Joyous Housing Limited)	568.20	568.20
	5,032.18	12,478.02
III) Associate Companies		
a) 25,000 (As at March 31, 2023: 25,000) Equity shares of ₹ 10/- each Whitebud Developers Limited	2.50	2.50
b) 5,000 (As at March 31, 2023: 5,000) Equity shares of ₹ 10 /- each Shubhsiddhi Builders Private Limited	0.50	0.50
c) 7,353 (As at March 31, 2023: 7,353)(Class 'B') Equity Shares of ₹ 10 /- each Giraffe Developers Private Limited	5,004.79	5,004.79
d) Nil (As at March 31, 2023: 26,000) Equity Shares of ₹ 10 /- each SHK Hotels And Hospitality Private Limited	—	2.60
	5,007.79	5,010.39
IV) Others		
a) Nil (As at March 31, 2023: 6,095) (Class 'A') Equity shares of ₹ 10 /- each Vinca Developer Private Limited	—	0.61
b) 37,815 (As at March 31, 2023: 37,815) Equity shares of ₹ 10/- each Janakalyan Sahakari Bank Limited	3.78	3.78
c) 6,000 (As at March 31, 2023: Nil) Equity Shares of ₹ 10 /- each SHK Hotels And Hospitality Private Limited	0.60	—
	4.38	4.39
Less: Provision for diminution in the value of investments	—	0.61
	4.38	3.78
Total (I+II+III+IV)	47,399.14	24,476.75

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 6. INVESTMENTS (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
B) Investment in Preference Shares (Unquoted)		
i. At deemed cost		
a) 20,000 (As at March 31, 2023: 20,000) Cumulative convertible preference shares of ₹ 100/- each		
Akruti Safeguard Systems Private Limited (Subsidiary)	20.00	20.00
ii. Others		
a) 10,000 (As at March 31, 2023: 10,000) 21% Non Cumulative Optionally Convertible Redeemable Preference Shares of ₹ 10/- each		
E Commerce Magnum Solution Limited	1.00	1.00
b) 13 (As at March 31, 2023 : 13) 10% Non Cumulative Redeemable Preference Shares of ₹ 10/- each		
Citygold Education Research Limited	*(₹ 130)	*(₹ 130)
*(Figure in bracket indicates actual amount in Rupees.)		
	21.00	21.00
C) i. Investment in Debentures (At Amortised Cost) (Unquoted)		
7,68,919 (As at March 31, 2023: 7,68,919) Non - convertible debentures of ₹ 100/- each		
Gujarat Akruti - TCG Biotech Limited (Subsidiary)(Refer Footnote a)	1,668.55	1,668.55
ii. Investment in Debentures (At Amortised Cost) (Unquoted)		
1,47,20,000 (As at March 31, 2023: 1,47,20,000) 9% Optionally convertible debentures of ₹ 10/- each		
Asmeeta Infratech Limited (Refer Footnote b)	454.70	454.70
iii. Investment in Debentures, classified as equity by the investee (At Amortised Cost) (Quoted)		
Nil (As at March 31, 2023: 39,13,310) Deep Discount Bonds, issued @ ₹ 2090/- of face value ₹ 10,000 [Tenure of 9 Years] (Refer footnote g)		
Sunstream City Private Limited (Joint venture)	—	97,412.85
	2,123.25	99,536.10
D) Capital Investment in Partnership Firms and Joint Ventures	700.38	700.38
	700.38	700.38
Total Non Current Investments (A+B+C+D)	50,243.77	1,24,734.23
Aggregate amount of quoted investments	—	97,412.85
Aggregate amount of unquoted investments	50,243.77	27,321.38
Aggregate provision for diminution in value of investments	1.61	1.61

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 6. INVESTMENTS (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Footnotes:		
A) Partnership firms		
Name of the Partners		
i. M/s. Shreenath Realtors (Refer footnote c)	Share in profits (%)	
Name of the Partners	31st Mar, 2024	31st Mar, 2023
Hubtown Limited	92.50	92.50
Vakratunda Housing Private Limited	7.50	7.50
Total Capital of the firm (₹ in lakhs)	2,120.54	2,120.54
ii. M/s. Rising Glory Developers		
Name of the Partners		
Hubtown Limited	25.00	25.00
Citygold Education Research Limited	25.00	25.00
Diviniti Projects Private Limited	25.00	25.00
Heet Builders Private Limited	25.00	25.00
Total Capital of the firm (₹ in lakhs)	1.50	1.50
B) Joint Ventures		
i. M/s. Akruti GM Joint Venture		
Name of the Co-Venturers		
Hubtown Limited	50.00	50.00
GM Construction	50.00	50.00
Total Capital of the joint venture (₹ in lakhs)	910.00	910.00
ii. M/s. Primeria Joint Venture (Formerly known as Akruti Forefront Joint Venture)		
(Refer Note d)		
Name of the Co-Venturers		
Hubtown Limited	16.00	16.00
Forefront Property Developers Private Limited	84.00	84.00
Total Capital of the joint venture (₹ in lakhs)	10.00	10.00
Current		
A) Investment in Mutual Funds (Quoted)(Other than Trade)		
At Fair value through profit and loss		
Indiabulls Liquid fund Direct Plan (Growth)		
246.52 units (As at March 31, 2023: 246.52 units)	5.77	5.38
[NAV ₹ 2,339.1441 per unit (As at March 31, 2023 ₹ 2,182.611 per unit)]	5.77	5.38
B) Capital Investment in Partnership Firms (Trade, unless otherwise specified)(Unquoted)		
Non - Convertible Debentures (At Amortised Cost) (Unquoted) (Refer Footnote a)		
	1,195.30	1,195.30
	1,195.30	1,195.30
Total Current Investments (A+B)	1,201.07	1,200.68
Aggregate amount of quoted investments	5.77	5.38
Aggregate amount of unquoted investments	1,195.30	1,195.30

Footnotes:

- a. Due to the continued liquidity crunch being faced by Gujarat Akruti TCG Biotech Limited (GATCGBL), a subsidiary of the Company, the tenure of the Compulsorily Convertible Debentures was extended by a further period of 1 (one) year upto March 30, 2025 and Non-Convertible Debentures issued by GATCGBL was extended by a further period of 2 (two) year upto March 30, 2026, the other terms and conditions of issue thereof remaining unchanged.
- b. During the year, the Company has received an amount of ₹ Nil (As at 31st March, 2023 : ₹ 64.48 lakhs) toward its investment in debentures redeemed out of the sale proceeds of the security against debentures.
- c. In earlier years, the Company had written off the capital amount given for project development amounting to ₹ 775 lakhs to a partnership firm Shreenath Realtors for development and exploitation of areas at Nirmal Nagar, Sion, Mumbai. Since the approval from the Government has not been received till date nor there is any scope of it being approved in the near future, operation cost has been mounting year on year in the said firm. However, the firm has not been dissolved as on date.
- d. The company had invested an amount of ₹ 1.60 lakhs in the capital of Primeria JV, which had been written off in the earlier years. However, the JV has not been dissolved as on date.
- e. The Company has investments in certain subsidiaries, jointly controlled entities and associates and loans and advances outstanding as at March 31, 2024. While some of entities have incurred losses and have negative net worth as at the year end, the underlying projects in such entities are at various stages of real estate development and are expected to achieve adequate profitability on substantial completion and/ or have current market values of certain properties which are in excess of the carrying values. The Company considers its investments in such entities as long term and strategic in nature. Accordingly, no provision is considered necessary towards diminution in the value of the Company's investments in such entities or in respect of loans and advances advanced to such entities, which are considered good and fully recoverable.
- f. Investment in Deep Discount Bonds of Sunstream City Private Ltd of the amount of Rs.97,412.85 Lakhs were redeemed during the year and were inclusive of Interest accrued of ₹ 56,421.89 Lakhs on the Investment amount of ₹ 40,990.11 lakhs. The Principal amount of ₹ 40,990.11 lakhs has been transferred as Loan to Sunstream City Private Ltd.
- g. During the year the Company has purchased all the class A equity shares of Vinca Developer Private Ltd held by Nederlandse Financierings -Maatschappij Voor Ontwikkelingslanden N.V. (FMO) for an aggregate consideration of ₹ 22,115.00 lakhs including the amount of ₹ 8,215.00 lakhs lying in the Vinca Bank account.
- h. During the current financial year, the Company increased its equity stake in Class A Share of Rare Townships Private Limited from 40.00% to 67.53%. Accordingly, Rare Townships Private Ltd has become a subsidiary of the Company w.e.f 12th March, 2024.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 7. LOANS		
Non-current		
(Unsecured, considered good)		
— <u>Loan to related parties (Refer Note 34)</u>	—	—
Loan Receivables considered good-Secured	—	—
Loan Receivables considered good-Unsecured	41,567.62	860.84
Loan receivable which have significant increase in credit risk	—	—
Loan receivable (credit impaired)	—	—
— <u>Loans to others</u>		
Loan Receivables considered good-Secured	—	—
Loan Receivables considered good-Unsecured	1,122.59	—
Loan receivable which have significant increase in credit risk	—	—
Loan receivable (credit impaired)	—	—
Total	42,690.21	860.84
Current		
(Unsecured, considered good)		
— <u>Loan to related parties (Refer Note 34 and footnote (a) to note 35)</u>		
Loan Receivables considered good-Secured	—	—
Loan Receivables considered good-Unsecured	1,920.57	2,327.81
Loan receivable which have significant increase in credit risk	—	—
Loan receivable (credit impaired)	—	—
— <u>Loans to Employees</u>		
Loan Receivables considered good-Secured	—	—
Loan Receivables considered good-Unsecured	3.73	7.81
Loan receivable which have significant increase in credit risk	—	—
Loan receivable (credit impaired)	—	—
— <u>Loans to others</u>		
Loan Receivables considered good-Secured	—	—
Loan Receivables considered good-Unsecured	617.08	37.07
Loan receivable which have significant increase in credit risk	—	—
Loan receivable (credit impaired)	—	—
Total	2,541.38	2,372.69

— **Loans (Repayable on demand / Without specifying any terms or period of repayment):**

(₹ in lakhs)

Type of Borrower	As at 31st March, 2024		As at 31st March, 2023	
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Promoters	—	—	—	—
Directors	—	—	—	—
KMPs	—	—	—	—
Related Parties	43,488.19	96.15%	3,188.65	98.61%
Total	43,488.19	96.15%	3,188.65	98.61%

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 8. TRADE RECEIVABLES		
Non-current		
(Unsecured, considered good)		
Trade Receivables	—	—
Total	—	—
Current		
(Unsecured, considered good)		
(a) Undisputed Trade receivables — considered good		
— Related Parties (Refer Note 34)	2,823.23	2,844.00
— Others	15,007.00	16,144.25
(b) Trade receivable which have significant increase in credit risk	—	—
(c) Trade receivable (credit impaired)	1,994.08	1,946.21
Less: Allowance for doubtful debts	(1,994.08)	(1,946.21)
Total	17,830.23	18,988.25

Footnotes:

- a) No trade receivables are due from directors or other officers of the Company either severally or jointly with any other person, or from any firms or private companies in which any director is a partner, a director or a member.
- b) Trade Receivables are towards sale of FSI/projects/rights and services. Credit terms for such receivables are based on respective contracts.

Note 8.1 Trade Receivable (Unsecured)

(₹ in lakhs)

Particulars	Outstanding for following periods from due date of payment						
	Not Due	Less than 6 months	6 months to 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed Trade receivables — considered good	226.45 (510.16)	1,671.47 (1,733.55)	35.06 (510.64)	902.39 (1,494.67)	1,212.19 (8,657.38)	13,782.66 (6,081.85)	17,830.23 (18,988.25)
(ii) Undisputed Trade Receivables — which have significant increase in credit risk	—	—	—	—	—	—	—
(iii) (Undisputed Trade Receivables — credit impaired	—	291.15	— (3.28)	— (359.74)	557.45 (354.21)	1,145.48 (1,228.98)	1,994.08 (1,946.21)
(iv) Disputed Trade Receivables — considered good	—	—	—	—	—	—	—
(v) Disputed Trade Receivables — which have significant increase in credit risk	—	—	—	—	—	—	—
(vi) Disputed Trade Receivables — credit impaired	—	—	—	—	—	—	—
	226.45 (510.16)	1,962.62 (1,733.55)	35.06 (513.92)	902.39 (1,854.41)	1,769.63 (9,011.58)	14,928.14 (7,310.84)	19,824.30 (20,934.46)
Less : Provisions							1,994.08 (1,946.21)
Total Trade Receivables							17,830.23 (18,988.25)

Footnotes:

Previous year figures are given in brackets.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 9. OTHER FINANCIAL ASSETS		
Non-current		
(Unsecured, considered good)		
— Deposits with maturity of more than twelve months	398.00	180.16
— Margin money deposits	295.57	499.17
Security deposits	89.95	88.85
Interest accrued on fixed deposits	6.05	4.30
Total	789.57	772.48
Footnote:		
Margin Money Deposit and certain Fixed deposits placed with Banks are kept as security for Bank Guarantees / Other Facilities		
Current		
(Unsecured, considered good)		
Security deposits	211.22	511.22
Project Advances (Refer Footnotes a)		
— Related parties (Refer Note 34 and Footnotes (f) of Note 6)	35,505.55	37,442.57
Doubtful	—	164.08
Less: Provision for doubtful Project Advances	—	(164.08)
Other Advances		
Current Account Balances in Partnership Firms and Joint Ventures (Refer Note 34)	2,432.05	4,811.94
Advances recoverable		
— Related parties (Refer Note 34)	2,473.73	2,452.86
Doubtful		
— Others	7,908.54	9,718.45
Doubtful	1,530.88	(164)
Less: Provision for doubtful Advances recoverable	(1,530.88)	164
Other receivables		
— Other than Trade Receivables	17,574.05	17,574.06
Doubtful		
— Interest accrued on fixed deposits	42.39	7.31
— Interest accrued on loan — Related Party (Refer Note 34)	46.01	46.01
Total	66,193.54	72,564.42

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 9. OTHER FINANCIAL ASSETS (Contd.)

— **Project Advances (Repayable on demand / Without specifying any terms or period of repayment) :**

(₹ in lakhs)

Type of Borrower	As at 31st March, 2024		As at 31st March, 2023	
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Promoters	—	—	—	—
Directors	—	—	—	—
KMPs	—	—	—	—
Related Parties (Project Advances)	35,505.55	100%	37,442.57	100%
Total	35,505.55		37,442.57	

— **Current Account Balances in Partnership Firms and Joint Ventures (Repayable on demand / Without specifying any terms or period of repayment) :**

(₹ in lakhs)

Type of Borrower	As at 31st March, 2024		As at 31st March, 2023	
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Promoters	—	—	—	—
Directors	—	—	—	—
KMPs	—	—	—	—
Related Parties (Current Account Balances in Partnership Firms and Joint Ventures)	2,432.05	100%	4,811.94	100%
Total	2,432.05		4,811.94	

— **Advances recoverable (Repayable on demand / Without specifying any terms or period of repayment) :**

(₹ in lakhs)

Type of Borrower	As at 31st March, 2024		As at 31st March, 2023	
	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans	Amount of loan or advance in the nature of loan outstanding	Percentage to the total loans and advances in the nature of loans
Promoters	—	—	—	—
Directors	—	—	—	—
KMPs	—	—	—	—
Related Parties (Other Advances recoverable)	2,473.73	100%	2,452.86	100%
Total	2,473.73		2,452.86	

Footnotes:

- a. The Company has advanced certain amounts to entities in which it has business interest with a view to participate in the earnings of the Projects being implemented by the recipient entities and hence the company has not charged any interest on these advances. Considering the nature of businesses in which these entities operate, the amounts so advanced are considered to be repayable on call / demand as the recovery period of such amounts so advanced are not measureable precisely.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)	
NOTE 10. DEFERRED TAX BALANCES (NET)			
The following is the analysis of deferred tax asset / (liabilities) presented in the Balance Sheet			
Deferred Tax Asset	18,353.03	17,264.26	
Deferred Tax Liability	(13,552.20)	(12,437.08)	
Total	4,800.83	4,827.18	
	Opening Balance	Recognised in profit or loss	Closing Balance
2023-24			
Deferred tax assets / (liabilities) in relation to:			
Depreciation	(159.18)	(15.21)	(174.38)
On account of Interest Free Long Term Loans Given	60.51	(17.63)	42.88
On account of Equity Contribution towards Loans and Advances	(143.00)	(0.00)	(143.00)
Difference in advance lease rent	(0.97)	0.00	(0.97)
Difference in security deposit	1.32	(0.26)	1.06
Difference in Revenue Recognition	10,142.35	(610.61)	9,531.73
Difference in WIP	(11,613.57)	820.24	(10,793.33)
On account of Lease Assets (Right to use (IND AS 116))	(37.39)	17.14	(20.25)
Difference in advance lease rent	5.22	(2.28)	2.94
Difference in security deposit	(4.49)	1.06	(3.43)
On account of Interest Free Long Term Borrowings	(478.17)	291.00	(187.16)
On account of Advance Finance Income	653.53	(343.96)	309.57
On account of Lease Liability (IND AS 116)	41.08	(17.48)	23.60
On account of Investment in Mutual Fund	(0.31)	(0.10)	(0.41)
Others	6,360.25	(148.26)	6,212.00
	4,827.17	(26.34)	4,800.83
	Opening Balance	Recognised in profit or loss	Closing Balance
2022-23			
Deferred tax assets / (liabilities) in relation to:			
Depreciation	(160.08)	0.91	(159.18)
On account of Interest Free Long Term Loans Given	76.01	(15.50)	60.51
On account of Equity Contribution towards Loans and Advances	(143.00)	0.00	(143.00)
Difference in advance lease rent	(3.24)	2.27	(0.97)
Difference in security deposit	3.65	(2.33)	1.32
Difference in Revenue Recognition	11,658.44	(1,516.10)	10,142.35
Difference in WIP	(12,494.28)	880.71	(11,613.57)
On account of Lease Assets (Right to use (IND AS 116))	(30.45)	(6.94)	(37.39)
Difference in advance lease rent	8.62	(3.41)	5.22
Difference in security deposit	(9.88)	5.38	(4.49)
On account of Interest Free Long Term Borrowings	(866.09)	387.92	(478.17)
On account of Advance Finance Income	997.49	(343.96)	653.53
On account of Lease Liability (IND AS 116)	34.85	6.23	41.08
On account of Investment in Mutual Fund	(0.24)	(0.07)	(0.31)
Others	2,566.51	3,793.75	6,360.25
	1,638.31	3,188.86	4,827.17

Significant estimates: Based on the approved plans and budgets, the Company has estimated that the future taxable income will be sufficient to absorb carried forward losses and unabsorbed depreciation, which management believes is probable and accordingly the Company has recognised deferred tax assets.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 11. OTHER ASSETS		
Non-current		
Advances to land owners (Unsecured, considered good)	358.17	358.17
Prepaid Expenses	—	11.78
Total	358.17	369.95
Current		
Advances to Suppliers	4,377.20	1,566.75
Advances to land owners (Unsecured, considered good)	246.94	186.81
Other Advances		
Prepaid Expenses	9.11	49.41
Others	1,297.56	1,137.67
Total	5,930.81	2,940.64
NOTE 12. INVENTORIES		
Inventories (lower of cost or net realisable value)		
Stock of material at site	86.01	73.35
Incomplete projects	93,879.34	89,934.59
Floor space index (FSI)	10,482.79	10,672.52
Transferable Development Rights (TDR)	2,184.01	2,184.01
Trading Material	—	1.42
Finished Properties	4,502.83	13,324.74
Total	1,11,134.98	1,16,190.63

Footnotes :

- The projects are under various stages of development and are expected to have net realisable value greater than the cost. Inventories include inventory valued at net realisable value of ₹ 750.85 lakhs (As at 31st Mar 2023 : 9722.30 lakhs)
- Inventories include inventory with carrying value of ₹ 25,572.63 lakhs (As at 31st March, 2023 : ₹ 23,774.40 lakhs) which have been mortgaged against the borrowings of the Company. The Company has various projects under construction, and it has obtained loan/finance facilities against the mortgage of units to be constructed on the said projects and the same is reflected as inventory. The Company has also sold units which are under construction and the lender has issued NOC for the same.
- Inventories includes commercial premises held for sale of value ₹ 292.09 lakhs (As at 31st Mar 2023: ₹ 292.09 lakhs)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 13. CASH AND CASH EQUIVALENTS		
Balances with banks:		
— in current accounts	2,414.06	1,289.51
— in deposits with maturity of less than three months	25.90	121.63
Cash on hand	58.62	16.73
Cash and cash equivalents as per Balance Sheet	2,498.58	1,427.87
Working Capital Loan from Bank (Refer Note 18)	(3,335.95)	(2,780.89)
Cash and cash equivalents as per Statement of Cash Flows	(837.37)	(1,353.02)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 14. OTHER BANK BALANCES

Deposits with maturity of more than three months but less than twelve months

Margin money deposits

Total

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
1,404.62	94.38
233.73	30.29
1,638.35	124.67

Footnote:

Balances with Banks in margin money and fixed deposits are kept as security for guarantees / other facilities.

NOTE 15. INCOME TAX ASSETS (NET)

Income tax assets

Income tax liabilities

Income tax provision

Total

Income Tax expense

(a) Income Tax expense

Current Tax

Tax in respect of earlier years

Deferred Tax expense / (credit)

Income Tax expense / (credit)

(b) Reconciliation of tax expense and the accounting profit multiplied by the Company's tax rate

Profit / (Loss) for the Year

Applicable Rate of Tax

Income tax expense calculated at 25.168% (P.Y. : 25.168%)

Tax effects of amounts that are not deductible (taxable) in calculating taxable income:

Effect of expenses that are not deductible in determining taxable profit

Effect of short / excess provision of tax

Effect of expenses that are deductible in determining taxable profit due to timing difference

Effect of income that is exempt from taxation

Effect of Carried Forward / Brought Forward Business Loss adjusted

Effect of incomes that are taxable in determining taxable profit as per ICDS

Effect on deferred tax due to timing difference (Refer Note 10)

Income tax expense

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
1,355.61	2,415.24
(168.86)	(1,176.04)
—	—
1,186.75	1,239.20
—	—
—	—
26.34	(3,188.86)
26.34	(3,188.86)
642.52	(2,108.03)
0.25	0.25
161.71	(530.55)
369.05	375.04
—	—
(298.70)	(97.63)
(1.87)	(0.58)
(760.67)	751.71
530.48	(497.99)
26.34	(3,188.86)
26.34	(3,188.86)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 16. EQUITY SHARE CAPITAL

Authorised Share Capital:

125,000,000 (As at 31st March, 2023: 125,000,000) Equity Shares of ₹ 10/- each

Issued and subscribed capital comprises:

79,935,871 (As at 31st March, 2023: 76,335,871) Equity Shares of ₹ 10/- each fully paid up

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
12,500.00	12,500.00
7,993.59	7,633.59
7,993.59	7,633.59

Number of Shares	Share Capital (₹ in lakhs)
7,27,35,871	7,273.59
36,00,000	360.00
7,63,35,871	7,633.59
36,00,000	360
7,99,35,871.00	7,993.59

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

Fully paid equity shares

Balance at 1st April, 2022

Add : Issued during the year

Less : Bought back during the year

Balance at 31st March, 2023

Add : Issued during the year

Less : Bought back during the year

Balance at 31st March, 2024

b) Terms / rights attached to equity shares

The Company has a single class of equity shares having a par value of ₹ 10 per share. Each shareholder of equity share is entitled to one vote per share. Dividend, as and when declared by the company is paid in Indian Rupees.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive the remaining assets of the Company in proportion to the number of equity shares held by each shareholder, after settlement of all preferential obligations.

c) Details of shares held by each shareholders holding more than 5% shares :

Name of the Shareholders	As at 31st March, 2024		As at 31st March, 2023	
	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares
Fully paid equity shares				
Vyomesh Mahipatray Shah	51,81,349	6.48%	51,81,349	6.79%
*Kushal Hemant Shah			39,43,739	5.17%
*Vyomesh Mahipatray Shah (HUF)			39,25,000	5.14%

* During the year there is no change in their share holding but due to conversion of share warrants, their share has fallen below 5% hence current year holding is not disclosed in Note-16 (c) however same has been disclosed in Note-16(d) below.

d) No shares have been issued for consideration other than cash during the period of last five years

e) Details of shares held by each Promoter:

Name of the Shareholders	As at 31st March, 2024		As at 31st March, 2023		As at 31st March, 2022		Changes in shareholding (%)
	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares	
Fully paid equity shares							
Vyomesh Mahipatray Shah	51,81,349	6.48%	51,81,349	6.79%	55,65,000	7.65%	—0.31%
Kushal Hemant Shah	39,43,739	4.93%	39,43,739	5.17%	40,63,739	5.59%	—0.23%
Vyomesh Mahipatray Shah (HUF)	39,25,000	4.91%	39,25,000	5.14%	39,25,000	5.40%	—0.23%
Hemant Mahipatray Shah (HUF)	37,00,050	4.63%	37,00,050	4.85%	37,00,050	5.09%	—0.22%
Hemant Mahipatray Shah	36,70,000	4.59%	36,70,000	4.81%	36,70,000	5.05%	—0.22%
Khilen V Shah	29,00,560	3.63%	29,00,560	3.80%	29,00,560	3.99%	—0.17%
Kunjai Hemant Shah	27,30,931	3.42%	27,30,931	3.58%	27,30,931	3.75%	—0.16%
Rushank V Shah	18,00,184	2.25%	18,00,184	2.36%	18,00,184	2.47%	—0.11%
Meha Rushank Shah	36,00,000	4.50%	18,00,000	2.36%	—	—	2.15%
Pratiti Mayank Shah	36,00,000	4.50%	18,00,000	2.36%	—	—	2.15%
Mahipatray V Shah (HUF)	17,20,000	2.15%	17,20,000	2.25%	17,20,000	2.36%	—0.10%
Falguni Vyomesh Shah	6,89,772	0.86%	6,89,772	0.90%	10,39,772	1.43%	—0.04%
High Scale Trading Private Limited	3,00,000	0.38%	3,00,000	0.39%	—	—	—0.02%
Ukay Valves And Founders Pvt. Ltd	3,00,000	0.38%	3,00,000	0.39%	3,00,000	0.41%	—0.02%
Vishwajeet Consultancy Pvt. Ltd	—	—	—	—	3,00,000	0.41%	0.00%
Mahipatray V Shah discretionary trust	1,90,000	0.24%	1,90,000	0.25%	1,90,000	0.26%	—0.01%

Footnote:

Out of the total shares held by promoters (holding more than 5 %) 51,00,000 number of shares (As at 31st March, 2023: 1,18,25,000) are pledged against loan availed by the company as at 31st March 2024..

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 17. OTHER EQUITY		
Securities premium reserve		
Balance at the beginning of the year	62,408.12	60,716.12
Add / (Less) :		
Appropriations	—	—
Securities premium on account of issue of shares	1,692.00	1,692.00
Balance at the end of the year	64,100.12	62,408.12
The amount received in excess of face value of the equity shares is recognised in Securities Premium Reserve. This reserve will be utilised in accordance with the provisions of the Companies Act, 2013.		
General reserve		
Balance at the beginning of the year	32,995.00	32,995.00
Add / (Less) :		
Appropriations	—	—
Balance at the end of the year	32,995.00	32,995.00
General reserve is used from time to time to transfer profits from retained earnings for appropriation purposes. This reserve will be utilised in accordance with the provisions of the Companies Act, 2013.		
Share Warrants		
Balance at the beginning of the year	540.00	—
Add / (Less) :		
Issue of share warrants	1,512.00	2,592.00
Amount transferred to equity share capital on conversion of share warrants	(360.00)	(360.00)
Amount transferred to securities premium on conversion of share warrants	(1,692.00)	(1,692.00)
Amount transferred to general reserve	—	—
Balance at the end of the year	—	540.00
Retained Earnings		
Balance at the beginning of the year	40,163.65	39,155.33
Profit /(Loss) attributable to the owners of the company	616.18	1,080.83
Items of OCI recognised directly in retained earnings	84.88	(72.50)
Balance at the end of the year	40,864.71	40,163.66
Total	1,37,959.83	1,36,106.78

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 18. BORROWINGS

Non-current

Secured

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
(i) Term Loans		
— From Banks [Refer footnotes a and d (i)]	50.00	—
— From a Company (Refer footnotes b)	4,003.17	4,894.21
— From financial institutions (Refer footnotes c)	10,993.10	11,093.10
	15,046.27	15,987.31
(ii) Other Loans		
Long Term Loans from a Company	(4,003.17)	(4,684.39)
Long Term Loans from Financial Institutions	(10,993.10)	(11,093.10)
	(14,996.27)	(15,777.49)
Total	50.00	209.82

Footnotes :

- a. Secured term loans from banks carry interest rates within a range of 7.05 % to 18 %. The said loans are overdue and disclosed in Other financial liabilities—Current. The nature of securities are:

		Security Offered (Further secured by personal guarantee of one or more promoters)
1	Union Bank of India	i. Registered mortgage of the premises in the project located at Mahalaxmi, Mumbai. ii. First charge on lease rent receivables from above premises.
2	Punjab National Bank	i. Registered mortgage of the premises in the project located at Andheri (East). ii. First charge on lease rent receivables from above premises.

- b. UCO Bank has transferred the Loan amount including interest thereon amounting to ₹ 18,287.94 lakhs as on 31.03.2017 to the third party "Invent Asset Securitisation & Reconstruction Private Limited (Company)" vide letter dated 11.04.17. The said loan has been settled at ₹ 15,500 lakhs via letter dated 27.11.2017 from Invent Asset Securitisation & Reconstruction Private Limited (company). The loan carries 0% interest rate and repayable within 5 years and have been measured at fair value. The loan is secured against Property located at Mulund, Thane and Andheri (East) and also first charge on lease rent receivable from said Premises

- c. Details of repayment of long term borrowings are as follows:

				(₹ in lakhs)
Particulars	Up to 1 year	2-5 Years	Above 5 years	Total
Term loans from Banks*	10,071.58	50	—	10,121.58
Term loans from Company \$	4,003.17	—	—	4,003.17
Term loan from Financial Institutions #	10,993.10	—	—	10,993.10
	25,067.85	50	—	25,117.85

* — Including overdue amount disclosed in Note 21(b)(iv)

\$ — Measured at fair value

— Measured at amortised cost (net of transaction cost)

- d. Period and amount of continuing default as on Balance Sheet date in repayment of term loans and interest :

	31 March, 2024		31 March, 2023	
	(₹ in lakhs)	Period	(₹ in lakhs)	Period
(i) Term loans from Banks				
Overdue installments	7,553.81	Before Apr 17	7,717.45	Before Apr 17
Overdue installments	2,517.77	Before Apr 20	2,517.77	Before Apr 20
Interest	1,757.48	Before Apr 17	1,453.67	Before Apr 17
Interest	1,735.42	April 19 to Mar 20	1,735.42	April 19 to Mar 20
Interest	1,557.95	April 20 to Mar 21	1,557.95	April 20 to Mar 21
Interest	1,600.49	April 21 to Mar 22	1,600.49	April 21 to Mar 22
Interest	1,651.38	April 22 to Mar 23	1,651.38	April 22 to Mar 23
Interest	1,741.16	April 23 to Mar 24	—	—
Total	20,115.46		18,234.13	

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 18. (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Current		
Secured		
(i) Working Capital Loan / Cash credit from Banks (Refer Footnote a, e and Note 13)	3,335.95	2,780.89
(ii) Loans repayable on demand:		
From Companies (Refer Footnotes b and c)	2,798.38	4,538.77
(iii) Current maturities and overdue installments of long-term debts	14,996.27	15,777.49
	21,130.60	23,097.15
Unsecured		
(i) Loans repayable on demand:		
— From Companies (Refer Footnote d)	17,942.26	17,234.60
— Loan from Others (Refer Footnote f)	247.58	168.58
	18,189.84	17,403.18
Total	39,320.44	40,500.33

Footnotes :

- a. Working capital loan from bank carries interest rate of 19.65% (31st March, 2023: 19.50%). The loan is secured against mortgage of premises located at MIDC, Andheri (East), Mumbai and further secured by personal guarantee of one or more promoters. The said account of the Company has been attached by the Maharashtra State CID in connection with ongoing case with regards to a commercial transaction with an erstwhile associate company.
- b. Secured loans from the companies carry interest rate of 15.00% and is repayable on demand. However, loan from a company amounting to ₹ 2757.37 lakhs (As at 31st March, 2023: ₹ 2757.37 lakhs) is interest free. These Loans are secured against mortgage of unsold area of the commercial project at Andheri (East) and Jogeshwari (East) and secured against pledge of equity shares in the Company held by the promoters.
- c. Secured loan of Dena Bank has become NPA and has assigned the loan amount including interest thereon amounting to ₹ 2,100 lakhs as on 28th November, 2018 to a third party "International Asset Reconstruction Company Private Limited (IARC)" vide letter dated 24th December, 2018. The said loan has been fully repaid during the current financial year.
- d. Unsecured loans from companies and others carry interest rates within a range of 9% to 21% and are repayable on demand. (Refer footnote a to Note 29)
- e. Period and amount of default as on Balance Sheet date in repayment of term loans and interest :

Particulars	31st March, 2024		31st March, 2023	
	(₹ in lakhs)	Period	(₹ in lakhs)	Period
Loans from Banks				
Overdue installments	1,269.98	Apr 18 to Mar 24	1,269.98	Apr 18 to Mar 23
Interest	2,065.97	Apr 18 to Mar 24	1,510.91	Apr 18 to Mar 23
	3,335.95		2,780.89	

- f. Loan from others include certain deposits inherited by the company in earlier years due to merger of its erstwhile partnership firms Akruti Jay Developer and Akruti Kailash Constructions with the company. The Management is of the opinion that since these deposits were not received directly by the Company, they do not attract any of the provisions relating to the Companies (Acceptance of Deposits) Rules 2014 as amended. The Company is in the process of repaying the same

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 19. LEASE LIABILITIES		
Non-current		
Lease Liability (IND AS 116)	39.95	137.60
Total	39.95	137.60
Current		
Lease Liability (IND AS 116)	53.82	25.63
Total	53.82	25.63
NOTE 20. TRADE PAYABLES		
Dues to MSME	956.35	1,038.43
Dues to other than MSME	9,004.02	10,693.31
Total	9,960.37	11,731.74

Footnotes:

- a. The average credit period on purchases is 3 to 6 months.
- b. Details of dues to Micro, Small and Medium Enterprises as defined under Micro Small Medium Enterprises Development Act, 2006 :

The above information has been provided as available with the Company to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED Act. The overdue principal amounts outstanding to the extent INR 956.35 (As at 31st March 2023: INR 1038.43 Lakhs) are payable to such vendors at the Balance Sheet date. The interest on overdue amount has not been provided/paid since the differences in supplier account balances is under reconciliation.

NOTE 20.1. TRADE PAYABLES

Trade payables ageing schedule for the year ended as on March 31, 2024 and March 31, 202

(₹ in lakhs)

Particulars	Outstanding for following periods from due date of payment					Total
	Not Due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Outstanding dues to MSME	—	339.93	187.24	52.40	376.78	956.35
	—	(415.79)	(91.17)	(35.96)	(495.51)	(1,038.43)
Others	865.04	2,023.98	2,777.74	632.14	2,705.12	9,004.02
	(1,534.68)	(1,142.72)	(1,099.88)	(2,748.58)	(4,167.46)	(10,693.31)
Total Trade Payables						9,960.37
						(11,731.74)

Footnotes:

Previous year figures are given in brackets.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 21. OTHER FINANCIAL LIABILITIES		
(a) Non-current		
(i) Retention money payable (Refer Footnote b)	744.64	720.93
(ii) Lease deposits from tenants	16.49	27.79
(iii) Advance Lease Rentals	6.25	(11.90)
(iv) Advance Finance Income (Refer Footnote (b) to Note 18 Non Current Borrowings)	—	1,229.99
Total	767.38	1,966.81
(b) Current		
(i) Interest accrued and due on borrowings	10,678.16	15,662.99
(ii) Interest accrued but not due on borrowings	29.56	35.03
(iii) Retention money payable	79.26	42.42
(iv) Overdue Term Loan from Banks (Refer Footnotes a and d (i) to note 18 Non-Current Borrowings)	10,071.58	10,235.22
(v) Unclaimed/unpaid dividends	0.01	0.01
(vi) Current account balance in firms and joint ventures (Refer Note 34)	2,612.90	82.06
(vii) Security deposits (Refundable)	4,682.31	4,885.15
(viii) Lease deposits from tenants	20.31	118.89
(ix) Advance Lease Rentals	5.43	32.63
(x) Advance Finance Income (Refer Footnote (b) to Note 18 Non Current Borrowings)	1,229.99	1,366.66
(xi) Other payables (Refer Footnotes (a), (c) and (d))	19,127.93	64,276.39
Total	48,537.44	96,737.45

- a. Other payable include INR 368.79 (As at 31st March 2023: ₹ 1,795.68 lakhs) due to related parties. Further, attention is invited to Note 34.
- b. Retention Money liability to the contractors which are not due for payment as at 31st March, 2024 have been shown under the head "Other Financial Liabilities" as per Ind AS 32. As per the management, the retention liability is in the nature of holding the amount as guarantee towards performance and does not relate to credit period given by the contractor. Further, in the opinion of the management, there has not been any authoritative clarification / interpretation with regard to measurement of fair value in respect of above item and hence retention liability has not been discounted as on 31st March, 2024.
- c. Other payable include an amount of ₹ Nil (as at 31st March 2023: ₹ 48,171.95 lakhs) due to Ashok Commercial Enterprises. During the current financial year, the Company has written back the amount of ₹ 48,171.95 lakhs standing to the credit of Ashok Commercial Enterprises. The matter is pending in the High Court Judicature at Bombay (Commercial Summary Suit No. 1532 of 2018).
- d. Other Payable includes INR 1,448.47 Lakhs (As at 31st March 2023: ₹ 1,448.47 lakhs) being the Bank Overdraft facilities utilised by joint ventures - Hubtown Bus Terminal (Adajan) Private Limited and Hubtown Bus Terminal (Mehsana) Private Limited.

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 22. PROVISIONS		
Non-current		
Employee Benefits		
Provision for Gratuity (Refer Note 33 and Footnote)	1.95	7.39
Provision for leave benefit	33.39	62.28
Total	35.34	69.67
Current		
Employee Benefits		
Provision for Gratuity (Refer Note 33 and Footnote)	116.02	171.34
Provision for leave benefit	20.60	51.86
Total	136.62	223.20

Footnote:

Provision for gratuity is stated net of plan assets INR 1.95 Lakhs (As at 31 March 2023: ₹ 7.39 lakhs)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 23. OTHER LIABILITIES		
Current		
Advance from customers (Refer Footnote)	65,482.50	54,793.83
Overdrawn bank balances as per books of account	762.69	133.98
Other payables :		
Statutory dues	347.76	1,542.87
Employees benefit payables	223.93	73.25
Others	683.01	275.77
Total	67,499.89	56,819.70

Footnote:

Advance received (advance from customers) includes INR 17121.10 (As at 31 March 2023: ₹ 4179.65 lakhs) received from related parties. Further, attention is invited to Note 34.

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 24. REVENUE FROM OPERATIONS		
Sale from operations :		
Sale of properties / rights (Net) (Refer footnotes (a) and (b))	16,152.83	18,408.38
Project Management Consultancy Service	-	1,309.00
Revenue from sale of Trading Materials	21.66	128.03
	16,174.49	19,845.40
Other operating revenue :		
Unwinding of Interest free loans	70.07	61.60
Lease rentals	312.03	457.30
Income on account of advances written off in earlier years.	400.00	-
Sundry credit balances appropriated	2,129.35	1,328.99
Provision no longer required	1,491.01	163.81
Others	481.32	46.16
	4,883.78	2,057.86
Total	21,058.27	21,903.26

- a. Sale of Properties/Rights/Services includes ₹ 450 lakhs (As at 31 March 2023 : ₹ 21.99 lakhs) to related parties. Further attention is invited to Note 34.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2022(₹ in lakhs)
NOTE 25 OTHER INCOME		
Interest Income:		
Loans	492.06	57.40
Bank fixed deposits	96.55	47.60
Interest income on financial liabilities measured at fair value (Refer Footnote (b) to Note 18 Non Current Borrowings)	1,373.86	1,376.39
Others	115.16	71.71
	2,077.63	1,553.10
Other gains and losses		
Surplus on sale / discardment of fixed assets (Net)	11.46	3.60
Gain on Fair Valuation of Investments in Mutual Funds	0.39	0.28
	11.85	3.88
Miscellaneous income	560.34	25.33
Total	2,649.82	1,582.31
NOTE 26. COSTS OF CONSTRUCTION / DEVELOPMENT		
Construction costs incurred during the year:		
Land / rights acquired	309.54	2,077.02
Material and labour costs	5,243.08	5,881.64
Approval and consultation expenses	710.93	582.58
Other direct development expenses	750.99	127.53
Total	7,014.54	8,668.77
NOTE 27. CHANGES IN INVENTORIES OF FINISHED PROPERTIES, STOCK-IN-TRADE, INCOMPLETE PROJECTS AND FSI		
Opening Inventory :		
Floor Space Index (FSI)	10,672.52	8,875.17
Incomplete projects	89,934.59	99,734.69
TDR (Traded)	2,184.01	5,984.64
Trading Material	1.42	19.25
Finished Properties	13,032.65	7,110.49
	1,15,825.20	1,21,724.24
Add / (Less):		
Opening Stock Adjustment on account of write back	—	—
On account of consumption of trading material	(1.42)	(3.97)
"Loss on account of Diminution in the value of inventory (Refer Footnote d to Note 31)	(100.77)	(1,461.23)
	1,15,723.01	1,20,259.04
Closing Inventory :		
Floor Space Index (FSI)	10,482.79	10,672.52
Incomplete Projects	93,879.34	89,934.59
Transfer of Development Right (TDR)	2,184.01	2,184.01
Trading Material	—	1.42
Finished Properties	4,210.74	13,032.65
	1,10,756.88	1,15,825.20
Total	4,966.13	4,433.84

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
NOTE 28. EMPLOYEE BENEFITS EXPENSE		
Salaries, bonus, etc.	617.45	935.25
Contribution to provident and other funds	55.05	(21.73)
Staff welfare expenses	22.05	17.01
Other fund expenses	1.74	1.65
Total	696.29	932.18
NOTE 29. FINANCE COSTS		
Interest costs		
Interest on Fixed loans	3,114.26	3,106.63
Unwinding of security deposit	15.06	21.39
Interest expenses on financial liabilities measured at fair value [Refer Footnote (b) to Note 18 Non Current Borrowings]	1,156.25	1,541.33
Interest expense on account of Right to use	28.09	25.36
Other interest expense	140.28	24.90
Other Borrowing cost	(6.39)	3.25
Delayed/penal interest on loans and statutory dues	4.89	31.55
Total	4,452.44	4,754.42

Footnotes:

- a. The Company has not provided for interest amounting to INR 7637.86 Lakhs (As at 31 March 2023: INR 56,729.53 lakhs) on certain corporate deposits as the Company is in the process of re-negotiating the terms / waiver of interest by respective lenders. In this regard, the Company has held various meetings with the respective lenders and is hopeful of amicable settlement in the near future. There is also a litigation pending in court in respect of amount payable to one of the lenders..
- b. In line with IND AS-23 'Borrowing Costs' issued by The Institute of Chartered Accountants of India, borrowing costs of INR 2400.19 (As at 31 March 2023: ₹ 2,411.40 lakhs) have been capitalised to inventory.

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 30. DEPRECIATION AND AMORTISATION EXPENSES		
Depreciation of property, plant and equipment	19.46	40.96
Depreciation on Lease assets	83.37	80.85
Depreciation of investment property	148.25	147.91
Total	251.08	269.72

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 31. OTHER EXPENSES

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
Insurance	57.54	64.22
Rent	18.07	36.84
Rates and taxes	54.70	170.51
Advertisement expenses	995.99	258.58
Advances and other debit balances written off (Refer Footnote (a) and Note 34)	341.24	198.54
Bad Debts	505.62	—
Donations	2.57	34.14
Brokerage	107.56	290.81
Directors' fees and travelling expenses	24.22	24.62
Provision for Doubtful Advances	289.55	164.08
Provision for Doubtful Debts	546.87	1,022.23
Provision for Diminution in Value of Investment	—	1.00
Repairs and society maintenance charges	108.18	96.01
Legal and professional fees	768.06	675.93
Loss on account of Diminution in the value of inventory (Refer Footnote (d))	100.77	1,461.23
Loss on foreign currency fluctuation (Net)	0.18	0.22
Other expenses (Refer Footnote (c))	1,744.84	1,882.39
Total	5,665.96	6,381.35

Footnotes :

- a. Advances and other debit balances written off include an amount of ₹ 307.45 lakhs being the net impact of the amount of ₹ 48,171.94 lakhs standing to the credit of Ashok Commercial Enterprises written back ₹ 7,942.48, being the amount received from Vinca Developer Private Limited towards payment of share purchase consideration to FMO and ₹ 56,421.89 written off, being the amount of Interest accrued on Investment in deep discount bonds of Sunstream City Private Ltd as the same is considered irrecoverable as in the immediate future.
- b. CSR amount required to be spent as per Section 135 of the Companies Act, 2013 read with Schedule VII thereof by the Company during the year is ₹ Nil (As at 31st March 2023 : ₹ Nil Lakhs) & the actual amount spent during the year is ₹ Nil (As at 31st March 2023 : ₹ Nil Lakhs) for the purpose other than construction/acquisition of an asset.

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
Rural Transformation	—	—
Health (including COVID - 19)	—	—
Education	—	—
Sports for Development	—	—
Disaster Response (including COVID - 19)	—	—
Arts, Culture, Heritage and Urban Renewal	—	—
Total	—	—
c. Auditors' Remuneration (included in Legal and professional fees and Other Expenses)		
Audit fees	53.00	53.00
Limited Review fees	8.77	8.77
Other services	1.95	1.95
	63.72	63.72

- Fees for other services includes certification fees paid to auditors. Statute and other regulations require auditors to certify RERA forms among others
- d. Incomplete Projects have been stated at cost or their net realisable value whichever is lower. Accordingly the company has recognised loss on account of diminution in value for one of its completed projects to the extent of ₹ 100.77 lakhs

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 32. EARNINGS PER SHARE (EPS)

Basic Earning Per Share (In ₹)

Diluted Earning Per Share (In ₹)

Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of basic earning per share are as follows

Earnings used in the calculation of basic and diluted earning per share

Weighted average number of equity shares for the purposes of basic and diluted earning per share (Nos.)

Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
0.80	1.47
0.80	1.33
616.18	1,080.83
7,71,76,527	7,32,68,474

NOTE 33. DISCLOSURE RELATING TO EMPLOYEE BENEFITS AS PER IND AS 19 'EMPLOYEE BENEFITS'

A. Defined Contribution Plans

An amount of ₹ 24.11 (As at 31st Mar 2023 : ₹ -50.59 lakhs) under defined benefit plan is recognised in the Statement of Profit and Loss.

B. Defined benefit obligation — Gratuity

The Principal assumptions used for the purpose of the actuarial valuations were as follows,

Discount Rate

Expected rate of salary increase

Expected average remaining service

I (a) Expenses recognised in the Statement of Profit and Loss

Current service cost

Past service cost and (gain)/loss from settlement

Net interest expense

Component of defined benefit cost recognised in Statement of Profit and Loss

(b) Included in Other Comprehensive Income

Actuarial (Gain)/Loss recognized for the period

Return on Plan Assets excluding net interest

Component of defined benefit cost recognised in OCI

II Net Asset/(Liability) recognised in the Balance Sheet

Present value of Defined Benefit Obligation

Fair value of plan assets at the end of the period

Funded status

III Changes in Obligation during the year

Movement in PV of defined benefit obligation

Present value of Defined Benefit Obligation at the beginning of the year

Current service cost

Interest cost

Actuarial gains and losses arising from changes in experience adjustment

Benefits paid

Present value of defined benefit obligation at the end of the year

IV Changes in fair value of plan assets during the year

Fair Value of the plan assets at the beginning of the year

Adjustment to opening Fair value plan Asset

Interest income

Return on plan assets (excluding interest income)

Contribution by employer

Benefits paid

Closing fair value of plan assets

31st Mar, 2024	31st March, 2023
7.09%	7.29%
5%	5%
17.72	18.14
15.92	13.57
12.97	8.37
28.89	21.94
(85.05)	70.97
0.16	1.53
(84.88)	72.50
(119.92)	(189.35)
1.95	7.39
(117.97)	(181.96)
189.35	159.38
15.92	13.57
12.97	8.75
(85.05)	70.97
(13.61)	(63.31)
119.92	189.35
7.39	6.32
—	(3.77)
0.33	0.38
(0.16)	(1.53)
8.00	69.30
(13.61)	(63.31)
1.95	7.39

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 33. (Contd.)

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
	Total Amount	Total Amount
Asset Information:		
Gratuity Fund	1.95	7.39
Expected Payout:		
Year		PVO Payout
Expected Outgo First	2.43	52.89
Expected Outgo Second	2.61	3.30
Expected Outgo Third	5.99	48.75
Expected Outgo Fourth	4.24	5.65
Expected Outgo Fifth	32.72	3.84
Expected Outgo Sixth to Tenth Years	32.52	41.61

As of 31st March, 2024, every percentage point increase in discount rate will affect our gratuity benefit obligation ₹ 107.44 lakhs.

As of 31st March, 2024, every percentage point decrease in discount rate will affect our gratuity benefit obligation ₹ 134.82 lakhs.

As of 31st March, 2024, every percentage point increase in salary escalation rate will affect our gratuity benefit obligation ₹ 134.84 lakhs.

As of 31st March, 2024, every percentage point decrease in salary escalation rate will affect our gratuity benefit obligation ₹ 107.24 lakhs.

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by one percentage, keeping all other actuarial assumptions constant.

Projected service cost as on 31st March 2024 is ₹ 9.59 lakhs..

Narrations:

1 Analysis of Defined Benefit Obligation

The number of members under the scheme have decreased by 5.97 %. Similarly the total salary Decreased by 1.32 % during the accounting period.

The resultant liability at the end of the period over the beginning of the period has Decreased by 52.70%.

2 Expected rate of return basis:

EROA is the discount rate as at previous discount valuation date as per the accounting standard.

3 Description of Plan Assets and Reimbursement Conditions

100% of the Plan Asset is entrusted to LIC of India under their Group Gratuity Scheme. The reimbursement is subject to Insurer's Surrender Policy.

4 Investment / Interest Risk

The Company is exposed to Investment / Interest risk if the return on the invested fund falls below the discount rate used to arrive at present value of the benefit.

5 Longevity Risk

The Company is not exposed to risk of the employees living longer as the benefit under the scheme ceases on the employee separating from the employer for any reason.

6 Risk of Salary Increase

The Company is exposed to higher liability if the future salaries rise more than the assumption of salary escalation.

7 Discount Rate

The discount rate has increased from 7.29% to 7.09% and hence there is an increase in liability leading to actuarial loss due to change in discount rate.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24

I. Subsidiaries

1	Akruti Safeguard Systems Private Limited
2	Citygold Education Research Limited
3	Citywood Builders Private Limited
4	Diviniti Projects Private Limited
5	Gujarat Akruti-TCG Biotech Limited
6	Joynest Premises Private Limited
7	Rubix Trading Private Limited
8	Vama Housing Limited
9	Vega Developers Private Limited
10	Vishal Techno Commerce Limited
11	Yantti Buildcon Private Limited
12	Rare Townships Private Limited (w.e.f. 12 March 2024)
13.	Vinca Developers Private Limited (w.e.f. 16 June 2023)

II. Associates

1	Giraffe Developers Private Limited
2	Shubhsiddhi Builders Private Limited
3	SHK Hotels And Hospitality Private Limited (Upto 10-Aug-2023)
4	Whitebud Developers Limited
5	Gallant Infotech Private Limited

III. (a) Joint Ventures

1	Hubtown Bus Terminal (Adajan) Private Limited
2	Hubtown Bus Terminal (Ahmedabad) Private Limited
3	Hubtown Bus Terminal (Mehsana) Private Limited
4	Hubtown Bus Terminal (Vadodara) Private Limited
5	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)
6	Sunstream City Private Limited

III. (b) Joint Ventures in the nature of Partnership firm / AOP

1	Akruti GM Joint Venture
2	Rising Glory Developers
3	Shreenath Realtors (Under the process of dissolution)

Country of Incorporation	(% of voting power as at	
	31st March, 2024	31st March, 2023
India	72.43%	72.43%
India	100.00%	100.00%
India	100.00%	100.00%
India	100.00%	100.00%
India	74.00%	74.00%
India	24.00%	24.00%
India	99.94%	99.94%
India	100.00%	100.00%
India	100.00%	100.00%
India	100.00%	100.00%
India	100.00%	100.00%
India	67.53%	40.00%
India	99.54%	—
India	48.00%	48.00%
India	50.00%	50.00%
India	6.00%	26.00%
India	50.00%	50.00%
India	29.90%	29.90%
India	45.00%	45.00%
India	45.00%	45.00%
India	45.00%	45.00%
India	45.00%	45.00%
India	25.00%	25.00%
India	40.67%	40.67%

Country of Incorporation	% of Ownership Interest as at	
	31st March, 2024	31st March, 2023
India	77.00%	77.00%
India	25.00%	25.00%
India	92.50%	92.50%

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

IV. Key management personnel

- 1 Mr. Hemant M. Shah, Executive Chairman
- 2 Mr. Vyomesh M. Shah, Managing Director
- 3 Mr. Sunil Mago
- 4 Mr. Sadanand Lad

V. Non Executive directors over which they are able to exercise significant influence

- 1 Sunil C Shah (upto 16-10-2023)
- 2 Kartik Shantilal Ruparel
- 3 Milin Jagdish Ramani
- 4 Bhakti Jaywant Kothare
- 5 Jignesh Hansraj Gala (from 29-05-2023)

VI. Relatives of key management personnel

- 1 Mrs. Kunjal H. Shah, Wife of Executive Chairman
- 2 Mrs. Falguni V. Shah, Wife of Managing Director
- 3 Mr. Rushank V. Shah, Son of Managing Director
- 4 Mr. Khilen V. Shah, Son of Managing Director
- 5 Mr. Kushal H. Shah, Son of Executive Chairman
- 6 Mrs. Nutan Dhanki, Sister of Executive Chairman and Managing Director
- 7 Mrs. Hemanti Parekh, Sister of Executive Chairman and Managing Director
- 8 Hemant M. Shah HUF- Karta Executive Chairman
- 9 Mrs. Pratiti K. Shah, Daughter in Law of Managing Director
- 10 Mrs. Meha R. Shah, Daughter in Law of Managing Director
- 11 Mrs. Aishwarya K. Shah, Daughter in Law of Executive Chairman
- 12 Vyomesh M. Shah HUF- Karta Managing Director
- 13 Mahipatray V. Shah HUF- Karta Executive Chairman
- 14 Mahipatray V. Shah Discretionary Trust- Trustees Executive Chairman and Managing Director

VII. Enterprises where key management personnel or their relatives exercise significant influence

(Where transactions have taken place)

- 1 Amazia Developers Private Limited (Upto 28-08-2023)
- 2 Aradhana Lifespace LLP
- 3 Buildbyte.Com (India) Private Limited
- 4 Citygold Management Services Pvt Ltd
- 5 Dharni Properties Pvt.Ltd.
- 6 Hazel Erectors Pvt. Ltd.
- 7 Heet Builders Private Limited
- 8 Helictite Residency Private Limited
- 9 Helik Advisory Limited
- 10 Hill View Venture
- 11 Hubtown Solaris Maintenance Private Limited
- 12 Powersoft IT Private Limited
- 13 Wellgroomed Venture

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
i.	Loans and Advances received/ recovered/ adjuste				
	Vama Housing Limited	431.38 (20.00)	— (—)	— (—)	— (—)
	Vishal Techno Commerce Limited	49.50 (221.30)	— (—)	— (—)	— (—)
	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	— (—)	— (—)	382.57 —	— (—)
ii.	Loans and Advances given/ repaid/adjusted				
	Vama Housing Limited	24.15 (24.00)	— (—)	— (—)	— (—)
	Vishal Techno Commerce Limited	13.25 (4.50)	— (—)	— (—)	— (—)
	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	— (—)	— (—)	28.32 (3.37)	— (—)
	Rare Townships Private Limited	— (—)	— (—)	— (29.25)	— (—)
iii.	Business Advances received / recovered / adjusted				
	Ackruti Safeguard Systems Private Limited	— (8.00)	— (—)	— (—)	— (—)
	Amazia Developers Private Limited-upto 28-08-2023	— (—)	— (—)	— (—)	— (369.60)
	Aradhana Lifespace LLP	— (—)	— (—)	— (—)	— (45.00)
	Buildbyte.Com (India) Private Limited	— (—)	— (—)	— (—)	— (15.00)
	Citygold Education Research Limited	2,573 (1,070.18)	— (—)	— (—)	— (—)
	Citywood Builders Private Limited	247.65 (1,053.73)	— (—)	— (—)	— (—)
	Rubix Trading Private Limited	271.11 (—)	— (—)	— (—)	— (—)
	Giraffe Developers Private Limited	— —	19,193.91 (12,759.32)	— (—)	— (—)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Heet Builders Private Limited	— (—)	— (—)	— (—)	— (3,647.46)
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	— (—)	203.95 (210.50)	— (—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	— (—)	1,303.91 (1,008.70)	— (—)
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	— (—)	4,018.18 (1,002.78)	— (—)
	Joynest Premises Private Limited	1,502.15 (1,370.90)	— (—)	— (—)	— (—)
	Rare Townships Private Limited	13.32 (—)	— (—)	— (—)	— (—)
	Vega Developers Private Limited	2.80 (—)	— (—)	— (—)	— (—)
	Wellgroomed Venture	— (—)	— (—)	— (—)	— (25.00)
	Whitebud Developers Limited	— (—)	4.00 (—)	— (—)	— (—)
	Yantti Buildcon Private Limited	244.70 (10.00)	— (—)	— (—)	— (—)
iv.	Business Advances given / repaid / adjusted				
	Amazia Developers Private Limited	— (—)	— (—)	— (—)	43.20 (882.24)
	Aradhana Lifespace LLP	— (—)	— (—)	— (—)	— (50.00)
	Citygold Education Research Limited	4,190.01 (293.50)	— (—)	— (—)	— (—)
	Citywood Builders Private Limited	479.73 (894.44)	— (—)	— (—)	— (—)
	Giraffe Developers Private Limited	— (—)	11,254.33 (11,291.26)	— (—)	— (—)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Gujarat Akruiti-TCG Biotech Limited	7.75 (13.50)	— (—)	— (—)	— (—)
	Heet Builders Private Limited	— (—)	— (—)	— (—)	— (574.83)
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	— (—)	0.20 (186.50)	— (—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	— (—)	1,550.23 (1,966.53)	— (—)
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	— (—)	1,206.04 (509.15)	— (—)
	Hubtown Bus Terminal (Vadodara) Private Limited	— (—)	— (—)	100.00 (949.07)	— (—)
	Joynest Premises Private Limited	3,154.32 (1,598.17)	— (—)	— (—)	— (—)
	Rubix Trading Private Limited	11.00 (1,199.00)	— (—)	— (—)	— (—)
	Shubhsiddhi Builders Private Limited	— (—)	— (0.20)	— (—)	— (—)
	Sunstream City Private Limited	— (—)	— (—)	1,052.65 (1,677.89)	— (—)
	Vega Developers Private Limited	1.71 (79.37)	— (—)	— (—)	— (—)
	Wellgroomed Venture	— (—)	— (—)	— (—)	— (2,010.38)
	Whitebud Developers Limited	— (—)	— (13.30)	— (—)	— (—)
	Yantti Buildcon Private Limited	11.60 (373.43)	— (—)	— (—)	— (—)
v.	Contribution in Partner's Current Account				
	Akruti GM JV	— (—)	— (—)	83.90 (270.71)	— (—)
	Rising Glory Developers	— (—)	— (—)	65,880.45 (20,253.07)	— (—)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
vi.	Amount Withdrawn from Partner's Current Account				
	Akruti GM JV	— (—)	— (—)	45.00 (—)	— (—)
	Jairaj Developers Unit-9	— (—)	— (—)	— (10,419)	— (—)
	Rising Glory Developers	— (—)	— (—)	70,795.31 (22,798.95)	— (—)
vii.	On behalf payments made (Including reimbursement of expenses)				
	Akruti Safeguard Systems Private Limited	0.98. (—)	— (—)	— (—)	— (—)
	Akruti GM JV	— (—)	— (—)	0.95 (0.12)	— (—)
	Citygold Education Research Limited	54.05 (30.55)	— (—)	— (—)	— (—)
	Citygold Management Services Pvt Ltd	— (—)	— (—)	— (—)	— (0.37)
	Citywood Buiklders Private Limited	1.00 (—)	— (—)	— (—)	— (—)
	Meha Rushank Shah	— (—)	— (—)	— (—)	— (1.00)
	Rubix Trading Private Limited	2.61 (—)	— (—)	— (—)	— (—)
	Dharni Properties Pvt.Ltd.	— (—)	— (—)	— (—)	— (2.30)
	Giraffe Developers Private Limited	— (—)	557.60 (—)	— (—)	— (—)
	Gujarat Akruti-TCG Biotech Limited	— (2.38)	— (—)	— (—)	— (—)
	Hemant Shah	— (—)	— (—)	— (—)	1.48 (—)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Heet Builders Private Limited	—	—	—	—
		—	—	—	(1.20)
	Helictite Residency Private Limited	—	—	—	—
		(—)	(—)	(—)	(0.24)
	Helik Advisory Limited	—	—	—	—
		(—)	(—)	(—)	(0.24)
	Hill View Venture	—	—	—	—
		(—)	(—)	(—)	(4.20)
	Hubtown Bus Terminal (Adajan) Private Limited	—	—	59.50	—
		(—)	(—)	(0.66)	(—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	—	—	—	—
		(—)	(—)	(2.22)	(—)
	Hubtown Bus Terminal (Mehsana) Private Limited	—	—	1.69	—
		(—)	(—)	(0.84)	(—)
	Hubtown Bus Terminal (Vadodara) Private Limited	—	—	—	—
		(—)	(—)	(0.48)	(—)
	Joynest Premises Private Limited	617.78	—	—	—
		(896.89)	(—)	(—)	(—)
	Khilen Shah	—	—	—	50.45
		(—)	(—)	(—)	(5.61)
	Kushal Shah	—	—	—	10.56
		(—)	(—)	(—)	(94.90)
	Rare Townships Private Limited	0.25	—	—	—
		(—)	(—)	(14.70)	(—)
	Rushank Shah	—	—	—	490.68
		(—)	(—)	(—)	(159.44)
	Rising Glory Developers	—	—	—	0.26
		(—)	(—)	(—)	(—)
	Sunstream City Private Limited	—	—	10.26	—
		(—)	(—)	(0.18)	(—)
	Vishal Techno Commerce Limited	1.24	—	—	—
		(—)	(—)	(—)	(—)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Vyomesh M. Shah	— (—)	— (—)	— (—)	0.21 (0.04)
	Wellgroomed Venture	— (—)	— (—)	— (—)	— (1.23)
	Yantti Buildcon Private Limited	1.62 (29.33)	— (—)	— (—)	— (—)
viii.	On behalf payments received/adjusted				
	Ackruti Safeguard Systems Private Limited	— (0.39)	— (—)	— (—)	— (—)
	Citywood Builders Private Limited	25.00 (—)	(—) (—)	(—) (—)	(—) (—)
	Citygold Management Services Pvt Ltd	— (—)	— (—)	— (—)	— (0.36)
	Giraffe Developers Private Limited	— (—)	469.83 (—)	— (—)	— (—)
	Hazel Erectors Pvt. Ltd.	— (—)	— (—)	— (—)	— (0.09)
	Heet Builders Private Limited	— (—)	— (—)	— (—)	— (6.44)
	Sunstream City Private Limited	— (—)	— (—)	0.02 (—)	— (—)
	Hemant Shah	— (—)	— (—)	— (—)	3.60 (1.31)
	Hill View Venture	— (—)	— (—)	— (—)	30.46 (29.26)
	Joynest Premises Private Limited	— (547.97)	— (—)	— (—)	— (—)
	Khilen Shah	— (—)	— (—)	— (—)	4.61 (0.17)
	Kushal Shah	— (—)	— (—)	— (—)	7.72 (0.51)
	Rushank Shah	— (—)	— (—)	— (—)	289.68 (164.42)
	Sunil Chandrakant Shah	— (—)	— (—)	— (—)	— (0.02)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Rare Townships Private Limited	8.82 (—)	— (—)	— (—)	— (—)
	Vyomesh M. Shah	— (—)	— (—)	— (—)	24.86 (0.04)
	Yantti Buildcon Private Limited	0.40 (—)	— (—)	— (—)	— (—)
	Wellgroomed Venture	— (—)	— (—)	— (—)	1.02 (80.14)
x.	Issue of Share Warrants				
	Meha Rushank Shah	— —	— —	— —	— 1,296.00
	Pratiti K. Shah	— —	— —	— —	— 1,296.00
xi.	Sale of properties/rights/Material/services (Net of GST)				
	Joyneest Premises Private Limited	— (21.99)	— —	— —	— —
	Vama Housing Private Limited	450.00 (—)	— (—)	— (—)	— (—)
xii.	Interest income on loans/Debentures				
	Twenty Five DOWNTOWN Realty Limited (Formerly known as Joyous Housing Limited)	— —	— —	— (39.45)	— —
xiii.	Share of profit from Partnerships/Joint Ventures				
	Akruti GM JV	— (—)	— (—)	— (0.74)	— (—)
	Shreenath Realtors	— (—)	— (—)	— (0.55)	— (—)
xiv.	Share of loss from Partnerships/Joint Ventures				
	Rising Glory Developers	— (—)	— (—)	— (0.10)	— (—)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
xv.	Purchase of properties/rights/Material/services (Net of GST)				
	Dharni Properties Pvt.Ltd.	— (—)	— (—)	— (—)	— (2.30)
	Joynest Premises Private Limited	10.61 (—)	— (—)	— (—)	— (—)
	Rare Townships Private Limited	— (—)	— (—)	— (3.20)	— (—)
xvi.	Services received/availed				
	Powersoft IT Private Limited	— (—)	— (—)	— (—)	8.26 (46.62)
xvii.	Directors' Remuneration				
	Hemant Shah	— (—)	— (—)	— (—)	42.69 (41.16)
	Vyomesh M. Shah	— (—)	— (—)	— (—)	35.81 (36.90)
xviii.	Directors Sitting Fees				
	Bhakti Jaywant Kothare	— (—)	— (—)	— (—)	4.00 (0.80)
	Kartik Shantilal Ruparel	— (—)	— (—)	— (—)	4.30 (6.30)
	Jignesh Hansraj Gala	— (—)	— (—)	— (—)	2.00 (—)
	Ketaki Rajat Shah	— (—)	— (—)	— (—)	— (3.40)
	Milin Jagdish Ramani	— (—)	— (—)	— (—)	4.30 (1.50)
	Sunil Chandrakant Shah	— (—)	— (—)	— (—)	2.80 (6.90)
xx.	Remuneration to KMPs				
	Sunil Mago	— (—)	— (—)	— (—)	45.44 (45.64)
	Sadanand Lad	— (—)	— (—)	— (—)	20.33 (20.60)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$	
xxiii.	Corporate guarantees given for loans availed by others					
	Rare Townships Private Limited	— (—)	— (—)	— (38.48)	— (—)	
xxiv.	Corporate Guarantees vacated for loans availed by others					
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	— (—)	— (716.02)	— (—)	
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	— (—)	— (702.28)	— (—)	
	Hubtown Bus Terminal (Vadodara) Private Limited	— (—)	— (—)	— (506.26)	— (—)	
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	— (—)	— (613.75)	— (—)	
	Giraffe Developers Private Limited	— (—)	— (5,921.26)	— (—)	— (—)	
	Rare Townships Private Limited	— (—)	— (—)	— (343.05)	— (—)	
	Sunstream City Private Limited	— (—)	— (681.22)	— (—)	— (—)	
	xxvi.	Sale of Shares (CGMS)				
		Falguni Shah	— (—)	— (—)	— (—)	— (0.05)
Khilen Shah		— (—)	— (—)	— (—)	— (0.03)	
Kunjaj Shah		— (—)	— (—)	— (—)	— (0.05)	
Kushal Shah		— (—)	— (—)	— (—)	— (0.06)	
Rushank Shah		— (—)	— (—)	— (—)	— (0.06)	
xxvii.		Earlier Period Adjustments				
	Shreenath Realtors	— (—)	— (—)	— (3.50)	— (—)	
	Sunstream City Private Limited	— (—)	— (—)	— (50.00)	— (—)	

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

(₹ in lakhs)

Sr. No.	Nature of transaction	Subsidiary companies	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
xxviii.	Other Payables				
	Bhakti Jaywant Kothare	—	—	—	0.06
		—	—	—	(0.02)
	Falguni Shah	—	—	—	—
		(—)	(—)	(—)	(173.07)
	Jignesh Gala	—	—	—	0.03
		(—)	(—)	(—)	(—)
	Sunil Shah	—	—	—	0.12
		—	—	—	(—)
	Hemant Shah (HUF)	—	—	—	—
		(—)	(—)	(—)	(621.08)
	Kartik Shantilal Ruparel	—	—	—	0.06
		(—)	(—)	(—)	(0.02)
	Kushal Shah	—	—	—	—
		(—)	(—)	(—)	(87.30)
	Milin Jagdish Ramani	—	—	—	0.05
		(—)	(—)	(—)	(0.02)
	Vyomesh M. Shah	—	—	—	—
		(—)	(—)	(—)	(224.14)
xxix.	Other Receivables				
	Hubtown Bus Terminal (Adajan) Private Limited	—	—	—	—
		(—)	(—)	(0.88)	(—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	—	—	—	—
		(—)	(—)	0.92	(—)
	Hubtown Bus Terminal (Mehsana) Private Limited	—	—	—	—
		(—)	(—)	(0.60)	(—)
	Hubtown Bus Terminal (Vadodara) Private Limited	—	—	—	—
		(—)	(—)	(0.22)	(—)
	Hubtown Solaris Maintenance Private Limited	—	—	—	—
		(—)	(—)	(—)	(30.62)
	Powersoft IT Private Limited	—	—	—	—
		(—)	(—)	(—)	(—)
	Rushank Shah	—	—	—	—
		(—)	(—)	(—)	(13.51)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

Balances outstanding

		As at 31st March, 2024 (₹ in lakhs)		As at 31st March, 2023 (₹ in lakhs)	
		Payable #	Receivable #	Payable #	Receivable #
xxx.	Subsidiary companies				
	Akruti Safeguard Systems Private Limited	—	1,688.09	—	1,688.09
	Citygold Education Research Limited	—	1,821.03	—	404.85
	Citywood Builders Private Limited	—	397.16	—	164.08
	Gujarat Akruti—TCG Biotech Limited	—	36.07	—	28.32
	Joyneest Premises Private Limited	—	3437.10	—	1,378.91
	Rubix Trading Private Limited	—	191.50	—	1,199.00
	Vama Housing Limited	—	29.00	—	407.23
	Vega Developers Private Limited	—	761.18	—	762.27
	Vishal Techno Commerce Limited	(252.31)	—	—	391.77
	Yantti Buildcon Private Limited	—	4,148.96	—	4,657.76
	Rare Townships Private Limited	—	4.95	—	1,335.28
	Associate companies				
	Giraffe Developers Private Limited	—	2,353.38	—	10,350.19
	Shubhsiddhi Builders Private Limited	—	0.20	—	0.20
	Whitebud Developers Limited	—	929.67	—	933.67
	Joint Ventures / Firms				
	Akruti GM JV	—	2,902.15	—	2,162.23
	Hubtown Bus Terminal (Adajan) Private Limited	—	2,049.61	—	2,658.00
	Hubtown Bus Terminal (Ahmedabad) Private Limited	—	6,027.18	—	5,778.53
	Hubtown Bus Terminal (Mehsana) Private Limited	(4,126.20)	—	—	198.73
	Hubtown Bus Terminal (Vadodara) Private Limited	—	1,371.98	—	1,381.12
	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	—	144.97	—	—
	Rising Glory Developers	—	383.40	—	2,867.15
	Shreenath Realtors	—	—	1.92	—
	Sunstream City Private Limited	—	5,355.08	—	4,510.14
	Twenty Five South Realty Limited (Up to 26-06-2020)	(22.52)	—	22.28	—

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

Balances outstanding

	As at 31st March, 2024 (₹ in lakhs)		As at 31st March, 2023 (₹ in lakhs)	
	Payable #	Receivable #	Payable #	Receivable #
Key management personnel, their relatives and enterprises \$				
Akruti Nirman Private Limited	—	36.98	—	37.49
Amazia Developers Private Limited	—	37.36	—	58.45
Aradhana Lifespace LLP	—	40.01	—	15.73
Bhakti Jaywant Kothare	(0.35)	—	0.72	—
Buildbyte.Com (India) Private Limited	—	38.25	27.69	—
Citygold Management Services Private Limited	(3.47)	—	2.87	—
Dharni Properties Pvt.Ltd.	—	—	1.15	—
E Commerce Magnum Solution Limited	—	115.61	—	115.61
Falguni Shah	—	1.77	—	1.77
Fern Infrastructure Private Limited	—	0.03	—	—
Hazel Erectors Private Limited	—	0.19	—	—
Heet Builders Private Limited	—	6,642.82	—	3,408.14
Helictite Residency Private Limited	—	2.08	—	2.08
Hemant M. Shah	(20.58)	—	14.32	—
Hill View Venture	(2,367.52)	—	2,285.03	—
Hubtown Solaris Maintenance Private Limited	—	14.00	—	503.02
Kartik Shantilal Ruparel	(0.35)	—	0.99	—
Khilen Shah	—	5.36	—	5.36
Kushal Shah	(0.40)	—	87.30	—
Mahipatray Shah Family Discretionary Trust	(19.50)	—	19.50	—
Milin Jagdish Ramani	(0.36)	—	0.99	—
Powersoft IT Private Limited	-	38.91	-	22.99
Pratiti K. Shah	(0.00)	-	0.00	—
Priti K. Shah	(19.71)	—	19.71	—
Rushank Shah	—	61.23-	-	56.23
Shailesh G Hingarh	(6.12)	—	6.12	—
Sunil C. Shah	(35.48)	—	33.60	—
Vishal Nirman (India) Limited	(42.59)	—	43.09	—
Vyomesh M. Shah	(12.37)	—	44.07	—
Well Groomed Venture	—	2,249.61	—	2,185.38

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

		As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
xxxii.	Corporate guarantees given for loans availed by others (Amount outstanding there against)		
	Subsidiary companies		
	Vishal Techno Commerce Limited	10197.2	10,197.20
	Joynest Premises Private Limited	11,463.94	15,000.00
	Rare Townships Private Ltd.	8000	—
	Associate companies		
	Giraffe Developers Private Limited	1,641.37	4,714.11
	Joint Ventures		
	Hubtown Bus Terminal (Adajan) Private Limited	—	514.73
	Hubtown Bus Terminal (Mehsana) Private Limited	561.74	1,809.74
	Hubtown Bus Terminal (Vadodara) Private Limited	2,046.33	2,193.53
	Hubtown Bus Terminal (Ahmedabad) Private Limited	4,651.00	4,758.60
	Sunstream City Private Limited	2,016.10	2,899.26
	Rare Townships Private Limited	—	2,251.09
xxxiii.	Bank guarantees given on behalf of related parties (Amount outstanding there against)		
	Subsidiary companies		
	Gujarat Akruiti—TCG Biotech Limited	—	100.00
	Joynest Premises Private Limited	745.00	—
	Rare Townships Private Limited	75.00	—
xxxiiii.	Personal Guarantee of Directors towards loans availed by the Company		
	Key management personnel, their relatives and enterprises \$		
	Banks	59,747.00	21,268.61
	Financial Institutions	—	2,128.05
	Companies	70,380.00	9,029.21
xxxiv.	Guarantees / Securities given by way of shares in the Company pledged against loans availed by the Company	33,765.96	7,581.06

Footnotes:

* Refer footnote No. (f) to Note No. 6.

\$ Enterprises where Key Management personnel or their relatives exercise significant influence.

Including balances relating to transactions entered in to when these were not related.

Related party relationships are as identified by the Company and relied upon by the auditors.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 35. DISCLOSURE OF LOANS AND ADVANCES IN THE NATURE OF LOANS AS PER SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

A. Loans and Advances

Sr. No.	Name of the Loanee	31st March, 2024			
		Balance at the end (₹ in lakhs)	Maximum balance during the year (₹ in lakhs)	Shares held by loanee in the Company	
				No. of shares outstanding at the year end	Maximum No. of shares held during the year
I.	Subsidiaries (Refer footnote a)				
1	Vama Housing Limited	— (407.23)	409.23 (407.23)	— (—)	— (—)
2	Vishal Techno Commerce Limited	356.77 (392.69)	356.77 (613.99)	— (—)	— (—)
3.	Rare Townships Private Limited	1,310.58 (1,310.58)	1,310.58 (1,310.58)	— (—)	— (—)
II.	Joint Ventures				
1.	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	747.03 (1,101.27)	1,126.60 (1,101.27)	— (—)	— (—)

Footnote:

- a. Interest free loans have been given to wholly owned subsidiaries.
- b. Above loans are repayable on demand.
- c. Previous year figures are given in brackets.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 35. DISCLOSURE OF LOANS AND ADVANCES IN THE NATURE OF LOANS AS PER SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 (Contd.)

B. Project Advances (Refer Footnote a)

Sr. No.	Name of the Company	31st March, 2024			
		Balance at the end (₹ in lakhs)	Maximum balance during the year (₹ in lakhs)	Shares held by loanee in the Company	
				No. of shares outstanding at the year end	Maximum No. of shares held during the year
I. Subsidiaries					
1	Ackruti Safeguard Systems Private Limited	1,688.09 (1,688.09)	1,688.09 (1,696.09)	— (—)	— (—)
2	Citywood Builders Private Limited	397.16 (164.08)	434.89 (164.08)	— (—)	— (—)
3	Gujarat Akruti—TCG Biotech Limited	34.78 (27.03)	34.78 (27.03)	— (—)	— (—)
4	Joynest Premises Private Limited	3,471.81 (1,262.47)	3,656.03 (1,287.10)	— (—)	— (—)
5	Vega Developers Private Limited	761.18 (762.27)	762.97 (762.27)	— (—)	— (—)
6	Yantti Buildcon Private Limited	4,148.96 (4,380.44)	4,382.84 (4,390.44)	— (—)	— (—)
7	Rubix Trading Private Limited	941.50 (1,199.00)	1,210.00 (1,199.00)	— (—)	— (—)
II. Associates					
1.	Whitebud Developers Limited	929.67 (933.67)	933.67 (933.67)	— (—)	— (—)
2.	Giraffe Developers Private Limited	2,353.38 (10,350.19)	10,200.20 (16,894.81)	— (—)	— (—)
III. Joint Ventures					
1.	Sunstream City Private Limited	5,455.11 (4,396.34)	1,02,867.70 (4,396.34)	— (—)	— (—)
2.	Hubtown Bus Terminal (Vadodara) Private Limited	1,371.98 (1,271.46)	1,371.98 (1,271.46)	— (—)	— (—)
3.	Hubtown Bus Terminal (Mehsana) Private Limited	(4,126.20) (—)	(4,140.11) (—)	— (—)	— (—)
4.	Hubtown Bus Terminal (Ahmedabad) Private Limited	5,565.93 (5,317.27)	6,140.93 (5,317.27)	— (—)	— (—)
5.	Hubtown Bus Terminal (Adajan) Private Limited	2,049.61 (2,193.28)	2,212.68 (2,193.28)	— (—)	— (—)

a. Interest free advances.

b. Previous year figures are given in brackets.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 36

In the opinion of the Board of Directors of the Company, all items of Current Assets, Current Liabilities and Loans and Advances continue to have a realizable value of at least the amounts at which they are stated in the Balance Sheet.

NOTE 37 CONTINGENT LIABILITIES AND COMMITMENTS (NOT PROVIDED FOR) :

		As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
(i)	(A) Claims against the Company not acknowledged as debts on account of :		
	1) Income tax and MVAT matters under appeal	14,333.16	37,978.88
	2) Towards pending legal cases	96,282.07	21,149.22
	(B) On account of corporate guarantees issued by the Company to bankers and others on behalf of other companies and joint ventures for facilities availed by them (amount outstanding there against.) (Refer Footnote c)	40,577.68	44,338.25
(ii)	Other commitments :		
	(a) Bank Guarantees against own projects	1,126.00	1,081.93
	(b) Bank Guarantees given on behalf of subsidiaries, Joint ventures, etc.	1,845.05	100.00

Footnotes:

- a. Interest / penalty that may accrue on original demands are not ascertainable, at present. The Company has taken necessary steps to protect its position with respect to the above referred claims, which in its opinion, based on professional / legal advice are not sustainable.
- b. Contingent liabilities include corporate guarantees issued by the Company and are relied upon by the Auditors.
- c. "The management is of the view that it was necessary to provide the corporate guarantees to further the business interest of the Company in the entities on whose behalf such guarantees have been provided and the management is of the view that there would be no sustainable claims on the Company in respect of these corporate guarantees.

The rate of interest, processing fees, any other charges levied by the lenders on the entities availing loans are based on internal guidelines of the lenders depending on the merits of the underlying projects and their estimated cash flows. Majority of the corporate guarantees issued by the Company are basically to provide comfort by the Company as a shareholder of the Borrower entity to the Lenders. These corporate guarantees, in any case, do not result in any additional benefits to the borrowers. Accordingly, the financial liability on account of financial guarantee contracts have not been fair valued as these are expected to be immaterial.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 38. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Company's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Company's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

1) Market Risk

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

a) Interest rate risk

Majority of the long—term borrowings of the Company bear fixed interest rate. Thus the interest rate risk is limited for the Company.

b) Foreign currency risk

The Company is engaged in real estate business and only imports certain material against Letter of Credit for which hedging instruments are not required.

c) Equity price risk

The Company's equity securities are not majorly susceptible to market price risk. However, the Company's Board of Directors reviews and approves all equity investment decisions after exercising due diligence which may minimise the market related risk.

2) Credit Risk

Credit risk refers to the risk of default on its obligation by the counterparty resulting in a financial loss. The maximum exposure of the financial assets are contributed by trade receivables, cash and cash equivalents and receivables from group companies.

a) Receivables resulting from sale of properties: Customer credit risk is managed by requiring customers to pay advances before transfer of ownership, thereby, substantially eliminating the Company's credit risk in this respect.

b) Receivables resulting from other than sale of properties: Credit risk related to such receivables is managed as per the Company's established policy, procedures and control. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major receivables. The Company does not hold collateral as security. The Company's credit period generally ranges from 30 to 90 days.

c) Credit risk on cash and cash equivalents is limited as the Company generally invests deposit with banks which have high credit ratings.

3) Liquidity risk

The Company's treasury department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. The Management monitors the Company's net liquidity position through rolling forecasts on the basis of expected cash flow

NOTE 39. DISCLOSURE OF DERIVATIVES

- No derivative instruments were outstanding at the end of the year.
- Uncovered risks in foreign currency transactions disclosed as at:

Sr. No.	Particulars	31st March, 2024		31st March, 2023	
		In Foreign Currency	In INR	In Foreign Currency	In INR
(i)	Cash on Hand				
	UK POUND	25	2,629	25	2,537
	AED	9,182	2,08,333	9,182	2,05,351

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 40. CAPITAL MANAGEMENT

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Company. The primary objective of the Company's management is to maximise shareholders value.

The Company manages its capital structure and makes adjustments in the light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may issue new shares. Consistent with others in the industry, the Company monitors its capital using the gearing ratio which is total net debt (borrowings offset by cash and cash equivalents) divided by total capital of the Company.

Gearing Ratio

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the borrowings that define the capital structure requirements. Breaches in meeting the financial covenants would permit the lenders to immediately call loans and borrowings.

The gearing ratio at the reporting period was as follows:

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Borrowings including current maturities	54,366.71	56,487.64
Interest accrued and due/ accrued but not due	10,707.72	15,698.02
Overdue Term Loan	10,071.58	10,235.22
Total Debt	75,146.01	82,420.88
Less: Cash and cash equivalents	2,498.58	1,427.87
Net Debt (A)	72,647.43	80,993.01
Equity Share Capital	7,993.59	7,633.59
Other Equity	1,37,959.84	1,36,106.78
Total Equity (B)	1,45,953.43	1,43,740.37
Debt Equity Ratio (A/B)	0.50	0.56

NOTE 41. CATEGORIES OF FINANCIAL INSTRUMENTS

Fair Value measurement	31st March, 2024 (₹ in lakhs)		31st March, 2023 (₹ in lakhs)	
	FVPL / FVOCI	Amortised Cost	FVPL / FVOCI	Amortised Cost
Financial Assets				
Investments	5.77	2,123.25	5.38	99,536.10
Trade receivables	—	17,830.23	—	18,988.25
Cash and cash equivalents	—	2,498.58	—	1,427.87
Bank balances other than above	—	1,638.35	—	124.67
Loans	—	45,231.59	—	3,233.53
Other financial assets	—	66,983.11	—	73,336.90
Total	5.77	1,36,305.11	5.38	1,96,647.33
Financial Liabilities				
Borrowings	—	39,370.44	—	40,710.15
Trade payables	—	9,004.02	—	10,693.31
Other Financial liabilities	—	49,304.82	—	98,704.26
Total	—	97,679.28	—	1,50,107.73

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

Note 42

Loans and advances, other receivables, debtors and creditors are subject to confirmations and are considered payable / realisable, as the case may be.

Note 43

Previous year figures have been regrouped / reclassified wherever necessary, to make them comparable with current year figures in the Financial Statements.

NOTE 44. RATIOS

The ratios for the years ended March 31, 2024 and March 31, 2023 are as follows :

	Particulars	Numerator	Denominator	31st March, 2024	31st March, 2023	Variance	Reasons (If Variance More Than 25 %)
				(In Times)	(In Times)	(In Percentage) (%)	
a.	Current Ratio	Current assets	Current liabilities	1.27	1.05	20.53%	—
b.	Debt – Equity Ratio	Total Net Debt	Shareholder's Equity	0.50	0.56	-11.66%	—
c.	Debt Service Coverage Ratio	Earnings available for debt service	Debt Service	0.01	(0.03)	-133.98%	Change in ratio is consequent to decrease in loss and decrease in debts as compared to last year.
d.	Return on Equity (ROE)	Net Profits after taxes	Average Shareholder's Equity	0.00	0.01	-43.85%	Change in ratio is consequent to decrease in loss as compared to last year.
e.	Inventory turnover ratio	Revenue	Inventory	0.21	0.20	5.58%	—
f.	Trade receivables turnover ratio	Revenue	Average Trade Receivable	1.29	1.12	15.48%	—
g.	Trade payables turnover ratio	Purchases of services and other expenses	Average Trade Payables	2.13	2.02	5.30%	Change in Trade payable turnover ratio is due to decrease in expenses and decrease in average of trade payables as compared to last year.
h.	Net capital turnover ratio	Revenue	Working Capital	0.53	2.13	-75.9%	Change in ratio is consequent to increase in Revenue but change in working capital due to decrease in current assets & current liabilities as compared to last year.
i.	Net profit ratio	Profit After Tax	Revenue	0.03	0.05	-43.55%	Change in Net profit ratio is due to decrease in expenses as compared to last year
j.	Return on capital employed (ROCE)	Earning before interest and taxes	Capital Employed	0.03	0.01	91.62%	Change in ROCE is Due to increase in Earnings Before Interest & Tax & decrease in Capital Employed as compared to last year.
k.	Return on Investment (ROI)						
	Unquoted	Income generated from investments	Time weighted average investments	0.011	(0.003)	-453.84%	Change in Return on Investments is due to Decrease in net assets value from Investments as compared to last year as against Time weighted average investment.
	Quoted	Income generated from investments	Time weighted average investments	0.069	0.031	123.27%	Change in Return on Investments is due to Decrease in net assets value from Investments as compared to last year as against Time weighted average investment.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 45. TRANSACTIONS WITH STRUCK OFF COMPANIES

(₹ in lakhs)

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding	Relationship with the Struck off company, if any, to be disclosed
—	—	—	—

NOTE 46. OTHER STATUTORY INFORMATION FOR THE YEAR ENDED 31 MARCH 2024 :

- i) The Company does not have any benami property, where any proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii) The Company does not have any transaction during the current financial year with companies struck off under Section 248 of the Companies Act, 2013.
- iii) The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.
- iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- vii) The Company do not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income-tax Act, 1961.
- viii) The Company has not been declared wilful defaulter by any bank or financial institution or Government or any Government authority or other lender in current financial year, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
- ix) The Company has complied with the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 from the date of their implementation.

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQJ4590
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF HUBTOWN LIMITED

Report on the Audit of the Consolidated Financial Statements

Qualified Opinion

We have audited the accompanying Consolidated financial statements of Hubtown Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group', its associates and joint ventures, which comprise the Consolidated Balance Sheet as at 31st March 2024, 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 a summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate financial statements and on the other financial information of the subsidiaries, associates and joint ventures, except for the effects of the matter described in the Basis for Qualified Opinion paragraph below, the aforesaid Consolidated financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under Section 133 of the Act, of the Consolidated state of affairs (Consolidated financial position) of the Group and its associates and joint ventures as at 31st March 2024, and its Consolidated profit (including other comprehensive income), its Consolidated cash flows and the Consolidated changes in equity for the year ended on that date.

Basis for Qualified Opinion

We conducted our audit of the Consolidated financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act (SAs). 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 Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Consolidated financial statements under the provisions of the Act and the Rules made 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 and the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph (a) of the Other Matters paragraph below is sufficient and appropriate to provide a basis for our qualified audit opinion on the consolidated financial statements.

- a) Footnote (a) of Note 29 to the accompanying consolidated financial result of the Company for the year, with regards the Company not having provided for interest expense amounting to ₹ 7,637.86 lakhs on certain Inter-corporate deposits. Consequent to above, finance cost for the year ended 31st March, 2024 has been understated by ₹ ₹ 7,637.86 Lakhs resulting in a consequential increase in the profit for the year ended 31st March, 2024 to that extent. Our opinion on the consolidated financial statement for the year ended 31st March, 2023 was also modified in respect of this matter.

Emphasis of Matters

We draw Attention to:

- a) Note 2 (II) (b) Of the Consolidated financial statements, regarding to recognition of expense for ongoing projects which, based upon estimated costs, is as per the judgment of the management and have been relied upon by us, these being technical matters.
- b) Footnote (a) to Note 14 and Footnote (d) to Note 31 to the consolidated financial statements, regarding the status of the projects and the opinion framed by the Group's management regarding realizable value of the costs incurred which, being a technical matter is relied upon by us.
- c) Note 33 (C) of the consolidated financial statements, regarding Corporate guarantees issued and securities provided aggregating to INR 60,972.08 lakhs by the Group to banks and financial institutions on behalf of various entities, which are significant in relation to the losses for the year and the net worth of the group. In the opinion of the Management, these are not expected to result into any financial liability to the Group.
- d) Footnote (c) to Note 33 of the consolidated financial statements regarding the above corporate guarantees issued and securities provided are disclosed at amounts outstanding as at 31 March, 2024. The financial liabilities on account of such financial guarantee contracts have not been measured at fair value as management is of the opinion that there is no material benefit which is expected to accrue to the borrowers on behalf of whom the Group has provided the corporate guarantees.
- e) Footnote (b) to Note 33 of the consolidated financial statements, regarding reliance placed by the auditors on certification received from the management with regard to the disclosure of contingent liabilities of the Company.
- f) Note 42 of the consolidated financial statement, regarding balances that are subject to confirmations, reconciliation and adjustments, if any.
- g) Footnote (e) to Note 7 of the Consolidated financial statements, regarding the Group's investments in certain jointly controlled entities and associates as at 31st March, 2024 which have incurred losses and carry an eroded net worth as at 31st March, 2024.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

- h) Further attention is drawn to footnote (g) of Note 7 in respect of investment in Deep Discount Bonds of Sunstream City Private Ltd of the amount of ₹ 97,412.85 Lakhs were redeemed during the year and were inclusive of Interest accrued of ₹ 56,421.89 Lakhs on the Investment amount of ₹ 40,990.11 lakhs. The Principal amount of ₹ 40,990.11 lakhs has been transferred as Loan to Sunstream City Private Ltd.
- i) Footnote (d) to Note 20 Other payable include an amount of ₹ Nil (as at 31st March 2023: ₹ 48,171.95 lakhs) due to Ashok Commercial Enterprises. During the current financial year, the Company has written back the amount of ₹ 48,171.95 lakhs standing to the credit of Ashok Commercial Enterprises. The matter is pending in the High Court Judicature at Bombay (Commercial Summary Suit No.1532 of 2018).

Our opinion is not qualified in respect of the above matters.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment and based on the consideration of the reports of the other auditors on separate financial statements and on the other financial information of the subsidiaries, associates and joint ventures, were of most significance in our audit of the Consolidated financial statements of the current period. 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. We have determined that there is one key audit matters to communicate in our audit report.

Key Audit Matter	How the matter was addressed in our audit
<p>I. Revenue recognition for real estate projects</p> <p>The Company applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from real estate projects, which is being recognised at a point in time upon the Company satisfying its performance obligation and the customer obtaining control of the underlying asset.</p> <p>Considering application of Ind AS 115 involves significant judgment in identifying performance obligations and determining when 'control' of the asset underlying the performance obligation is transferred to the customer, the same has been considered as key audit matter</p>	<p>I. Our audit procedures included, but were not limited to the following:</p> <ul style="list-style-type: none"> • Read the Company's revenue recognition accounting policies and assessed compliance of the policies with Ind AS 115. • Obtained and understood revenue recognition process including identification of performance obligations and determination of transfer of control of the asset underlying the performance obligation to the customer. • Read the legal opinion obtained by the Company to determine the point in time at which the control is transferred in accordance with the underlying agreements. • Tested, revenue related transactions with the underlying customer contracts, sale deed and handover documents, evidencing the transfer of control of the asset to the customer based on which revenue is recognised. • Assessed the revenue-related disclosures included in Note 24 to the standalone Ind AS financial statements in accordance with the requirements of Ind AS 115.

Information Other than the Consolidated Financial Statements and Auditor's Report thereon

The Holding Company's Board of Directors is responsible for the preparation of 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 the other information is materially inconsistent with the Consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

Responsibilities of the Management and those charged with Governance for the Consolidated Financial Statements

The Holding 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 Consolidated financial statements that give a true and fair view of the Consolidated state of affairs (Consolidated financial position), Consolidated profit or loss (Consolidated financial performance including other comprehensive income), Consolidated changes in equity and Consolidated cash flows of the Group including its associates and joint ventures in accordance with the accounting principles generally accepted in India, including the Ind AS specified under Section 133 of the Act. The Holding Company's Board of Directors is also responsible for ensuring accuracy of records including financial information considered necessary for the preparation of Consolidated Ind AS financial statements. Further, in terms of the provisions of the Act, the respective Board of Directors /management of the companies included in the Group, and its associate companies and joint venture companies covered under the Act are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial statements 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, management is responsible for assessing the Group'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 Group or to cease operations, or has no realistic alternative but to do so.

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

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 Standards on Auditing, 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 financial controls 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 system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 Group'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 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's 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.

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.

INDEPENDENT AUDITOR'S REPORT (CONTD.)

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

Other Matters

We have not audited the annual financial statements of three subsidiaries included in the Statement whose financial information (before eliminating inter-company balances/ transactions) reflects total assets of ₹ 93,108 Lakhs as at 31st March, 2024 and total revenue of ₹ 3,696 Lakhs, total net loss after tax of ₹ 241 Lakhs, total comprehensive loss of ₹ 211 Lakhs and cash outflow (net) of ₹ 114 Lakhs for the year ended on that date, as considered in the Statement. The Statement also includes the Group's share of net profit/(loss) after tax of NIL and total comprehensive profit/(loss) of NIL lakhs (before eliminating inter-company transactions) for the year ended 31st March, 2024 in respect of one joint ventures not audited by us. Further we also did not audit the financial of one associate whose aggregate share of net profit/(loss) amounting to Nil and total comprehensive profit/(loss) of Nil are also included in the Statement. These financial statements have been audited by the other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint ventures is based solely on the audit reports of such other auditors, and the procedure performed by us.

The Statement also includes financial statements of ten subsidiaries whose financial information (before eliminating inter-company balances/ transactions) reflects total assets of ₹ 173,265 lakhs, financial assets of ₹ 26,904 lakhs as at 31st March, 2024 and total revenue of ₹ 9,267 lakhs, total net profit/(loss) after tax of ₹ (8,264 lakhs), total comprehensive profit/ (loss) of ₹ (8,254) lakhs and cash outflow (net) of ₹ 3,137 lakhs for the year ended on that date, as considered in the Statement. The Statement also includes the Group's share of net profit/(loss) after tax of (707.06) Lakhs and total comprehensive profit/(loss) of (707.06) lakhs for the year ended 31st March, 2024 as considered in the statement in respect of six joint ventures. Further, the statement also includes financial information of one associate, whose aggregate share of net profit/ (loss) amount to ₹ (313.48) included in the consolidated financial statements. The financial information has been furnished to us by the holding company's management and our opinion on the statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint ventures is based solely on such unaudited financial information.

Our opinion above on the consolidated financial statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matter with respect to our reliance on the work done by and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

As required by Section 197(16) of the Act, based on our audit and on the consideration of the reports of the other auditors, referred to in paragraph (a) in Other Matters section above, on separate financial statements of the subsidiaries, associates and joint ventures, we report that the Holding Company, subsidiaries, associates and joint ventures covered under the Act and referred to in paragraph (a) in Other Matters section above, paid remuneration to their respective directors during the year in accordance with the provisions of and limits laid down under Section 197 read with Schedule V to the Act. As required by Section 143(3) of the Act, based on our audit and on the consideration of the reports of the other auditors on separate financial statements and other financial information of the subsidiaries, associates and joint ventures, we report, to the extent applicable, 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 purpose 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 Consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors;
- c) The Consolidated financial statements dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements;
- d) Except for the matters described in the Basis for Qualified Opinion paragraph above, in our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act;
- e) On the basis of the written representations received from the directors of the Holding Company and taken on record by the Board of Directors of the Holding Company, and the reports of other statutory auditors of its subsidiary companies, associate companies and joint venture companies covered under the Act and referred to in paragraph (a) in Other Matters section above, none of the directors of the Group Companies, its associate companies and joint venture companies covered under the Act, are disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Holding Company, its subsidiary companies, associate companies and joint venture companies covered under the Act and the operating effectiveness of such controls, refer to our separate Report in Annexure B'; and

INDEPENDENT AUDITOR'S REPORT (CONTD.)

- g) With respect to the other matters to be included in the Auditors' 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 statement as also the other financial information of the subsidiaries, associates and joint ventures:
- i. The Consolidated financial statements disclose the impact of pending litigations, if any on the Consolidated financial position of the Group, its associates and joint ventures;
 - ii. The Holding Company and its subsidiary companies, associate companies and joint venture companies did not have any long-term contracts including derivative contracts as at 31st March, 2024 for which there were any material foreseeable losses; and
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies, associate companies and joint venture companies during the year ended 31st March 2024.
 - 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 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 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 persons or entities, 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. The Final dividend paid or declared for the previous year is in accordance with section 123 of the Act to the extent it applies for the payment of dividend.
 - vi. Based on our examination, and based on the other auditor's reports of its subsidiary companies and its jointly controlled entities incorporated in India whose financial statements have been audited under the Act, the Holding Company, its subsidiary companies and its jointly controlled entities incorporated in India have used an accounting software for maintaining their respective books of account for the year ended March 31, 2024 which have a feature of recording audit trail facility and the same has operated throughout the year for all relevant transactions recorded in the accounting software, and further, we did not come across any instance of the audit trail feature being tampered with.

FOR **JBTM & ASSOCIATES LLP**
 Firm Registration No.: W100365
 Chartered Accountants

Place : Mumbai
 Date : May 24, 2024

DHAIRYA BHUTA
 Partner Membership No.: 168952
 UDIN: 24168889BKAUQP9373

INDEPENDENT AUDITOR'S REPORT (CONTD.)

ANNEXURE "A " REFERRED TO IN OUR INDEPENDENT AUDITORS REPORT OF EVEN DATE TO THE MEMBERS OF HUBTOWN LIMITED ON THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2024;

Subsidiary Company

- Ackruti Safeguard System Private Limited
- Citygold Education Research Limited
- Citywoods Builders Private Limited
- Diviniti Project Private Limited
- Gujarat TCG Biotech Limited
- Joynest Premises Private Limited
- Rare Township Private Limited (From 12-03-2024)
- Rubix Trading Private Limited
- Vama Housing Limited
- Vega Developers Private Limited
- Vinca Developers Private Limited (From 16-06-2023)
- Vishal Techno Commerce Limited
- Yanti Buildcon Private Limited

Associates

- Giraffe Developers Private Limited
- Shubhsiddhi Builders Private Limited
- Whitebud Developers Limited

Joint Ventures

- Hubtown Bus Terminal (Vadodara) Private Limited
- Hubtown Bus Terminal (Ahmadabad) Private Limited
- Hubtown Bus Terminal (Mehsana) Private Limited
- Hubtown Bus Terminal (Adajan) Private Limited
- Sunstream City Private Limited
- Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)

FOR JBTM & ASSOCIATES LLP
Firm Registration No.: W100365
Chartered Accountants

Place : Mumbai
Date : May 24, 2024

DHAIRYA BHUTA
Partner Membership No.: 168952
UDIN: 24168889BKAUQP9373

INDEPENDENT AUDITOR'S REPORT (CONTD.)

ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE TO THE MEMBERS OF HUBTOWN LIMITED ON THE CONSOLIDATED FINANCIAL STATEMENTS

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

We have audited the internal financial controls over financial reporting of Hubtown Limited ("the Company") as of March 31, 2024 in conjunction with our audit of the Consolidated 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 Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing 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 over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that:

- (1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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

INDEPENDENT AUDITOR'S REPORT (CONTD.)

Opinion

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

FOR **JBTM & ASSOCIATES LLP**
Firm Registration No.: W100365
Chartered Accountants

Place : Mumbai
Date : May 24, 2024

DHAIRYA BHUTA
Partner Membership No.: 168952
UDIN: 24168889BKAUQP9373

**CONSOLIDATED FINANCIAL STATEMENTS
FOR YEAR ENDED MARCH 31, 2024**

CONSOLIDATED BALANCE SHEET AS AT 31ST MARCH, 2024

Particulars	Note No.	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
ASSETS			
Non-Current Assets			
(a) Property, plant and equipment	4	2,162.99	2,204.43
(b) Capital work-in-progress	4	1,666.87	1,666.87
(c) Investment properties	5	3,042.52	3,302.89
(d) Goodwill on consolidation		8,493.67	933.59
(e) Intangible assets	6	89.00	160.75
(f) Financial assets			
(i) Investments	7	10,606.16	112,307.29
(ii) Loans	9	57,538.22	15,754.84
(iii) Other financial assets	10	1,281.31	847.76
(g) Current tax assets (Net)	11	2,180.74	1,785.48
(h) Deferred tax assets (Net)	12	4,800.83	4,827.18
(i) Other non-current assets	13	628.07	639.85
Total Non-Current Assets		92,490.38	144,430.93
Current Assets			
(a) Inventories	14	292,432.19	201,412.65
(b) Financial assets			
(i) Investments	7	88.72	80.76
(ii) Trade receivables	8	19,079.99	20,250.31
(iii) Cash and cash equivalents	15	9,466.87	4,161.25
(iv) Bank balances other than (iii) above	16	3,687.93	2,092.80
(v) Loans	9	5,522.39	5,442.78
(vi) Other financial assets	10	56,584.85	66,383.75
(c) Other current assets	13	11,633.57	6,163.43
Total Current Assets		398,496.50	305,987.73
TOTAL ASSETS		490,986.88	450,418.66
EQUITY AND LIABILITIES			
Equity			
(a) Equity share capital	17	7,993.59	7,633.59
(b) Other equity	18	117,806.65	122,931.45
Equity attributable to the Owners of the Parent		125,800.24	130,565.04
Non-Controlling Interest		5,479.45	2,307.81
TOTAL EQUITY		131,279.69	132,872.85
Liabilities			
Non-Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	19	35,424.32	3,064.20
(ii) Lease Liability		39.95	137.61
(iii) Other Financial Liabilities	20	5,364.50	6,152.16
(b) Provisions	21	63.93	91.14
(c) Deferred Tax Liabilities	12	45.71	46.62
Total Non-Current Liabilities		40,938.41	9,491.73
Current Liabilities			
(a) Financial Liabilities			
(i) Borrowings	19	58,536.95	83,124.10
(ii) Lease Liability		53.82	25.63
(iii) Trade payables	22		
- due to MSME		1,793.57	1,596.35
- due to Other than MSME		17,162.17	16,647.60
(iv) Other financial liabilities	20	95,529.23	122,270.04
(b) Other current liabilities	23	145,271.14	83,969.91
(c) Provisions	21	395.88	406.83
(d) Current tax Liabilities (Net)	11	26.02	13.62
Total Current Liabilities		318,768.78	308,054.08
Total Liabilities		359,707.19	317,545.80
TOTAL EQUITY AND LIABILITIES		490,986.88	450,418.66

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQP9373
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31st MARCH, 2024

Particulars	Note No.	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
I INCOME			
Revenue from Operations	24	25,772.27	31,908.61
Other Income	25	10,430.59	1,690.79
TOTAL INCOME		36,202.86	33,599.40
II EXPENSES			
Costs Of Construction / Development	26	15,569.99	17,284.16
Purchase of Stock-in-Trade		24,395.55	1,135.20
Changes in Inventories of Finished Goods, Stock-in-Trade and Work-in-Progress	27	(28,026.70)	(4,454.50)
Employee Benefits Expense	28	1,725.61	1,747.81
Finance Costs	29	7,440.93	9,406.22
Depreciation and Amortisation Expenses	30	301.17	318.62
Other Expenses	31	22,323.35	8,767.63
TOTAL EXPENSES		43,729.90	34,205.14
Profit/(Loss) before Tax		(7,527.04)	(605.74)
Exception Items (Net off tax)		—	—
Tax Expense	11		
(a) Current Tax		(8.54)	—
(b) Deferred tax (charge) / credit		(26.34)	3,188.86
(c) Excess / (Short) provision for taxation in respect of earlier years		(34.63)	45.42
Profit / (Loss) after tax but before adjustments		(69.51)	3,234.28
Profit/ (Loss) after tax but before adjustments		(7,596.55)	2,628.54
Goodwill on consolidation adjusted		—	(59.46)
Share of Profit /(Loss) From Associate / JV using equity method		(1,020.55)	481.17
Profit / (Loss) for the year		(8,617.11)	3,050.25
OTHER COMPREHENSIVE INCOME			
Items that will not be reclassified to profit or loss			
Share of OCI from Associates / JVs		7.80	(11.51)
Remeasurement of the net defined benefit liability / asset		116.94	(244.35)
Total other Comprehensive Income		124.74	(255.86)
Total Comprehensive Income/(Loss) for the year		(8,492.36)	2,794.39
Total Comprehensive Income/(Loss) for the year attributable to:			
Non controlling interest		(71.20)	161.48
Owners of the parent		(8,421.16)	2,632.91
Earning per equity share of nominal value of ₹ 10/- each (in Rupees)	32		
Basic and Diluted		(11.16)	4.16

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQP9373
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2024

Particulars	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
[A] CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before tax	(7,527.04)	(605.74)
Adjustments for:		
Depreciation/Amortisation/Impairment of Property, Plant and Equipments and Intangible Assets	301.17	318.62
Interest income on financial assets / liabilities measured at fair value	(1,373.86)	(1,375.91)
Interest Income	(770.75)	(254.72)
Interest Expenses	6,256.60	7,839.30
Interest expense on financial liabilities measured at fair value	1,156.25	1,541.33
Advance written off recovered	(519.60)	(13.00)
Provision for Doubtful Receivables/Advances/Sundry balances written off	8,283.77	198.54
Provision/Advances/Sundry Balances written back	(8,024.67)	(165.38)
Loss on account for diminution in value of Inventories	5,201.09	—
Provision for doubtful debts	836.42	593.90
(Profit)/Loss on sale of Property, Plant and Equipments (Net)	(802.22)	(29.18)
Bad debts written off	1,006.00	—
Interest expense on account of Right to use	28.09	25.36
Share of Profit / (Loss) from investment in partnership firms and JVs	7.80	(2.73)
Remeseasurement of the net defined benefit liability / asset	116.94	—
Unwinding of financial asset	(70.33)	(61.60)
Operating Profit/(Loss) before changes in working capital	4,105.66	8,008.79
Adjustment for (Increase)/Decrease in Operating Assets		
Adjustments for decrease (increase) in inventories	(96,220.00)	2,885.28
Adjustments for decrease (increase) in trade receivables, current	(672.40)	4,151.95
Adjustments for decrease (increase) in other current assets	(5,470.61)	1,662.51
Adjustments for decrease (increase) in other non-current assets	12.00	(6.86)
Adjustments for other financial assets, non-current	(433.00)	(309.78)
Adjustments for other financial assets, current	10,446.59	(3,981.01)
Adjustment for Increase/(Decrease) in Operating Liabilities		
Adjustments for increase (decrease) in trade payables, current	8,738.00	(1,458.62)
Adjustments for increase (decrease) in other current liabilities	64,474.00	(8,257.46)
Adjustments for provisions, current	(11.00)	162.83
Adjustments for provisions, non-current	(27.06)	(376.61)
Adjustments for other financial liabilities, current	30,829.07	(2,197.15)
Adjustments for other financial liabilities, non-current	585.86	(603.01)
Cash flow from operations after changes in working capital	16,357.11	(319.14)
Net Direct Taxes (Paid)/Refunded	(289.62)	(240.65)
Net Cash Flow from/(used in) Operating Activities	16,067.49	(559.79)

CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

Particulars	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
[B] CASH FLOW FROM INVESTING ACTIVITIES		
Other cash receipts from sales of equity or debt instruments of other entities	—	11,292.58
Other cash payments to acquire equity or debt instruments of other entities	353.67	—
Proceeds from sales of property, plant and equipment	—	(1.13)
Purchase of property, plant and equipment	(6,686.17)	—
Proceeds from sales of intangible assets	—	(24.20)
Cash receipts from repayment of advances and loans made to other parties	(871.34)	4,177.61
Interest received	713.41	365.53
Bank Balances not considered as Cash and Cash Equivalents	(1,595.00)	(172.95)
Net Cash Flow from/(used in) Investing Activities	(8,085.43)	15,637.44
[C] CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	7,773.00	129.00
Repayments of borrowings	—	(8,601.33)
Payments of finance lease liabilities	(98.00)	(80.85)
Interest paid	(12,403.44)	(8,550.92)
Issue of Share Warrant	—	540.00
Issue of Share Capital	2,052.00	2,052.41
Net Cash Flow from/(used in) Financing Activities	(2,676.44)	(14,511.69)
Net Increase/ (Decrease) in Cash and Cash Equivalents	5,305.62	565.95
Cash & Cash Equivalents at beginning of period	4,161.25	3,595.40
Cash and Cash Equivalents at end of period	9,466.87	4,161.25
Notes:		
1 Cash and Cash equivalents comprise of:		
Cash on Hands	74.51	32.07
Balance with Banks	9,322.43	3,964.09
Short-term investment	69.93	165.09
Cash and Cash equivalents	9,466.87	4,161.25

2 Figures of the previous year have been regrouped / reclassified wherever necessary.

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQP9373
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31ST MARCH, 2024

A. EQUITY SHARE CAPITAL

(1) Current reporting period

(₹ in lakhs)

Balance at the beginning of the current reporting period	Changes in Equity share capital due to prior period items	Related balance at the beginning of the current reporting period	Changes in Equity share capital during the current year	Balance at the end of the current reporting period
7,633.59	—	—	360.00	7,993.59

(2) Previous reporting period

(₹ in lakhs)

Balance at the beginning of the Previous reporting period	changes in Equity share capital due to prior period items	Related balance at the beginning of the Previous reporting period	Changes in Equity share capital during the Previous year	Balance at the end of the Previous reporting period
7,273.59	—	—	360.00	7,633.59

B. OTHER EQUITY AND CONVERTIBLE INSTRUMENTS

(₹ in lakhs)

	Reserves and Surplus							Non Controlling Interest	Total
	Share Application money pending allotment	Money received against Share Warrants	Securities Premium reserve	Debenture Redemption Reserve	General reserve	Capital Reserve	Retained Earnings (Refer Footnote b to Note 18)		
Balance at 31st March, 2022	—	—	67,225.31	—	34,446.21	2,704.42	17,265.99	1,853.38	1,23,495.32
Received during the year	—	2,592.00	—	—	—	—	—	—	2,592.00
Profit / (Loss) for the year	—	—	—	—	—	—	2,888.77	161.48	3,050.25
Prior Period Adjustments	—	—	—	—	—	—	(3,575.39)	292.95	(3,282.44)
On account of Merger	—	—	—	—	—	—	—	—	—
Adjustment for MR and audited Financial statement	—	—	—	—	—	—	—	—	—
Transfer to Equity share capital	—	(360.00)	—	—	—	—	—	—	(360.00)
Transfer to Security premium	—	(1,692.00)	1,692.00	—	—	—	—	—	—
Remeasurement of net defined benefit	—	—	—	—	—	—	—	—	—
Received during the year	—	—	—	—	—	—	—	—	—
Profit / (Loss) for the year	—	—	—	—	—	—	—	—	—
Prior Period Adjustments	—	—	—	—	—	—	—	—	—
Other Comprehensive Income:	—	—	—	—	—	—	—	—	—
Remeasurement of net defined benefit	—	—	—	—	—	—	(255.86)	—	(255.86)
Balance at 31st March, 2023	—	540.00	68,917.31	—	34,446.21	2,704.42	16,323.51	2,307.81	1,25,239.27
Received during the year	—	1,512.00	—	—	1.00	—	—	—	1,513.00
Profit / (Loss) for the year	—	—	—	—	—	—	(8,545.90)	(71.20)	(8,617.10)
Prior Period Adjustments	—	—	—	—	—	—	—	3,242.84	3,242.84
On account of Merger	—	—	—	—	—	1,943.61	—	—	1,943.61
Adjustment for MR and audited Financial statement	—	—	—	—	—	—	199.75	—	199.75
Transfer to Equity share capital	—	(360.00)	—	—	—	—	—	—	(360.00)
Transfer to Security premium	—	(1,692.00)	1,692.00	—	—	—	—	—	—
Remeasurement of net defined benefit	—	—	—	—	—	—	124.74	—	124.74
Balance at 31st March, 2024	—	—	70,609.31	—	34,447.21	4,648.03	8,102.10	5,479.45	1,23,286.11

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQP9373
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024

NOTE 1. STATEMENT OF MATERIAL ACCOUNTING POLICIES.

1.1 Company Overview

Hubtown Limited is a listed public limited company domiciled in India, incorporated under the Companies Act, 1956. The Company is engaged in real estate business of construction and development of Residential and Commercial Premises, Build Operate Transfer (BOT) Projects, etc. through both - on its own and through its subsidiaries / joint ventures / associate companies.

1.2 The financial statements are approved for issue by the Company's Board of Directors in the board meeting held on 24th May, 2024.

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY

IA. Basis of preparation of Financial Statements

(i) Compliance with Ind AS

These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

The accounting policies are applied consistently to all the periods presented in the financial statements.

(ii) Historical cost convention

The financial statements have been prepared on a historical cost basis, on accrual basis of accounting, except for the following:

- 1) certain financial assets and liabilities that are measured at fair value;
- 2) assets held for sale - measured at lower of carrying amount or fair value less cost to sell;
- 3) defined benefit plans - plan assets measured at fair value.

(iii) Current non-current classification

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

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

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

- i) It is expected to be settled in normal operating cycle
- ii) It is held primarily for the purpose of trading
- iii) It is due to be settled within twelve months after the reporting period, or
- iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period. Operating cycle for the business activities of the Company covers the duration of the project/ contract including the defect liability period, wherever applicable, and extends upto the realisation of receivables (including retention monies, (if any)) within the credit period normally applicable to the respective project."

(iv) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs as per the requirement of Schedule III, unless otherwise stated.

IB. Principles of consolidation and equity accounting

The financial statements have been prepared on the following basis:

(i) Subsidiaries

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. They are deconsolidated from the date the control ceases.

The acquisition method of accounting is used to account for business combination by the Group.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

The Group combines the separate financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, contingent liability, equity, income and expenses. Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary and practicable to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of changes in equity and balance sheet, respectively.

The consolidated financial statements have been presented to the extent possible, in the same manner as Parent Company's standalone financial statements.

(ii) Associates

Associates are all entities over which the Group has significant influence but no control or joint control. This is generally the case where the Group holds between 20% and 50% of the voting rights. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

(iii) Joint arrangements

Under Ind AS 111 Joint Arrangements, investments in joint arrangements are classified as either joint operations or joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the joint arrangement.

Joint operations

The Group recognises its direct right to the assets, liabilities, contingent liabilities, revenues and expenses of joint operations and its share of any jointly held or incurred assets, liabilities, revenues and expenses. These have been incorporated in the financial statements under the appropriate headings.

Joint ventures

Interests in joint ventures are accounted for using the equity method, after initially being recognised at cost in the consolidated balance sheet.

(iv) Equity Method

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in profit and loss, and the Group's share of other comprehensive income of the investee in other comprehensive income ("OCI"). Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment.

When the Group's share of losses in an equity-accounted investment equals or exceeds its interest in the entity, including any other unsecured long-term receivables, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the other entity.

Unrealised gains on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in these entities. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred. Accounting policies of equity accounted investees have been changed where necessary and practicable to ensure consistency with the policies adopted by the Group.

The carrying amount of the equity accounted investments are tested for impairment in accordance with the policy.

(v) Change in ownership interests

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests or reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised within equity.

When the Group ceases to consolidate or equity account for an investment because of a loss of control, joint control or significant influence, any retained interest in the entity is remeasured to its fair value with the change in carrying amount recognised in statement profit and loss. The fair value becomes the initial carrying amount for the purposes of subsequent accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in OCI in respect of that entity are reclassified to statement profit and loss as if the Group had directly disposed of the related assets and liabilities.

If the ownership interest in a joint venture or an associate is reduced but joint control or significant influence is retained, only a proportionate share of the amounts previously recognised in OCI are reclassified to statement profit and loss where appropriate.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

- (vi) The 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 financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that Group member's separate financial statements in preparing the financial statements to ensure conformity with the Group's accounting policies, wherever necessary and practicable.
- (vii) Notes to the financial statements represent notes involving items which are considered material and are accordingly disclosed. Materiality for the purpose is assessed in relation to the information contained in the financial statements. Further, additional statutory information disclosed in separate financial statements of the subsidiary and/or a parent having no bearing on the true and fair view of the financial statements has not been disclosed in these.

II. 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 judgments, 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

Classification of property

The Company determines whether a property is classified as investment property or inventories. Investment property comprises land and buildings that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These properties are substantially rented to tenants and not intended to be sold in the ordinary course of business. Inventory comprises property that is held for sale in the ordinary course of business. Principally, these are properties that the Company develops and intends to sell before or on 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 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.

i) Employee Benefit Plans

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

ii) Estimation of net realisable value for inventory (including advance to land owner)

Inventory are stated at the lower of cost and net realisable value (NRV).

NRV for completed 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.

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

With respect to Advance given to land owners, 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.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

iii) **Valuation of investment in/ loans to subsidiaries**

The investments are measured at cost / carrying value. The Company has performed valuation for its investments in equity of subsidiaries, associates and JVs for assessing whether there is any impairment. In case of impairment the fair value of investments is determined. Where the fair value of investments in entities cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow model.

Similar assessment is carried out for exposure of the nature of loans and interest receivable thereon as well as project advances. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as expected earnings in future years, liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported amounts of these investments, loans and advances.

iv) Income tax provisions are based on the company's judgment of allowances/disallowances considering computation of income.

III. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will accrue to the Company and the revenue can be reliably measured and also when it is reasonably certain that the ultimate collection will be made and that there is buyers' commitment to make the complete payment.

A. Revenue from sale of properties:

Revenue is recognized upon transfer of control of residential/commercial units to customers, of an amount that reflects the transaction price. Transaction price is the amount that reflects the consideration the Company expects to receive in exchange for those units. The Company shall determine the performance obligations associated with the contract with customers at contract inception and also determine whether they satisfy the performance obligation over time or at a point in time. In case of residential/commercial units, the Company satisfies the performance obligation and recognizes revenue at a point in time i.e., upon giving possession of the residential/commercial units.

To estimate the transaction price in a contract, the Company adjusts the promised amount of consideration for the time value of money if that contract contains a significant financing component. The Company when adjusting the promised amount of consideration for a significant financing component is to recognize revenue at an amount that reflects the transaction price of the transferred residential/commercial unit.

The transaction price of goods sold or services rendered is net of variable consideration on account of various discounts and schemes offered by the company as part of the contract.

In arrangements for sale of units the Company has applied the guidance in IND AS 115, on "Revenue from contracts with customers", by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations.

B. Revenue from sale of land and development rights:

Revenue from sale of land and development rights is recognised upon transfer of all significant risks and rewards of ownership of such land and development rights, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements. Revenue from sale of land and development rights is only recognised when transfer of legal title to the buyer is not a condition precedent for transfer of significant risks and rewards of ownership to the buyer.

C. Revenue from Trading Materials:

Revenue from sale of trading material is recognised when significant risks and rewards associated with the sale of material is transferred to the buyer.

D. Revenue from project management services:

Service income is recognised on the basis of completion of a physical proportion of the contract work/ based upon the contracts/ agreements entered into by the Company with its customers.

E. Profit / loss from partnership firms / association of persons:

Share of profit / loss from partnership firms / association of persons (AOP) is recognised when the right to receive/liability to pay the same is established on the basis of their audited/ management reviewed accounts, which is considered as a part of other operating activity.

F. Income from leased premises:

Lease income from operating lease is recognised in the Statement of Profit and Loss on straight line basis after adjusting for escalation over the lease term except where the lease incomes are structured to increase in line with expected general inflation.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

G. Interest and dividend:

Interest income including income arising on other instruments recognised on time proportion basis using the effective interest rate method.

Dividend income is recognized when the right to receive dividend is established.

H. Others:

Other revenues / incomes and costs / expenditure are accounted on accrual, as they are earned or incurred.

IV. Property plant and equipment and depreciation / amortisation

- A. On transition to Ind AS, the Company has opted to continue with the carrying values measured under the previous GAAP as at 1st April, 2015 of its Property, Plant and Equipment and Investment property and use that carrying value as the deemed cost on the date of transition i.e. 1st April, 2015.
- B. Tangible fixed assets are stated at cost of acquisition or construction including attributable interest and finance cost, if any till the date of acquisition/installation of the assets, less accumulated depreciation/amortisation and accumulated impairment losses, if any.
- C. Subsequent expenditure relating to Property, Plant and Equipment is capitalised only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the Statement of Profit and Loss as incurred. The cost and related accumulated depreciation are eliminated from the financial statements, either on disposal or when retired from active use and the resultant gain or loss are recognised in the Statement of Profit and Loss.
- D. Depreciation is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.

Asset Category	Estimated useful life (in Years)
Plant and Machinery (Mivan System)	3 to 5
Computer servers and network systems	6
Computer desktops and laptops	3
Office Equipments	5
Vehicles	8
Furniture and Fixture	10
Completed Investment Properties	60
Leasehold Land	Over the Primary Lease period
Commercial Premises	60

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

V. Investment property and depreciation / amortisation

- A. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation.
- B. Depreciation on Investment Property is provided based on useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. Depreciation on additions to assets or on sale/disposal of assets is calculated pro-rata from the month of such addition, or upto the month of such sale/disposal, as the case may be.
- C. Transfers to (or from) investment property are made only when there is a change in use. Transfers between investment property, owner occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

VI. Intangible assets and amortisation

- A. Acquired computer softwares are classified as intangible assets and are stated at cost less accumulated amortisation. These are being amortised over the estimated useful life of five years, as determined by the management.
- B. The Company, as a lessee, recognises a right-of-use asset and a lease liability for its leasing arrangements, if the contract conveys the right to control the use of an identified asset. The contract conveys the right to control the use of an identified asset, if it involves the use of an identified asset and the Company has substantially all of the economic benefits from use of the asset and has right to direct the use of the identified asset. The cost of the right-of-use asset shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs incurred. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For short-term and low value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the lease term.

VII. Financial Instruments

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

A. Investments and Financial Assets

i. Initial recognition

Financial assets are recognised initially at fair value, plus in the case of financial assets not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of the financial assets. However, trade receivables that do not contain a significant financing component are measured at transaction price.

ii. Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

a) Financial Assets at Amortised Cost

A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Interest income from these financial assets is included in finance income using the effective interest rate ("EIR") method. Impairment gains or losses arising on these assets are recognised in the Statement of Profit and Loss.

b) Financial Assets Measured at Fair Value

Financial assets are measured at fair value through Other Comprehensive Income (OCI) if these financial assets are held within a business model with an objective to hold these assets in order to collect contractual cash flows or to sell these financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the Statement of Profit and Loss. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

Financial asset not measured at amortised cost or at fair value through OCI is carried at Fair Value Through Profit & Loss (FVTPL).

iii. De-recognition of Financial Assets:

The Company de-recognises a financial asset only when the contractual rights to the cash flows from the asset expire, or it transfers the financial asset and substantially all risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the assets and an associated liability for amounts it may have to pay.

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

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

B. Equity Instruments and Financial Liabilities

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

i. Equity Instruments

An equity instrument is any contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments which are issued for cash are recorded at the proceeds received, net of direct issue costs. Equity instruments which are issued for consideration other than cash are recorded at fair value of the equity instrument.

ii. Financial Liabilities

1. Initial Recognition

Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings and payables as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

2. Subsequent Measurement

The measurement of financial liabilities depends on their classification, as described below:

— Financial liabilities at FVTPL

Financial liabilities at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at FVTPL. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation. Amortisation is recognised as finance income in the Statement of Profit and Loss.

— Financial liabilities at amortised cost

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in the Statement of Profit and Loss. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

3. De-recognition of Financial Liabilities

Financial liabilities are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. 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 de-recognition of the original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

C. Offsetting Financial Instruments

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

VIII. Derecognition of financial instruments

The Company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expires or it transfers the financial asset and the transfer qualifies for derecognition under IndAS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

IX. Impairment

a. Financial assets

The Company measures the expected credit loss associated with its assets based on historical trend, industry practices and the business environment in which the entity operates or any other appropriate basis. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

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 asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

Impairment losses, including impairment on inventories, are recognised in the statement of profit and loss.

i. Intangible assets and property, plant and equipment

Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.

ii. Provisions

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

X. Taxation

i. Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the financial statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using rates that have been enacted or substantively enacted by the end of the reporting period.

In case the Company is liable to pay income tax u/s 115JB of Income Tax Act, 1961 (i.e. MAT), the amount of tax paid in excess of normal income tax is recognized as an asset (MAT Credit entitlement) only if there is convincing evidence for realization of such asset during the specified period. MAT credit entitlement is reviewed at each Balance Sheet date.

ii. Deferred Tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

The carrying amount of deferred tax asset is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

iii. **Current and deferred tax for the year**

Current and deferred tax are recognized in profit or 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.

XI. **Inventories**

All inventories are stated at lower of 'Cost or Net Realizable Value.'

- A. 'Stock of material at Site' includes cost of purchase, other costs incurred in bringing them to their respective present location and condition. Cost formula used is average cost.
- B. 'Incomplete Projects' include cost of incomplete properties for which the Company has not entered into sale agreements and in other cases where the revenue recognition is postponed. 'Incomplete Projects' also include initial project costs that relate directly to a (prospective) project, incurred for the purpose of securing the project. These costs are recognized as expenditure in the year in which they are incurred unless they are separately identifiable and it is probable that the respective project will be obtained.
- C. Finished properties given under operating lease are disclosed under 'Non Current Assets' as 'Investment Properties'. The costs transferred to the 'Investment properties' are shown as deductions from the costs carried in opening inventory and construction costs incurred during the year. These assets are depreciated / amortised as per the Accounting Policy Nos. (IV)(C) and (IV)(D). Although the Company considers these assets as Inventories held for sale in the ordinary course of business, the disclosure under 'Non Current Assets' as 'Investment properties' and provision for depreciation / amortisation is made to comply with the requirements of Indian Accounting Standard (Ind AS) 17 - 'Leases' and Indian Accounting Standard (Ind AS) 40 - 'Investment Property'.
- D. Value of 'Floor Space Index' (FSI) generated is recognized as inventory at cost (i.e. proportionate rehab component cost) as and when necessary obligations / conditions are fulfilled in entirety, which are imposed on the Company by statutory authorities (viz. Rehabilitation Authority, etc.), in lieu of which the FSI is allotted to the Company. The value of FSI is either carried as inventory (at cost) held for intended sale or with the intention to utilise in construction of projects undertaken for sale.
- E. Traded goods includes cost of purchases and other cost incurred in bringing the inventories to their present location and condition. Cost is determined on weighted average basis.
- F. Development rights represent amount paid under agreement to purchase land/ development rights and borrowing cost incurred by the Company to acquire irrevocable and exclusive licenses/ development rights in the identified land and constructed properties, the acquisition of which is either completed or is at an advanced stage. These are valued at lower of cost and net realisable value.

Inventory value includes costs incurred upto the completion of the project viz. cost of land / rights, value of Floor Space Index (FSI), materials, services and other expenses (including borrowing costs) attributable to the projects. Cost formula used is average cost.

XII. **Trade and other payables**

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after reporting period. 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.

XIII. **Trade receivable**

A receivable is classified as a 'trade receivable' if it is in respect of the amount due on account of goods sold or services rendered in the normal course of business.

XIV. **Employee benefits**

a) **Defined Contribution Plan**

Contributions to defined contribution schemes such as provident fund, labour welfare fund are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. Company's provident fund contribution is made to a government administered fund and charged as an expense to the Statement of Profit and Loss. The above benefits are classified as Defined Contribution Schemes as the Company has no further obligations beyond the monthly contributions.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

b) **Defined Benefit Plan**

The Company provides for gratuity which is a defined benefit plans the liabilities of which is determined based on valuations, as at the balance sheet date, made by an independent actuary using the projected unit credit method. Re-measurement, comprising of actuarial gains and losses, in respect of gratuity are recognised in the OCI, in the period in which they occur. Re-measurement recognised in OCI are not reclassified to the Statement of Profit and Loss in subsequent periods.

The classification of the Company's obligation into current and non-current is as per the actuarial valuation report.

c) **Leave Entitlement**

Leave entitlement are provided based on an actuarial valuation, similar to that of gratuity benefit. Re-measurement, comprising of actuarial gains and losses, in respect of leave entitlement are recognised in the Statement of Profit and Loss in the period in which they occur.

d) **Short-term Benefits**

Short-term employee benefits such as salaries, performance incentives etc. are recognised as expenses at the undiscounted amounts in the Statement of Profit and Loss of the period in which the related service is rendered. Expenses on non-accumulating compensated absences is recognised in the period in which the absences occur.

XV. Borrowings and Borrowing costs

Borrowing are initially recognised at Net of transaction cost incurred and measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in statetment of profit and loss over ther period of the borrowings using the effective interest method.

Interests and other borrowing costs included under finance costs calculated as per effective interest rate attributable to qualifying assets, which takes substantial period of time to get ready for its intended use are allocated as part of the cost of construction / development of such assets. Such allocation is suspended during extended periods in which active development is interrupted and, no costs are allocated once all such activities are substantially complete. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are charged to the Profit and Loss Account.

XVI. Earnings per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue, if any.

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

XVII. Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

XVIII. Cash and Cash Equivalents

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

XIX. Foreign currency transactions

- A. All transactions in foreign currency are recorded in the reporting currency, based on closing rates of exchange prevalent on the dates of the relevant transactions.
- B. Monetary assets and liabilities in foreign currency, outstanding as on the Balance Sheet date , are converted in reporting currency at the closing rates of exchange prevailing on the said date. Resultant gain or loss is recognized during the year in the Statement of Profit and Loss.
- C. Non monetary assets and liabilities denominated in foreign currencies are carried at the exchange rate prevalent on the date of the transaction.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 2. MATERIAL ACCOUNTING POLICIES FOLLOWED BY THE COMPANY (Contd.)

XX. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision maker. The chief operating decision maker regularly monitors and reviews the operating result of the whole Company as one segment of "Real Estate Development". Thus, as defined in Ind AS 108 "Operating Segments", the Company's entire business falls under this one operational segment and hence the necessary information has already been disclosed in the Balance Sheet and the Statement of Profit and Loss.

XXI. Provisions, contingent liabilities and contingent assets

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. A contingent liability also arises, in rare cases, where a liability cannot be recognised because it cannot be measured reliably.

Contingent assets are neither recognised nor disclosed in the financial statements.

XXII. Interest in Joint Arrangements

As per Ind AS 111 - Joint Arrangements, investment in Joint Arrangement is classified as either Joint Operation or Joint Venture. The classification depends on the contractual rights and obligations of each investor rather than legal structure of the Joint Arrangement. The Company classifies its Joint Arrangements as Joint Ventures.

The company recognizes its interest in Joint Venture as an investment and accounts for that investment using the Equity method in accordance with Ind AS 28.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 3.1. ADDITIONAL INFORMATION AS REQUIRED UNDER SCHEDULE III TO THE COMPANIES ACT, 2013 OF ENTITIES CONSOLIDATED AS SUBSIDIARIES / ASSOCIATES / JOINT VENTURES

Sr. No.	Name of the Entities	31st March, 2024							
		Net Assets		Share in profit/(loss)		Share in other		Share in total	
		As a % of consolidated net assets	Amount (₹ in lakhs)	As a % of consolidated Profit	Amount (₹ in lakhs)	As a % of consolidated Profit	Amount (₹ in lakhs)	As a % of consolidated profit / (loss)	Amount (₹ in lakhs)
	Parent								
	Hubtown Limited	118.39	1,45,953.43	(7.15)	616.17	68.04	84.88	(8.26)	701.05
	Subsidiaries								
1	Ackruti Safeguard Systems Private Limited	(0.56)	(686.33)	(0.30)	25.43	—	—	(0.30)	25.43
2	Citygold Education Research Limited	(1.80)	(2,222.86)	(8.55)	737.07	7.90	9.86	(8.80)	746.92
3	Citywood Builders Private Limited	(2.52)	(3,100.70)	12.82	(1,104.54)	—	—	13.01	(1,104.54)
4	Diviniti Projects Private Limited	0.42	513.75	(0.07)	5.68	(1.60)	(1.99)	(0.04)	3.69
5	Gujarat Akruṭi—TCG Biotech Limited	0.96	1,177.75	0.14	(12.08)	—	—	0.14	(12.08)
6	Joyneṣt Premises Private Limited	6.80	8,380.24	2.10	(181.38)	24.05	30.00	1.78	(151.37)
7	Rubix Trading Private Limited	0.01	6.64	(0.19)	16.28	—	—	(0.19)	16.28
8	Rare Townships Private Limited	12.05	14,861.65	3.85	(331.69)	—	—	3.91	(331.69)
9	Vama Housing Limited	(0.01)	(8.96)	(3.22)	277.14	—	—	(3.26)	277.14
10	Vega Developers Private Limited	0.22	272.26	(0.01)	0.44	—	—	(0.01)	0.44
11	Vishal Techno Commerce Limited	1.50	1,852.93	0.55	(47.36)	—	—	0.56	(47.36)
12	Vinca Developer Private Limited	6.51	8,030.62	91.41	(7,876.68)	—	—	92.76	(7,876.68)
13	Yantti Buildcon Private Limited	(0.06)	(71.78)	0.15	(12.76)	—	—	0.15	(12.76)
	Joint Venture								
14	Hubtown Bus Terminal (Adajan) Private Limited	—	—	3.38	(291.42)	—	—	3.43	(291.42)
15	Hubtown Bus Terminal (Ahmedabad) Private Limited	8.46	10,428.31	0.67	(57.80)	(1.48)	(1.85)	0.70	(59.65)
16	Hubtown Bus Terminal (Mehsana) Private Limited	0.87	1,072.70	0.30	(26.08)	(0.20)	(0.25)	0.31	(26.32)
17	Hubtown Bus Terminal (Vadodara) Private Limited	—	—	5.69	(490.52)	—	—	5.78	(490.52)
18	Twenty Five Downtown Private Limited (Formerly known as Joyous Housing Limited)	—	—	—	—	—	—	—	—
19	Sunstream City Private Limited	—	—	—	—	—	—	—	—
	Associates								
20	Shubhsiddhi Builders Private Limited	—	—	—	—	—	—	—	—
21	Whitebud Developers Limited	—	—	—	—	—	—	—	—
22	Giraffe Developers Private Limited	10.03	12,368.33	3.64	(313.48)	—	—	3.69	(313.48)
	Firms								
23	Ackruti GM JV	—	—	—	—	—	—	—	—
24	Rising Glory	—	—	—	—	—	—	—	—
25	Shreenath Realtors	—	—	—	—	—	—	—	—
	Minority Interest in all subsidiary	4.44	5,479.45	0.92	(79.00)	6.25	7.80	0.84	(71.20)
	Inter company elimination and consolidation adjustments	(65.72)	(81,021.33)	(6.15)	529.97	(2.97)	(3.71)	(6.20)	526.26
	Total	100.00	1,23,286.10	100.00	(8,616.59)	100.00	124.74	100.00	(8,491.85)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 3.1. ADDITIONAL INFORMATION AS REQUIRED UNDER SCHEDULE III TO THE COMPANIES ACT, 2013 OF ENTITIES CONSOLIDATED AS SUBSIDIARIES / ASSOCIATES / JOINT VENTURES

Sr. No.	Name of the Entities	31st March, 2023							
		Net Assets		Share in profit/(loss)		Share in other		Share in total	
		As a % of consolidated net assets	Amount (₹ in lakhs)	As a % of consolidated Profit	Amount (₹ in lakhs)	As a % of consolidated Profit	Amount (₹ in lakhs)	As a % of consolidated profit / (loss)	Amount (₹ in lakhs)
	Parent								
	Hubtown Limited	114.77	1,43,740.38	35.43	1,080.83	28.33	(72.50)	36.08	1,008.34
	Subsidiaries								
1	Ackruti Safeguard Systems Private Limited	(0.56)	(700.03)	(0.33)	(10.20)	—	—	(0.36)	(10.20)
2	Citygold Education Research Limited	(1.90)	(2,383.03)	(7.92)	(241.51)	7.84	(20.06)	(9.36)	(261.57)
3	Citywood Builders Private Limited	(1.61)	(2,014.04)	135.28	4,126.28	—	—	147.66	4,126.28
4	Diviniti Projects Private Limited	0.41	509.06	0.00	0.02	—	—	0.00	0.02
5	Gujarat Akruṭi—TCG Biotech Limited	0.95	1,189.83	(0.49)	(14.95)	—	—	(0.54)	(14.95)
6	Joyneṣt Premises Private Limited	6.81	8,531.61	26.18	798.64	59.32	(151.79)	23.15	646.85
7	Vama Housing Limited	(0.23)	(286.10)	(0.16)	(4.99)	—	—	(0.18)	(4.99)
8	Vega Developers Private Limited	0.22	271.81	(0.07)	(2.22)	—	—	(0.08)	(2.22)
9	Vishal Techno Commerce Limited	1.52	1,900.29	1.44	43.83	—	—	1.57	43.83
10	Yantti Buildcon Private Limited	(0.05)	(59.02)	(1.00)	(30.51)	—	—	(1.09)	(30.51)
11	Sanas developers private Limited (Upto 24th August, 2022)	(0.31)	(390.91)	8.51	259.70	—	—	9.29	259.70
12	Rubix Trading Private Limited	(0.01)	(9.99)	0.85	25.92	—	—	0.93	25.92
	Joint Venture								
13	Hubtown Bus Terminal (Adajan) Private Limited	—	—	(1.95)	(59.47)	—	—	(2.13)	(59.47)
14	Hubtown Bus Terminal (Ahmedabad) Private Limited	1.32	1,649.24	0.53	16.23	3.58	(9.15)	0.25	7.08
15	Hubtown Bus Terminal (Mehsana) Private Limited	0.72	906.10	(0.30)	(9.29)	0.57	(1.46)	(0.38)	(10.75)
16	Hubtown Bus Terminal (Vadodara) Private Limited	0.39	490.52	(1.07)	(32.79)	0.35	(0.90)	(1.21)	(33.69)
17	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	—	—	—	—	—	—	—	—
18	Rare Townships Private Limited	3.37	4,216.44	(3.66)	(111.73)	—	—	(4.00)	(111.73)
19	Sunstream City Private Limited	—	—	—	—	—	—	—	—
	Associates								
20	Shubhsiddhi Builders Private Limited	—	—	—	—	—	—	—	—
21	Vinca Developer Private Limited	—	—	—	—	—	—	—	—
22	SHK Hotels And Hospitality Private Limited	—	—	—	—	—	—	—	—
23	Whitebud Developers Limited	—	—	—	—	—	—	—	—
24	Giraffe Developers Private Limited	19.85	24,859.34	46.44	1,416.53	—	—	50.69	1,416.53
	Firms								
25	Akruti GM JV	3.38	4,234.15	0.05	1.47	—	—	0.05	1.47
26	Shreenath Realtors	—	—	—	—	—	—	—	—
	Minority Interest in all subsidiary	1.84	2,307.81	5.67	172.99	4.50	(11.51)	5.78	161.48
	Inter company elimination and consolidation adjustments	(50.88)	(63,724.21)	(143.42)	(4,374.54)	(4.50)	11.51	(156.14)	(4,363.03)
	Total	100.00	1,25,239.27	100.00	3,050.25	100.00	(255.86)	100.00	2,794.39

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 4. PROPERTY, PLANT AND EQUIPMENT AND CAPITAL WORK-IN-PROGRESS

(₹ in lakhs)

Particulars	Freehold Land	Leasehold land	Commercial Premises	Computers and Laptops	Plant and Machinery	Furniture and Fixtures	Vehicles	Office Equipment	Total	Capital work-in-progress
Cost or deemed cost										
Balance at March 31, 2022	2.92	1,818.01	364.49	35.67	166.24	873.02	588.94	473.53	4,322.83	1,666.87
Additions	—	—	—	14.00	—	12.14	19.28	1.44	46.84	—
Additions(on account of Acquisition)	—	—	—	—	—	—	—	—	—	—
Disposals (On account of Dilution)	—	—	—	(1.95)	(4.17)	—	(110.35)	—	(116.48)	—
Disposals	—	—	(14.96)	(6.38)	—	—	(59.79)	—	(81.14)	—
Transfer to investment property	—	—	—	—	—	—	—	—	—	—
Balance at March 31, 2023	2.92	1,818.01	349.52	41.33	162.06	885.16	438.08	474.97	4,172.04	1,666.87
Accumulated depreciation and impairment										
Balance at March 31, 2022	—	31.98	177.25	27.10	105.63	786.51	420.09	454.12	2,002.69	—
Eliminated on disposal of assets	—	—	(4.87)	(6.38)	—	—	(52.81)	—	(64.06)	—
Eliminated on dilution of Subsidiary	—	—	—	(1.00)	(0.70)	—	(52.26)	—	(53.97)	—
Depreciation expense	—	1.51	9.25	3.72	9.29	20.44	36.06	2.67	82.95	—
Transfer to investment property	—	—	—	—	—	—	—	—	—	—
Balance at March 31, 2023	—	33.49	181.64	23.44	114.22	806.95	351.08	456.79	1,967.61	—
Carrying amount as at 31st March 2023	2.92	1,784.52	167.88	17.89	47.84	78.21	87.00	18.19	2,204.43	1,666.87

Particulars	Freehold Land	Leasehold land	Commercial Premises	Computers and Laptops	Plant and Machinery	Furniture and Fixtures	Vehicles	Office Equipment	Total	Capital work-in-progress
Cost or deemed cost										
Balance at March 31, 2023	2.92	1,818.01	349.52	41.33	162.06	885.16	438.08	474.97	4,172.04	1,666.87
Additions	—	—	—	7.47	—	—	3.39	3.15	14.01	—
Additions(on account of Acquisition)	535.88	—	522.73	17.42	212.09	63.24	47.24	78.72	1,477.32	—
Disposals (on account of Dilution)	—	—	—	—	—	—	—	—	—	—
Disposals	—	—	—	—	(212.09)	—	(122.98)	—	(335.07)	—
Transfer to investment property	—	—	—	—	—	—	—	—	—	—
Balance at March 31, 2024	538.80	1,818.01	872.25	66.22	162.06	948.40	365.73	556.84	5,328.30	1,666.87
Accumulated depreciation and impairment										
Balance at March 31, 2023	—	33.49	181.64	23.44	114.22	806.95	351.08	456.79	1,967.61	—
Eliminated on disposal of assets	—	—	—	—	(212.09)	—	(122.74)	—	(334.83)	—
Additional depreciation (on account of Acquisition)	535.88	—	522.73	17.56	212.09	62.77	46.29	72.19	1,469.51	—
Eliminated on dilution of Subsidiary	—	—	—	—	—	—	—	—	—	—
Depreciation expense	—	1.51	9.26	6.85	8.56	11.04	24.35	1.45	63.03	—
Transfer to investment property	—	—	—	—	—	—	—	—	—	—
Balance at March 31, 2024	535.88	35.00	713.63	47.85	122.78	880.76	298.98	530.43	3,165.32	—
Carrying amount as at 31st March 2024	2.92	1,783.01	158.62	18.37	39.28	67.64	66.75	26.41	2,162.98	1,666.87

Footnote

Commercial premises includes cost of shares aggregating to ₹ 0.01 lakhs (March 31, 2023: ₹ 0.01 lakhs) carrying the occupancy rights in the commercial premises.

4.1 Immovable Property

All title deeds of immovable property are in the name of the company except lease hold property.

4.2 Leased Assets

None of the properties includes amounts where the company is a lessee under a finance lease.

4.3 Ageing Schedule of Capital work in progress (CWIP):

(₹ in lakhs)

CWIP (FY 2023-24)	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	—	—	1.43	201.25	202.68
Projects Temporarily Suspended	—	—	—	1,464.19	1,464.19
Total	—	—	1.43	1,665.44	1,666.87

CWIP (FY 2022-23)	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	—	1.43	3.77	197.48	202.68
Projects Temporarily Suspended	—	—	—	1,464.19	1,464.19
Total	—	1.43	3.77	1,661.67	1,666.87

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 5. INVESTMENT PROPERTY

	(₹ in lakhs)
	Completed investment properties
Gross Carrying value (At Deemed Cost)	
Balance at 1st April, 2022	5,471.66
Additions	—
Disposals	—
Balance at 31st March, 2023	5,471.66
Accumulated depreciation and impairment	
Balance at 1st April, 2022	2,017.59
Additions	—
Depreciation expense	151.18
Eliminated on disposal of assets	—
Balance at 31st March, 2023	2,168.77
Net carrying value as on 31st March, 2023	3,302.89
Gross Carrying value (At Deemed Cost)	
Balance at 1st April, 2023	5,471.66
Additions	—
Disposals	(109.24)
Balance at 31st March, 2024	5,362.42
Accumulated depreciation and impairment	
Balance at 1st April, 2023	2,168.77
Additions	—
Depreciation expense	151.13
Eliminated on disposal of assets	—
Balance at 31st March, 2024	2,319.90
Net carrying value as on 31st March, 2024	3,042.52

Footnote :

Investment Property includes cost of shares aggregating Rs. 0.03 lakh (March 31, 2023: Rs.0.03 lakh) carrying the occupancy rights.

5.1	Amounts recognised in profit and loss for investment properties	31st March, 2024	31st March, 2023
	Particulars		
	Rental Income	292.14	443.77
	Direct operating expenses from property	—	—
	Profit from Investment properties before depreciation	292.14	443.77
	Depreciation	151.13	151.18
	Profit from Investment properties	141.01	292.59
	Rental Income from others	19.89	13.54
5.2	Leasing Arrangements		
	Certain investment properties are leased to tenants. Minimum lease payments receivable are as follows.	31st March, 2024	31st March, 2023
	Within one year	215.84	272.04
	Later than one but not later than 5 years	292.26	330.15
5.3	Investment property pledged as security		
	Leasehold Land and Commercial properties with a carrying amount of ₹ 3,126.75 lakhs (As at 31st March, 2023: ₹ 3,273.21 lakhs) have been Mortgaged to secure the borrowings of the Company.		
5.4	Fair Valuation of Investment Property		
	Property Name	Fair Value (₹ in Lakhs)	Basis
	Mahalaxmi carpark	13,400.00	Independent Valuers Report
	Others	2,729.77	Stamp Duty Ready Reckoner Rate

The fair value of Mahalaxmi Car Park is based on independent valuer's report dated 3rd Oct, 2022. The Company has not determined the fair value of the other properties from any independent valuer as at 31st March, 2024. Instead, the values disclosed above are based on ready reckoner rate of the said properties for the year ended 31st March, 2024 duly published by the Government of Maharashtra..

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 6. INTANGIBLE ASSETS

(₹ in lakhs)

Particulars	Technical Know-how	Computer software	Lease Assets (Right to Use Asset) (Refer Footnote a to g)	Total
Gross Carrying Value (At Deemed Cost)				
Balance at 1st April, 2022	74.55	535.76	233.32	843.63
Additions	—	—	229.29	229.29
Disposals	—	—	(233.21)	(233.21)
Balance at 31st March, 2023	74.55	535.76	229.41	839.73
Accumulated depreciation				
Balance at 1st April, 2022	58.73	535.76	112.23	706.72
Eliminated on disposal of assets	—	—	(112.23)	(112.23)
Depreciation expense	3.64	—	80.85	84.49
Balance at 31st March, 2023	62.37	535.76	80.85	678.98
Net carrying value as at 31st March, 2023	12.18	—	148.56	160.75
Gross Carrying Value (At Deemed Cost)				
Balance at 1st April, 2023	74.55	535.76	229.41	839.72
Additions	—	—	15.27	15.27
Other adjustment	—	—	5.45	5.45
Disposals	—	—	—	—
Balance at 31st March, 2024	74.55	535.76	250.13	860.44
Accumulated depreciation				
Balance at 1st April, 2023	62.37	535.76	80.85	678.98
Eliminated on disposal of assets	—	—	—	—
Other adjustment	—	—	5.45	5.45
Depreciation expense	3.64	—	83.37	87.01
Balance at 31st March, 2024	66.01	535.76	169.67	771.44
Net carrying value as at 31st March, 2024	8.54	—	80.46	89.00

Footnotes:

- a) The weighted average incremental borrowing rate of 20% has been applied to lease liabilities recognised in the Balance Sheet at the date of initial application.
- b) This has resulted in recognising a right-to-use asset of ₹ 15.27 lakhs and a corresponding lease liability of ₹ 15.27 lakhs.
- c) The Group's leases assets mainly comprise of Premises taken on lease.
- d) The measurement of right to use asset at the date of initial recognition is excluding the initial direct costs.
- e) The aggregate depreciation expense on ROU assets is included under depreciation and amortization expense in the Statement of Profit and Loss.
- f) During the year Group has recognised operating lease expenses as amortisation of Right-of-Use Assets and finance cost.
- g) The Group does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 7. INVESTMENTS

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NON CURRENT		
A) Investment in equity instruments (Unquoted) (Carried at deemed cost)		
I) Joint Ventures		
a) 50,000 (As at March 31, 2023: 50,000) (Class 'A') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Mehsana) Private Limited	5.00	5.00
b) 1,00,000 (As at March 31, 2023: 1,00,000) (Class 'C') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Mehsana) Private Limited	958.55	901.10
c) 50,000 (As at March 31, 2023: 50,000) (Class 'A') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Vadodara) Private Limited	—	5.00
d) 1,15,275 (As at March 31, 2023: 1,15,275) (Class 'C') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Vadodara) Private Limited	—	485.52
e) 50,000 (As at March 31, 2023: 50,000) (Class 'A') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Adajan) Private Limited	—	—
f) 1,15,463 (As at March 31, 2023: 1,15,463) (Class 'C') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Adajan) Private Limited	—	—
g) 10,000 (As at March 31, 2023: 10,000) (Class 'A') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Ahmedabad) Private Limited	1,582.27	1,647.99
h) 15,000 (As at March 31, 2023: 15,000) (Class 'C') Equity shares of ₹ 10/- each Hubtown Bus Terminal (Ahmedabad) Private Limited	1.25	1.25
i) NIL (As at March 31, 2023: 28,37,270) Equity shares of ₹ 10/- each Rare Townships Private Limited	—	—
j) 4,25,000 (As at March 31, 2023: 4,25,000) (Class 'B') Equity shares of ₹ 10/- each Rare Townships Private Limited (Refer note g)	—	4,217.05
k) 25,000 (As at March 31, 2023: 25,000) Equity shares of ₹ 100/- each TwentyFive Downtown Realty Limited (Formerly known as Joyous Housing Limited)	—	—
l) 1,22,000 (As at March 31, 2023: 122,000) Equity shares of ₹ 10/- each Sunstream City Private Limited	—	—
	2,547.07	7,262.91
II) Associate Companies		
a) 25,000 (As at March 31, 2023: 25,000) Equity shares of ₹ 10/- each Whitebud Developers Limited	—	—
b) 5,000 (As at March 31, 2023: 5,000) Equity shares of ₹ 10/- each Shubhsiddhi Builders Private Limited	—	—
c) Nil (As at March 31, 2023: 26,000) Equity Shares of ₹ 10/- each SHK Hotels And Hospitality Private Limited	—	2.60
d) 7,353 (As at March 31, 2023: 7,353)(Class 'B') Equity Shares of ₹ 10/- each Giraffe Developers Private Limited	6,854.16	6,421.33
	6,854.16	6,423.93
III) Others		
a) Nil (As at March 31, 2023: 240) Equity shares of ₹ 100/- each Citygold Management Services Private Limited	—	—
b) 37,815 (As at March 31, 2023: 37,815) Equity shares of ₹ 10/- each Janakalyan Sahakari Bank Limited	3.78	3.78
c) 125 Equity shares of ₹ 25/- each (PY : 125) Shamrao Vithal Co-operative Bank Limited (at FVPL) (Refer footnote a)	0.69	0.71
d) 2,000 Equity shares of ₹ 10/- each (PY: 2,000) Suraksha Realty Limited (at FVPL) (Refer footnote a)	33.88	37.13
e) 6,095 (As at March 31, 2023: Nil) (Class 'A') Equity shares of ₹ 10/- each Vinca Developer Private Limited	—	0.61
Less: Provision for diminution in the value of investments	—	(0.61)
f) 6,000 (As at March 31, 2023: Nil) Equity Shares of ₹ 10/- each SHK Hotels And Hospitality Private Limited	0.60	—
	38.95	41.62
B) i. Investment in Preference Shares (Unquoted)		
a) 13 (As at March 31, 2023 : 13) 10% Non Cumulative Redeemable Preference Shares of ₹ 10/- each Citygold Education Research Limited	*(130)	*(130)
b) 10,000 (As at March 31, 2023: 10,000) 21% Non Cumulative Optionally Convertible Redeemable Preference Shares of ₹ 10/- each E Commerce Magnum Solutions Limited	1.00	1.00
	1.00	1.00

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 7. INVESTMENTS (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
C) i. Investment in Debentures (Unquoted)		
1,47,20,000 (As at March 31, 2023: 1,47,20,000) 9% Optionally convertible debentures of ₹ 10/- each		
Asmeeta Infratech Limited (Refer Footnote b)	454.70	454.70
ii. Investment in Bonds (At Ammortised Cost) (Quoted)		
NIL (As at March 31, 2023: 39,13,310) Deep Discount Bonds, issued @ ₹ 2,090/- of face value ₹ 10,000 [Tenure of 9 Years] (Refer footnote h)		
Sunstream City Private Limited (Joint venture)	—	97,412.85
	454.70	97,867.55
D) Capital Investment in Partnership Firms	700.00	700.00
E) Non Controlling Capital Investment in Partnership Firms (Refer Footnote e)	10.28	10.28
Total Non Current Investments (A+B+C+D+E)	10,606.16	1,12,307.29
Aggregate amount of quoted investments	—	97,412.85
Aggregate amount of unquoted investments	10,606.16	14,895.05
Aggregate provision for diminution in value of investments:	—	0.61
CURRENT		
A) Investment in Mutual Funds (Quoted)(Other than Trade)		
At Fair value through profit and loss		
(i) 246.52 units (As at March 31, 2023: 246.52 units) Indiabulls Liquid fund Direct Plan (Growth) [NAV ₹ 2,339.1441 per unit (As at March 31, 2023 ₹ 2,182.611 per unit)]	5.77	5.38
(ii) (State Bank of India Mutual Fund : 27.752 (P.Y.: 26.419) Units of ₹ 1,675.03/- each) [NAV ₹ 1,675.64 per unit (As at March 31, 2022: ₹ 1,675.03 per unit)]	0.47	0.47
(iii) 88676.4040 Units (As at 31st March, 2022, 88676.4040 units) IDFC Super Saver IF MT Plan [NAV ₹ 48.93 per unit (As at March 31, 2023:- ₹ 47.94 per unit)]	43.39	41.21
(iv) (445.2400 Units, (As at 31st March, 2023, 445.2400) Templeton Short Term Income Plan — Growth [NAV ₹ 17.21 per unit (As at 31st Marh 2023: ₹ 14.63 per unit)	0.39	0.39
(v) (0.2420 units,(As at 31st March, 2023, 8.7480 units) Templeton Short Term Income Plan — Growth [NAV ₹ 5,149.42 per unit (As at March 31, 2023: ₹ 4,712.45 per units)]	0.01	0.41
(vi) (2,24,812.0620 units,(As at 31st March, 2023, 2,24,812.0620) Tata Balanced Advantage Fund Growth [NAV ₹ 17.21 per unit (As at 31st Marh, 2023: ₹ 14.63 per unit)	38.69	32.90
B) Capital Investment in partnership firms and joint ventures (Trade, Unless otherwise specified)(Unquoted) (Refer Footnote c and d)	—	—
Aggregate amount of quoted investments	88.72	80.76
Aggregate amount of unquoted investments	88.72	80.76
	—	—

Footnotes:

- a) Investments in Shamrao Vithal Co-operative Bank Limited and Suraksha Realty Limited are measured at fair value as at 31st March 2024.
- b) During the year, the Parent Company has received an amount of NIL (March 31, 2023: Rs.64.48 lakhs) toward its investment in debentures redeemed out of the sale proceeds of the security against debentures.
- c) In earlier years the Parent Company had written off the capital amount given for project development amounting to ₹ 775.00 lakhs to a partnership firm Shreenath Realtors for development and exploitation of areas at Nirmal Nagar, Sion, Mumbai. Since the approval from the Government has not been received till date nor there is any scope of it being approved in the near future, operation cost has been mounting year on year in the said firm. However, the firm has not been dissolved as on date.
- d) The Parent company had invested an amount of Rs.1.60 lakhs in the capital of Primeria JV, which had been written off in the earlier years. However, the JV has not been dissolved as on date.
- e) As at 31st March, 2024 the Group has investments, loans and advances in certain joint ventures and associates which have incurred losses and have negative net worth as at the year end. The underlying projects in such entities are at various stages of real estate development and are expected to achieve adequate profitability on substantial completion and/ or have current market values of certain properties which are in excess of the carrying values. The Company considers its investments in such entities as long term and strategic in nature. Accordingly, no provision is considered necessary towards diminution in the value of the Company's loans and project advances to such entities, which are considered good and fully recoverable.
- f) The company's respective share in securities premium / shares with differential voting rights has been netted off against investment which was earlier disclosed under other Non Current Financial liability.
- g) Investment in Deep Discount Bonds of Sunstream City Private Ltd of the amount of ₹ 97,412.85 Lakhs were redeemed during the year and were inclusive of Interest accrued of ₹ 56,421.89 Lakhs on the Investment amount of ₹ 40,990.11 lakhs. The Principal amount of ₹ .409,90.11 lakhs has been transferred as Loan to Sunstream City Private Ltd.
- h) During the year the Group has purchased all the class A equity shares of Vinca Developer Private Ltd held by Nederlandse Financierings - Maatschappij Voor Ontwikkelingslanden N.V. (FMO) for an aggregate consideration of ₹ 22,115.00 lakhs including the amount of ₹ 8,215.00 lakhs lying in the Vinca Bank account. Accordingly, Vinca Developers Private Limited had become the subsidiary company w.e.f 16th June, 2023.
- i) During the current financial year, the Group increased its equity stake in Class A Share of Rare Townships Private Limited from 40.00% to 67.53%. Accordingly, Rare Townships Private Ltd has become a subsidiary of the Company w.e.f 12th March, 2024.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 8. TRADE RECEIVABLES

Current

Unsecured, considered good

- Related Party
- Others

Doubtful

Allowance for doubtful debts

Total

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
—	—
19,079.99	20,250.31
2,006.98	1,960.03
(2,006.98)	(1,960.03)
19,079.99	20,250.31

Footnotes:

- a) No trade receivables are due from directors or other officers of the Company either severally or jointly with any other person, or from any firms or private companies in which any director is a partner, a director or a member.
- b) Trade Receivables are towards sale of FSI/projects/rights and services. Credit terms for such receivables are based on respective contracts.

Trade Receivables (Unsecured) ageing schedule

As at 31st March 2024

(₹ in lakhs)

Particulars	Outstanding for following periods from Transaction date						Total
	Not due	Less than 6 months	6 months- 1year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Trade receivables — considered good	226.45	1,736.90	498.32	911.81	1,487.13	14,219.37	19,079.99
(ii) Undisputed Trade Receivables — which have significant increase in credit risk	—	—	—	—	—	—	—
(iii) Undisputed Trade Receivables — credit impaired	—	291.15	—	—	560.69	1,155.14	2,006.98
(iv) Disputed Trade Receivables — considered good	—	—	—	—	—	—	—
(v) Disputed Trade Receivables — which have significant increase in credit risk	—	—	—	—	—	—	—
(vi) Disputed TradeReceivables — credit impaired	—	—	—	—	—	—	—
Less: Allowances for credit loss	—	—	—	—	—	—	—
Less: Provisions	—	—	—	—	—	—	2,006.98
Total Trade Receivables	226.45	2,028.05	498.32	911.81	2,047.82	15,374.51	19,079.99

As at 31st March 2023

(₹ in lakhs)

Particulars	Outstanding for following periods from Transaction date						Total
	Not due	Less than 6 months	6 months- 1year	1-2 Years	2-3 Years	More than 3 Years	
(i) Undisputed Trade receivables — considered good	510.16	1,742.38	519.22	1,506.47	8,665.79	6,088.43	19,032.45
(ii) Undisputed Trade Receivables — which have significant increase in credit risk	—	—	—	—	—	—	—
(iii) Undisputed Trade Receivables — credit impaired	—	29.21	28.04	784.22	528.89	1,807.53	3,177.90
(iv) Disputed Trade Receivables — considered good	—	—	—	—	—	—	—
(v) Disputed Trade Receivables — which have significant increase in credit risk	—	—	—	—	—	—	—
(vi) Disputed TradeReceivables — credit impaired	—	—	—	—	—	—	—
Less: Allowances for credit loss	—	—	—	—	—	—	13.82
Less: Provisions	—	—	—	—	—	—	1,946.21
Total Trade Receivables	510.16	1,771.60	547.26	2,290.69	9,194.68	7,895.96	20,250.31

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 9. LOANS		
Non-current		
Loans to related parties (Refer Note 34)		
— Unsecured, considered good	57,538.22	15,754.84
Total	57,538.22	15,754.84
Current		
Loans to related parties		
— Secured, considered good	—	—
— Unsecured, considered good	4,427.36	4,997.68
Loan to others		
— Unsecured, considered good	1,091.30	437.29
Loans to Employees		
	3.73	7.81
Total	5,522.39	5,442.78

— **Repayable on demand / Without specifying any terms or period of repayment**

Borrower	F.Y 2023-24		F.Y 2022-23	
	Amount of loan or advance outstanding (₹)	% to Total Loan or Advance	Amount of loan or advance outstanding (₹)	% to Total Loan or Advance
Promoters	—	—	—	—
Directors	—	—	—	—
KMPs	—	—	—	—
Related Parties	61,965.58	100%	20,752.52	100%
Total	61,965.58		20,752.52	

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 10. OTHER FINANCIAL ASSETS		
Non-current		
Bank balances		
— Deposits with maturity of more than twelve months	935.03	230.16
— Margin money deposits	—	499.17
Security deposits	330.51	104.98
Other receivables		
Other than Trade Receivables	9.72	9.15
Interest accrued on fixed deposits	6.05	4.30
	1,281.31	847.76
Footnote:		
Balances with banks in margin money and fixed deposits are kept as security for guarantees / other facilities.		
Current		
Security deposits		
Project Advances (Refer Footnote a)	255.72	545.52
— Related parties (Footnote e of Note 7)	19,763.91	24,952.95
Doubtful	80.00	198.78
Less: Provision for doubtful Project Advances	(80.00)	(198.78)
— Others	—	—
Advances recoverable		
Related parties	(539.74)	1,140.85
Others	14,279.12	14,012.24
Other Advances		
Current Account Balances in Partnership Firms and Joint Ventures	70.49	2,730.59
Other receivables		
Other than Trade Receivables	22,633.86	22,935.73
Interest accrued on fixed deposits	75.48	17.89
Interest accrued on loans— Related Party	46.01	46.01
Interest accrued on investments		
— Others	—	1.97
Total	56,584.85	66,383.75

Footnote:

- a. The Company has advanced certain amounts to entities in which it has business interest with a view to participate in the earnings of the Projects being implemented by the recipient entities and hence the company has not charged any interest on these advances. Considering the nature of businesses in which these entities operate, the amounts so advanced are considered to be repayable on call / demand as the recovery period of such amounts so advanced are not measureable precisely.:

— **Business Advance, Current Account Balance and Advances recoverable (Repayable on demand / Without specifying any terms or period of repayment) :**

Borrower	F.Y 2023-24	
	Amount of loan or advance outstanding (₹ in Lakhs)	% to Total Loan or Advance
Promoters	—	—
Directors	—	—
KMPs	—	—
Related Parties	19,294.66	100%
Total	19,294.66	

— **Business Advance, Current Account Balance and Advances recoverable (Repayable on demand / Without specifying any terms or period of repayment):**

Borrower	F.Y 2022-23	
	Amount of loan or advance outstanding (₹ in Lakhs)	% to Total Loan or Advance
Promoters	—	—
Directors	—	—
KMPs	—	—
Related Parties	28,824.38	100%
Total	28,824.38	

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 11. INCOME TAX ASSETS (NET)

Income Tax Assets
Income Tax Liabilities

Total

Income Tax expense

(a) Income Tax expense

Current Tax
Tax in respect of earlier years

Deferred Tax

Decrease /(Increase) in deferred tax assets
(Decrease) /Increase in deferred tax liabilities

Total deferred tax expense (credit)

Income Tax expense/(credit)

(b) Reconciliation of tax expense and the accounting profit multiplied by the Company's tax rate

Profit / (Loss) for the Year
Share of Profit /(Loss) From Associate Co. / JV using equity method
Pre-acquisition gain
Goodwill on acquisition / consolidation adjusted
(Loss) / gain on cessation / sale / conversion of share in subsidiaries / JVs / Associates
Add: Loss on account of consolidation of group entities
Total Profit / (Loss)
Income tax expense calculated at 25.168% (P.Y. : 25.168%)
Tax effects of amounts that are not deductible (taxable) in calculating taxable income:
Effect of expenses that are not deductible in determining taxable profit
Effect of expenses that are deductible in determining taxable profit due to timing difference
Effect of income that is exempt from taxation
Effect of incomes that are not taxable in determining taxable profit
Effect of Brought Forward Business Loss adjusted
Effect of incomes that are taxable in determining taxable profit as per ICDS
Adjustments for current tax of current periods
Effect on deferred tax due to timing difference (Refer note 12)
Adjustments for current tax of prior periods
Income tax expense

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
	2,180.74	1,785.48
	(26.02)	(13.62)
	2,154.72	1,771.86
	(8.54)	—
	(34.63)	45.42
	(43.17)	45.42
	(26.34)	3,188.86
	—	—
	(26.34)	3,188.86
	(69.51)	3,234.28

	31st March, 2024 (₹ in lakhs)	31st March, 2023 (₹ in lakhs)
	(7,527.04)	(605.74)
	(1,020.55)	481.17
	—	(59.46)
	—	—
	9,190.05	(1,923.99)
	642.46	(2,108.02)
	161.70	(530.55)
	369.05	375.04
	(298.70)	(97.63)
	(1.87)	(0.58)
	—	—
	(760.67)	751.71
	530.48	(497.99)
	(8.54)	—
	(26.34)	3,188.86
	(34.63)	45.42
	(69.53)	3,234.28

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 12. DEFERRED TAX ASSETS / LIABILITY (NET)		
The following is the analysis of deferred tax asset / (liabilities) presented in the balance sheet		
Deferred Tax Asset (Net)		
Deferred Tax Asset	18,353.03	17,264.26
Deferred Tax Liability	(13,552.20)	(12,437.08)
Total	4,800.83	4,827.18
Deferred Tax Liability (net)		
Deferred Tax Asset	—	—
Deferred Tax Liability	(45.71)	(46.62)
Total	(45.71)	(46.62)

	(₹ in lakhs)		
Deferred Tax Asset (Net)	Opening Balance	Recognised in profit or loss	Closing Balance
Depreciation	(159.18)	(15.21)	(174.38)
On account of Interest Free Long Term Loans Given	60.51	(17.63)	42.88
On account of Equity Contribution towards Loans and Advances	(143.00)	(0.00)	(143.00)
Difference in advance lease rent	(0.97)	0.00	(0.97)
Difference in security deposit	1.32	(0.26)	1.06
Difference in Revenue Recognition	10,142.35	(610.61)	9,531.73
Difference in WIP	(11,613.57)	820.24	(10,793.33)
On account of Lease Assets (Right to use (IND AS 116))	(37.39)	17.14	(20.25)
On account of Advance Finance Income	653.53	(343.96)	309.57
On account of Investment in mutual fund	(0.31)	(0.10)	(0.41)
Difference in advance lease rent	5.22	(2.28)	2.94
Difference in security deposit	(4.49)	1.06	(3.43)
On account of Interest Free Long Term Borrowings	(478.17)	291.00	(187.16)
On account of Lease Liability (IND AS 116)	41.08	(17.48)	23.60
Others	6,360.25	(148.26)	6,212.00
	4,827.18	(26.34)	4,800.83
Deferred Tax Liability (Net)	Opening Balance	Recognised in profit or loss	Closing Balance
On account of :			
Depreciation	(41.58)	0.91	(40.67)
Fair valuation of investments	2.02	—	2.02
Others	(7.06)	—	(7.06)
Total	(46.62)	0.91	(45.71)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 12. (Contd.)

2022-23

			(₹ in lakhs)
Deferred Tax Asset (Net)	Opening Balance	Recognised in profit or loss	Closing Balance
Depreciation	(183.62)	24.44	(159.18)
On account of Interest Free Long Term Loans Given	56.30	4.21	60.51
On account of Equity Contribution towards Loans and Advances	—	(143.00)	(143.00)
Temporary difference in relation to investments in Joint Venture	(0.01)	0.01	—
Difference in advance lease rent	(149.95)	148.98	(0.97)
Difference in security deposit	(6.24)	7.56	1.32
Difference in Revenue Recognition	(835.83)	10,978.18	10,142.35
Difference in WIP	—	(11,613.57)	(11,613.57)
On account of Lease Assets (Right to use (IND AS 116))	(30.45)	(6.94)	(37.39)
On account of Advance income	—	653.53	653.53
On account of Investment in mutual fund	—	(0.31)	(0.31)
Difference in advance lease rent	—	5.22	5.22
Difference in security deposit	—	(4.49)	(4.49)
On account of Interest Free Long Term Borrowings	—	(478.17)	(478.17)
Difference borrowings / convertible instruments classified as Equity	197.22	(197.22)	—
Premium payable on debentures	(605.93)	605.93	—
Unamortised premium on debentures	52.39	(52.39)	—
On account of Lease Liability (IND AS 116)	34.85	6.23	41.08
On account of fair valuation of investments	0.15	(0.15)	—
Provisions	55.60	(55.60)	—
Others	3,059.82	3,300.44	6,360.25
	<u>1,644.30</u>	<u>3,182.89</u>	<u>4,827.18</u>
Deferred Tax Liability (Net)	Opening Balance	Recognised in profit or loss	Closing Balance
On account of :			
Depreciation	—	(41.58)	(41.58)
Fair valuation of investments	(9.04)	11.06	2.02
Others	2.14	(4.11)	(7.06)
Total	<u>(6.90)</u>	<u>(34.63)</u>	<u>(46.62)</u>

Significant estimates: Based on the approved plans and budgets, the Company has estimated that the future taxable income will be sufficient to absorb carried forward losses and unabsorbed depreciation, which management believes is probable and accordingly the Company has recognised deferred tax assets.

NOTE 13. OTHER ASSETS

Non-current

Advances to land owners
Prepaid Expense

Total

Current

Capital Advances
Projects Advances
Advances to land owners
Advance to Suppliers
Advances / Deposits recoverable in cash or in kind or for value to be received
Balances with Statutory / Government Authorities
Other Advances
— Prepaid Expense
— Others

Total

	As at 31st March, 2024 ₹ in lakhs)	As at 31st March, 20223 (₹ in lakhs)
	628.07	628.07
	—	11.78
	<u>628.07</u>	<u>639.85</u>
	511.81	511.81
	346.94	286.81
	4,700.86	1,781.62
	1,919.28	1,669.60
	1,655.11	712.89
	15.90	58.24
	2,483.67	1,142.46
	<u>11,633.57</u>	<u>6,163.43</u>

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

NOTE 14. INVENTORIES

Inventories (lower of cost or net realisable value)

—	Stock of material at site
—	Incomplete projects
—	Transferable Development Rights (TDR)
—	Floor space index (FSI)
—	Trading Material
—	Land and ancilliary costs
—	Finished properties

Total

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
244.60	271.73
2,48,176.11	1,67,916.41
2,184.01	2,184.01
10,482.79	10,672.52
131.99	46.56
20,511.14	—
10,701.55	20,321.42
<u>2,92,432.19</u>	<u>2,01,412.65</u>

Footnote :

- The projects are under various stages of development and are expected to have net realisable value greater than the cost. Inventories include inventory valued at net realisable value of ₹ 750.85 Lakhs (As at 31st Mar 2023 : 9,722.30 Lakhs)
- Inventories include inventory with carrying value of ₹ 25,572.63 lakhs (As at 31st March, 2023 : ₹ 23,774.40 lakhs) which have been mortgaged against the borrowings of the Parent company. The Parent company has various projects under construction, and it has obtained loan/finance facilities against the mortgage of units to be constructed on the said projects and the same is reflected as inventory. The Parent company has also sold units which are under construction and the lender has issued NOC for the same.
- Inventories includes commercial premises held for sale of value ₹ 292.09 lakhs (As at 31st Mar 2023: ₹ 292.09 lakhs)

NOTE 15. CASH AND CASH EQUIVALENTS

Balances with banks:

—	in current accounts
—	Escrow accounts
—	in deposit with maturity of less than three months

Cash on hand

Cash and cash equivalents

Working Capital Loan from Bank (Refer note 19)

Cash and cash equivalents as per statement of cash flows

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
8,408.61	2,471.57
913.82	1,492.52
69.93	165.09
74.51	32.07
<u>9,466.87</u>	<u>4,161.25</u>
<u>(3,335.95)</u>	<u>(2,780.89)</u>
<u>6,130.92</u>	<u>1,380.36</u>

Footnote:

Balances with banks in fixed deposits are kept as security for guarantees / other facilities.

Bank Over Draft reflected in Current Account balances with Parent Parent company's Banks are utilised by Joint Ventures - Hubtown Bus Terminal (Adajan) Private Limited and Hubtown Bus Terminal (Mehsana) Private Limited

NOTE 16. OTHER BANK BALANCES

Other Bank Balances:

Unpaid dividend accounts	
Deposits with maturity of more than three months but less than twelve months	1,404.62
Deposit with maturity for less than 3 months	6.00
Deposit with maturity for more than 12 months	1,750.00
Margin money deposits	527.31

Total

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
1,404.62	103.93
6.00	—
1,750.00	1,665.00
527.31	323.87
<u>3,687.93</u>	<u>2,092.80</u>

Footnote:

Balances with banks in margin money and fixed deposits are kept as security for guarantees / other facilities.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 17. EQUITY SHARE CAPITAL

Authorised Share Capital:

125,000,000 (As at 31st March, 2023: 125,000,000) Equity Shares of ₹ 10/- each

Issued and subscribed capital comprises:

79,935,871 (As at 31st March, 2023: 76,335,871) Equity Shares of ₹ 10/- each fully paid up

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
12,500.00	12,500.00
7,993.59	7,633.59
<u>7,993.59</u>	<u>7,633.59</u>

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

Fully paid equity shares

Balance at 31st March, 2022

Add : Issued during the year

Less : Bought back during the year

Balance at 31st March, 2023

Add : Issued during the year

Less : Bought back during the year

Balance at 31st March, 2024

Number of shares	Share Capital (₹ in lakhs)
7,27,35,871	7,273.59
36,00,000	360.00
—	—
<u>7,63,35,871</u>	<u>7,633.59</u>
36,00,000	360.00
—	—
<u>7,99,35,871</u>	<u>7,993.59</u>

b) Terms / rights attached to equity shares

The Company has a single class of equity shares having a par value of ₹ 10 per share. Each shareholder of equity share is entitled to one vote per share. Dividend, as and when declared by the company is paid in Indian Rupees.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive the remaining assets of the Company in proportion to the number of equity shares held by each shareholder, after settlement of all preferential obligations.

c) Details of shares held by each shareholders holding more than 5% shares

Particulars	As at 31st March, 2024		As at 31st March, 2023	
	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares
Fully paid equity shares				
Vyomesh Mahipatray Shah	51,81,349	6.48%	51,81,349	6.79%
Kushal Hemant Shah	—	—	39,43,739	5.17%
Vyomesh Mahipatray Shah (HUF)	—	—	39,25,000	5.14%

* During the year there is no change in their shareholding but due to conversion of share warrants, their share has fallen below 5% hence current year holding is not disclosed in Note-16(c) however same has been disclosed in Note-16(d) below.

d) Details of shares held by each Promoter:

Name of the Shareholders	As at 31st March, 2024		As at 31st March, 2023		Changes in shareholding (%)
	No of shares held	% holding of this class of shares	No of shares held	% holding of this class of shares	
Fully paid equity shares					
Vyomesh Mahipatray Shah	51,81,349	6.48%	51,81,349	6.79%	-0.31%
Kushal Hemant Shah	39,43,739	4.93%	39,43,739	5.17%	-0.23%
Vyomesh Mahipatray Shah (HUF)	39,25,000	4.91%	39,25,000	5.14%	-0.23%
Hemant Mahipatray Shah (HUF)	37,00,050	4.63%	37,00,050	4.85%	-0.22%
Hemant Mahipatray Shah	36,70,000	4.59%	36,70,000	4.81%	-0.22%
Khilen V Shah	29,00,560	3.63%	29,00,560	3.80%	-0.17%
Kunjai Hemant Shah	27,30,931	3.42%	27,30,931	3.58%	-0.16%
Rushank V Shah	18,00,184	2.25%	18,00,184	2.36%	-0.11%
Meha Rushank Shah	36,00,000	4.50%	18,00,000	2.36%	2.15%
Pratiti Mayank Shah	36,00,000	4.50%	18,00,000	2.36%	2.15%
Mahipatray V Shah (HUF)	17,20,000	2.15%	17,20,000	2.25%	-0.10%
Falguni Vyomesh Shah	6,89,772	0.86%	6,89,772	0.90%	-0.04%
High Scale Trading Private Limited	3,00,000	0.38%	3,00,000	0.39%	-0.02%
Ukay Valves And Founders Pvt. Ltd	3,00,000	0.38%	3,00,000	0.39%	-0.02%
Mahipatray V Shah discretionary trust	1,90,000	0.24%	1,90,000	0.25%	-0.01%

Footnote:

Out of the total shares held by promoters (holding more than 5 %) 51,00,000 number of shares (As at 31st March, 2023: 1,18,25,000) are pledged against loan availed by the company as at 31st March 2024.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE18. OTHER EQUITY

Securities premium reserve
 Debenture redemption reserve
 General reserve
 Share Warrant
 Retained Earning
 Capital Reserve

Securities premium reserve

Balance at the beginning of the year
 Add / (Less) : Received during the year
 Appropriations

Balance at the end of the year

The amount received in excess of face value of the equity shares is recognised in Securities Premium Reserve. The reserve is utilised in accordance with the provisions of the Companies Act,2013.

Debenture redemption reserve

Balance at the beginning of the year
 Add / (Less) :

Amount transferred to general reserve

Balance at the end of the year

A debenture redemption reserve is a reserve that any Indian company that issues debentures must create to protect investors against the possibility of default by the Company.

General reserve

Balance at the beginning of the year
 Add / (Less) :

Addition during the year:

Balance at the end of the year

General reserve is used from time to time to transfer profits from retained earnings for appropriation purposes. This reserve will be utilised in accordance with the provisions of the Companies Act, 2013.

Capital Reserve

Balance as per Last Financial Statements
 Add / (Less) :

On Account Of Merger

Addition during the year:

Balance at the end of the year

Capital Reserves represents the gains of capital nature which mainly includes the excess of value of net assets acquired over consideration paid by the Company for business amalgamation transaction in earlier years.

Share Warrant

Balance as per Last Financial Statements

Addition during the year: Issue of Share Warrant

Add / (Less) :

Amount transferred to equity share capital on conversion of share warrants

Amount transferred to securities premium on conversion of share warrants

Balance at the end of the year

Retained Earnings

Balance at the beginning of the year
 Prior Period Adjustment (Refer footnote a)
 Adjustment for MR and Audited Financial Statements
 Profit / (Loss) for the year
 Items of OCI recognised directly in retained earnings

Balance at the end of the year

Total

As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
70,609.31	68,917.31
—	—
34,447.21	34,446.21
—	540.00
8,102.10	16,323.51
4,648.03	2,704.42
<u>1,17,806.65</u>	<u>1,22,931.45</u>
68,917.31	67,225.31
1,692.00	1,692.00
—	—
<u>70,609.31</u>	<u>68,917.31</u>
—	—
—	—
<u>—</u>	<u>—</u>
34,446.21	34,446.21
1.00	—
<u>34,447.21</u>	<u>34,446.21</u>
2,704.42	2,704.42
1,943.61	—
—	—
<u>4,648.03</u>	<u>2,704.42</u>
540.00	—
1,512.00	2,592.00
(360.00)	(360.00)
(1,692.00)	(1,692.00)
—	540.00
16,323.51	17,265.99
—	(3,575.39)
199.75	—
(8,545.90)	2,888.77
124.74	(255.86)
<u>8,102.10</u>	<u>16,323.51</u>
<u>1,17,806.65</u>	<u>1,22,931.45</u>

Footnote:

- a) For the year ended March 2024, the company had consolidated certain subsidiaries based on management compiled financial statements. However, the audited financial statements for the year ended March 2024, had variations compared to the management compiled financial statements considered for consolidation. Accordingly, the impact of such variations have been adjusted as prior period adjustment to opening retained earnings.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 19. BORROWINGS		
Non Current		
Secured		
(i) Debentures		
22,50,000 (As at March 31, 2023: 22,50,000) Compulsorily convertible debentures of the face value of ₹ 100/— each (Refer footnote a)	2,250.00	2,250.00
50,00,000 (As at March 31, 2023: Nil) Compulsorily convertible debentures of the face value of ₹ 100/— each (Refer footnote e)	5,000.00	—
Nil (P.Y. 1285) Debentures (Optionally Partly convertible Debenture of Rs. 10,00,000 each)	—	11,351.00
Nil (P.Y. 1395) Debentures (Optionally Partly convertible Debenture of Rs. 10,00,000 each)	—	13,950.00
1,500 (P.Y. — 1,500) Redeemable Non convertible debentures of the face value of ₹ 7,64,262.43/— (P.Y. 10,00,000/—) each (Refer Note b(i))	11,463.94	15,000.00
95 (P.Y. — 55) Redeemable Non convertible debentures of the face value of ₹ 10,00,000/— each (Refer footnote b(ii))	950.00	550.00
(ii) Term Loans		
— From Banks [Refer footnote c and h]	56.19	10.39
— From a Company [Refer footnote d]	4,003.17	4,894.21
— From financial institutions [Refer footnote e]	35,122.93	11,104.73
	58,846.23	59,110.33
(iii) Other Loans		
Liability component of compound financial instruments	47.71	—
1,12,500 (As at 31st March, 2023: 1,12,500) 10% Non Cumulative Non —Convertible Redeemable Preference Shares of ₹ 100/— each fully paid up (Refer Footnote f)	—	2,309.34
	58,893.94	61,419.67
Unsecured		
— Debentures	—	—
— Loan from Related party	4,605.58	—
— Loan from Companies	6,111.67	—
Less: Transferred to Current Maturities		
Of Long Term Debentures	(11,463.94)	(40,301.00)
Of Long Term Loan from Banks	(4.58)	(4.20)
Of Long Term Loan from Financial Institutions	(10,997.93)	(11,099.91)
Of Long Term Loan from Companies	(4,003.17)	(4,684.39)
Of Long Term Loan from Related party	(1,605.58)	—
Of Long Term Loan from Others Companies (Unsecured)	(6,111.67)	(2,265.97)
	(34,186.87)	(58,355.47)
Total	35,424.32	3,064.20

Footnotes:

- a. One of the subsidiary is having 22,50,00,000 outstanding debentures as on 31/03/2024 and these debentures can be converted into Class “B” Shares in whole or in part at the option of the investor but not before expiry of 120 months from the date of allotment.
- b. (i) Redemption Premium 20% p.a. IRR calculated on the face value of the debentures
Tenure: 42 months from the date of allotment
Security: All right title interest benefits, entitlements including substitutions rights in the Project being constructed on all those part and parcel of land admeasuring 1,13,924 sq mts on plot bearing CTS No 469-A, Village Chembur, Mumbai - 400071
- (ii) During the year the Company has issued 40 (P.Y. 55) Secured, Unrated, Unlisted, Non-Convertible Debentures of Face Value of ₹ 10,00,000/- on the following terms:
Redemption Premium 1. 16% p.a. simple interest on the outstanding Debentures.
Tenure: Period of 4 years from the allotment of 1st tranche Debentures
Security: First ranking exclusive charge on the Gross Sales Revenue (F wing) in favour of the Debenture Trustee.
- c. Secured Vehicle loans from Banks, which carry interest rate @ 7.74% p.a and are repayable by July,2025.
Vehicle loans secured against the assets of the Company

	Name of lenders	Security Offered (Further secured by personal guarantee of one or more promoters)
1	Union Bank of India	i. Registered mortgage of the premises in the project located at Mahalaxmi, Mumbai. ii. First charge on lease rent receivables from above premises.
2	Punjab National Bank	i. Registered mortgage of the premises in the project located at Andheri (East). ii. First charge on lease rent receivables from above premises.
3	ICICI Car Loan	i. Vehicle loan secured against the vehicles.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 19. BORROWINGS (Contd.)

- d. UCO Bank has transferred the Loan amount including interest thereon amounting to ₹ 18,287.94 lakhs as on 31.03.2017 to the third party "Invent Asset Securitisation & Reconstruction Private Limited (Company)" vide letter dated 11.04.17. The said loan has been settled at ₹ 15,500 lakhs via letter dated 27.11.2017 from Invent Asset Securitisation & Reconstruction Private Limited (company). The loan carries 0% interest rate and repayable within 5 years and have been measured at fair value. The loan is secured against Property located at Mulund, Thane and Andheri (East) and also first charge on lease rent receivable from said Premises.
- e. Secured Vehicle loans from financial institution, which carry interest rate @ 7.45 % p.a and are repayable by November,2024 and same is secured the assets of the Subsidiary Company
- f. 10% Non-Cumulative Redeemable Preference Shares for ₹ 10/- each. The said preference shares will be redeemed at par at the end of 10 years from the date of allotment or before at the option of the Company in one or more tranches. The Preference shares will be qualified for preferential payment of dividend. As per the second proviso to Section 47(2) of the Companies Act, 2013 where the dividend in respect of a class of preference shares has not been paid for a period of two years or more such class of preference shareholders have a right to vote on all the resolutions placed before the meeting.
- g. During the year the Company has issued Nil (P.Y. 500) Secured Redeemable Non-Convertible Debentures of Face Value of ` 10,00,000/- on the following terms:
Redemption Premium 20% p.a. IRR calculated on the face value of the debentures
Tenure: 42 months from the date of allotment
Redemption date: 42 months from the Series I date of allotment
Security: All right title interest benefits, entitlements including substitutions rights in the Project being constructed on all those part and parcel of land admeasuring 1,13,924 sq mts on plot bearing CTS No 469-A, Village Chembur, Mumbai - 400071
Note: Face value. of debenture is rounded off to two decimal
- h. Terms and Conditions of Debenture
- i) Tenor :60 months (The debenture holder shall have the right to reduce the tenor at their sole discretion.
 - ii) Security :
 - a) First ranking registered mortgage of Project Land alongwith Leasehold rights, including rights/entitlements under lease deed/ concession agreement, structures, development rights/FSI (existing and future) (excluding FSI of Wing A6)
 - b) First ranking Charge on Project receivables by way of Hypothecation on all rights of Company over the Sold units / Agreement to Sell (excluding receivables of Wing A6 units)"
 - iii) Redemption Schedule : 100% by the end of the Tenor
 - iv) Committed Return : 12.0% IRR for redemption from Project cash flows (receivables from sold and unsold units of the project).
 - v) Put Option : The Investor shall have Put Option on the occurrence of an Event of Default.
- i. Details of repayment of long term borrowings are as follows :

2023-24				Amount in rupees
Particulars	*Up to 1 year	2 to 5 years	Above 5 years	Total
Debenture	11,463.94	8,200.00	—	19,663.94
Term loans from Banks *	10,076.16	51.61	—	10,127.77
Term loans from Company \$	10,114.84	—	—	10,114.84
Term loan from Financial Institution #	10,997.93	24,125.00	—	35,122.93
Term loan from Financial Institution #	—	47.71	—	47.71
Loan from Others	1,605.58	3,000.00	—	4,605.58
Total	44,258.45	35,424.32	—	79,682.77

* Including overdue amounts

\$ Measured at fair value

Measured at amortized cost (net of transaction cost)

2022-23				Amount in lakhs
Particulars	*Up to 1 year	2 to 5 years	Above 5 years	Total
Debenture	—	43,101.00	—	43,101.00
Term loans from Banks *	10,239.42	6.19	—	10,245.61
Term loans from Company \$	4,684.39	209.82	—	4,894.21
Term loan from Financial Institution #	11,099.91	4.83	—	11,104.73
Loan from Others	2,265.97	43.38	—	2,309.34
Total	28,289.69	43,365.23	—	71,654.91

* Including overdue amounts

\$ Measured at fair value

Measured at amortized cost (net of transaction cost)

- J. Period and amount of continuing default as on balance sheet date in repayment of term loans and interest :

Particulars	31 March, 2024		31 March, 2023	
	₹ in lakhs	Period	₹ in lakhs	Period
1) Term loans from Banks				
Overdue instalments	7,553.81	Before Apr 17	7,717.45	Before Apr 17
Overdue instalments	2,517.77	Before Apr 20	2,517.77	Before Apr 20
Interest	1,757.48	Before Apr 17	1,453.67	Before Apr 17
Interest	1,735.42	April 19 to Mar 20	1,735.42	April 19 to Mar 20
Interest	1,557.95	April 20 to Mar 21	1,557.95	April 20 to Mar 21
Interest	1,600.49	April 21 to Mar 22	1,600.49	April 21 to Mar 22
Interest	1,651.38	April 22 to Mar 23	1,651.38	April 22 to Mar 23
Interest	1,741.16	April 23 to Mar 24	—	—
Total	20,115.46		18,234.12	

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 19. BORROWINGS (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Current		
Secured		
(i) Working Capital Loan from Bank (Refer footnote a, e and Note 15)	3,335.95	2,780.89
(ii) Loans repayable on demand:		
— From Companies (Refer footnote b & c)	2,798.38	4,538.77
(iii) Current maturities of long-term debt	26,469.61	56,089.50
	32,603.94	63,409.17
Unsecured		
Loans repayable on demand:		
— From Related Part	1,603.33	—
— From Companies (Refer footnote d)	24,082.10	19,546.35
— Loan from Others (Refer Footnote f)	247.58	168.58
	25,933.01	19,714.93
Total	58,536.95	83,124.10

Footnote:

- a. Working capital loan from bank carries interest rate of 19.65% (31st March, 2023: 19.50%). The loan is secured against mortgage of premises located at MIDC, Andheri (East), Mumbai and further secured by personal guarantee of one or more promoters. The said account of the Company has been attached by the Maharashtra State CID in connection with ongoing case with regards to a commercial transaction with an erstwhile associate company.
- b. Secured loans from the companies carry interest rate of 15.00% and is repayable on demand. However, loan from a company amounting to ₹ 2757.37 lakhs (As at 31st March, 2023: ₹ 2757.37 lakhs) is interest free. These Loans are secured against mortgage of unsold area of the commercial project at Andheri (East) and Jogeshwari (East) and secured against pledge of equity shares in the Company held by the promoters.
- c. Secured loan of Dena Bank has become NPA and has assigned the loan amount including interest thereon amounting to ₹ 2,100 lakhs as on 28th November, 2018 to a third party "International Asset Reconstruction Company Private Limited (IARC)" vide letter dated 24th December, 2018. The said Loan has been fully repaid during the current financial year.
- d. Unsecured loans from companies and others carry interest rates within a range of 9% to 21% and are repayable on demand. (Refer footnote a to Note 29)
- e. Period and amount of default as on Balance Sheet date in repayment of term loans and interest :

Particulars	31st March, 2024		31st March, 2023	
	(₹ in lakhs)	Period	(₹ in lakhs)	Period
Loans from Banks				
Overdue installments	1,269.98	Apr 18 to Mar 24	1,269.98	Apr 18 to Mar 23
Interest	2,065.97	Apr 18 to Mar 24	1,510.91	Apr 18 to Mar 23
	3,335.95		2,780.89	

- f. Loan from others include certain deposits inherited by the Parent company in earlier years due to merger of its erstwhile partnership firms Akruti Jay Developer and Akruti Kailash Constructions with the company. The Management is of the opinion that since these deposits were not received directly by the Company, they do not attract any of the provisions relating to the Companies (Acceptance of Deposits) Rules 2014 as amended. The Company is in the process of repaying the same

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 20. OTHER FINANCIAL LIABILITIES		
Non-current		
Retention money payable (Refer Footnote c)	2,020.29	1,670.89
Lease Deposits from tenants	16.49	22.29
Advance Lease Rentals	6.25	20.73
Advance Finance Income (Refer Footnote (d) to Note 19 Non Current Borrowings)	—	1,229.99
Other Payables	113.21	—
On account of Shares with Differential Voting Rights	3,208.26	3,208.26
Total	5,364.50	6,152.16
Current		
Current maturities of long-term debts (Refer Note 19)	—	
Interest accrued and due on borrowings	28,539.90	15,685.46
Interest accrued but not due on borrowing	31.85	37.23
— Lease deposits from tenants	20.31	—
Overdue Term Loan from Banks (Refer Footnote i to note 18 Non-Current Borrowings)	10,071.58	10,235.22
Overdue loan from company (Refer Footnote i(3) to note 19 Non-Current Borrowings)	—	
Retention money payable	123.39	57.02
Unpaid matured debentures and interest accrued thereon (Refer footnote a and b)	10,197.20	10,197.21
Unclaimed/unpaid dividends	0.01	—
Current account balance in firms and joint venture (Refer Note 34)	2,605.65	74.81
Business advance received (including related parties)	1,369.84	1,048.65
Advance received from others	379.07	6,612.07
Security Deposits (Refundable)	4,761.89	5,083.73
Advance Finance Income(Refer Footnote (d) to Note 19 Non Current Browings)	1,229.99	1,366.66
Advance Lease Rentals	5.43	32.63
On account of Shares with Differential Voting Rights	—	—
Other payables related party	5,938.97	—
Other payables (Refer Footnote d & e)	30,254.15	71,839.35
Total	95,529.23	1,22,270.04

Footnotes:

- a. Secured loan from ECL Finance Limited (Financial Institution) carries IRR of 16%. This loan is secured against Mortgage of land and structures on project located in Andheri (East), Matunga, Kelavali, Ghodivali, Raigad, Mulund, Khalapur and Majiwade; first charge by way of over the receivable and escrow account collection from above project. Irrevocable and unconditional Personal Guarantee(s) of Mr. Hemant Shah and Vyomesh Shah. Corporate guarantee of Heet Builders Private Limited and Citygold Education Research Limited Pledge of shares of Heet Builder Private Limited, Citygold Education Research Limited held by Hubtown Limited. Pledge of 15,00,000 shares of Hubtown Limited.

- b. Period and amount of default as on the Balance Sheet date in respect of matured debentures and interest accrued thereon :

	31 March, 2024		31 March, 2023	
	(₹ in lakhs)	Period	(₹ in lakhs)	Period
Overdue Instalments:	10,197.20	Apr 21- Mar 24	10,197.21	Apr 21- Mar 23

- c. Retention Money liability to the contractors which are not due for payment as at 31st March, 2024 have been shown under the head "Other Financial Liabilities" as per Ind AS 32. As per the management, the retention liability is in the nature of holding the amount as guarantee towards performance and does not relate to credit period given by the contractor. Further, in the opinion of the management, there has not been any authoritative clarification / interpretation with regard to measurement of fair value in respect of above item and hence retention liability has not been discounted as on 31st March, 2024.
- d. Other payable include an amount of ₹ Nil (as at 31st March 2023: ₹ .48, 171.95 lakhs) due to Ashok Commercial Enterprises. During the current financial year, the Group has written back the amount of ₹ 48,171.95 lakhs standing to the credit of Ashok Commercial Enterprises. The matter is pending in the High Court Judicature at Bombay (Commercial Summary Suit No. 1532 of 2018).
- e. Other Payable includes ₹ 1,448.47 lakhs (As at 31st March, 2023: ₹ 1,448.47 lakhs) being the Bank Overdraft facilities utilised by joint ventures - Hubtown Bus Terminal (Adajan) Private Limited and Hubtown Bus Terminal (Mehsana) Private Limited.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 21. PROVISIONS		
Non-current		
Employee Benefits		
Provision for Gratuity (Refer footnote a)	3.31	8.67
Provision for leave benefit	60.62	82.47
Total	63.93	91.14
Current		
Employee Benefits		
Provision for Gratuity (Refer footnote a)	334.04	277.50
Provision for leave benefit	61.84	129.33
Other Provisions	—	—
Total	395.88	406.83
Footnote:		
Provision for gratuity is stated net of plan assets ₹ 1.95 lakhs (As at 31st March, 2023 : ₹ 7.39 lakhs)		
NOTE 22. TRADE PAYABLES		
Dues to MSME	1,793.57	1,596.35
Dues to other than MSME	17,162.17	16,647.60
Total	18,955.74	18,243.95

For the year ended 31st March 2024

Particulars	Outstanding for following periods from Transaction Date					Total
	Not Due	Less than 1 Year	1-2 Year	2-3 Year	More than 3 Years	
(i) MSME	—	1,140.82	217.04	56.49	379.22	1,793.57
(II) Others	1,085.54	6,294.30	3,649.40	1,178.62	4,954.31	17,162.17
(iii) Disputed dues — MSME	—	—	—	—	—	—
(iv) Disputed dues — Others	—	—	—	—	—	—
TOTAL	1,085.54	7,435.12	3,866.44	1,235.11	5,333.53	18,955.74

For the year ended 31st March 2023

Particulars	Outstanding for following periods from Transaction Date					Total
	Not Due	Less than 1 Year	1-2 Year	2-3 Year	More than 3 Years	
(i) MSME	111.61	829.03	212.79	36.01	406.91	1,596.35
(II) Others	1,423.07	3,227.85	1,220.83	2,826.99	7,717.33	16,416.06
(iii) Disputed dues — MSME	—	—	—	—	—	—
(iv) Disputed dues — Others	—	—	—	—	231.54	231.54
TOTAL	1,534.68	4,056.88	1,433.62	2,863.00	8,355.78	18,243.95

Footnotes:

- a. The average credit period on purchases is 3 to 6 months.
- b. Details of dues to Micro, Small and Medium Enterprises as defined under Micro Small Medium Enterprises Development Act, 2006 :
The above information has been provided as available with the Company to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED Act. The overdue principal amounts outstanding to the extent Rs. 1,793.57 Lakhs (P.Y- Rs. 1,596.35 Lakhs) are payable to such vendors at the Balance Sheet date. The interest on overdue amount has not been provided/paid since the differences in supplier account balances is under reconciliation.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 23. OTHER LIABILITIES

Current

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Advance from customers	1,42,664.15	81,550.45
Overdrawn bank balances as per books of accounts	824.28	134.30
Other payables :		
— Statutory dues	779.69	1,823.26
— Employees benefit payables	280.06	73.90
— Others	722.96	388.00
Total	1,45,271.14	83,969.91

NOTE 24. REVENUE FROM OPERATIONS

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
Sale of properties / rights in projects (Net)	20,479.88	26,793.29
Revenue from sale of Trading Materials	619.32	1,078.60
Project Management Consultancy Service	—	1,309.00
Share of Profit from Partnership Firm	18.35	(2.73)
	21,117.55	29,178.16
Other operating revenue :		
Income on investments in Joint ventures developing real estate projects	—	259.70
Unwinding of Interest free loans	70.07	61.60
Lease rentals	312.03	457.30
Sundry credit balances appropriated	2,129.35	1,378.73
Liabilities written back to the extent no longer required	1,498.57	163.81
Income on account of advances written off in earlier years.	520.00	13.00
Provision for doubtful debts written back	5.50	—
Miscellaneous Income	119.20	396.31
	4,654.72	2,730.45
Total	25,772.27	31,908.61

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 25. OTHER INCOME

Interest Income:

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
— Loans	492.06	57.40
— Bank Fixed deposits	278.68	113.12
— Interest Income on financial asset at amortised cost	1,373.86	1,375.91
— Others	367.12	86.58
Total	2,511.72	1,633.01
Surplus on sale / discardment of fixed assets (Net)	802.22	29.18
Gain on sale of investments	1.15	—
Gain on foreign currency fluctuation (Net)	0.05	0.16
Gain on Investments measured at FVTPL	9.54	0.28
Sundry creditors balance written back	6,525.81	1.38
	7,338.77	31.00
Miscellaneous income	580.10	26.78
Total	10,430.59	1,690.79

NOTE 26. COSTS OF CONSTRUCTION / DEVELOPMENT

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
Construction costs incurred during the year		
Land / rights acquired	309.55	2,795.92
Material and labour costs	12,838.77	13,106.61
Approval and consultation expenses	1,515.69	1,176.94
Cost of Material Sold	119.18	—
Other direct development expenses	786.80	204.69
Total	15,569.99	17,284.16

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
NOTE 27. CHANGES IN INVENTORIES OF INCOMPLETE PROJECTS, FINISHED PROPERTIES AND FSI		
Opening Inventory :		
Stock at Site	114.24	30.00
Trading Material	—	19.25
Transferable Development Rights (TDR)	2,184.01	5,984.64
Floor Space Index (FSI)	10,672.52	8,875.17
Incomplete projects	1,73,126.79	1,83,421.13
Finished Properties	13,034.07	7,110.49
	1,99,131.63	2,05,440.68
Add / (Less):		
Loss on account of Diminution in value of Inventory (Refer Footnote d to Note 31)	(100.77)	(1,461.23)
Opening Stock Adjustment	(1.42)	(4,956.93)
Add: On account of difference of audit and MR	(46.75)	—
On account of Aquisition of Subsidiary / Disolution of Partnership Firm	—	(4,782.15)
	1,98,982.69	1,94,240.37
Closing Inventory :		
Stock at Site	61.18	114.24
Floor Space Index (FSI)	10,482.79	10,672.52
Transferable Development Rights (TDR)	2,184.01	2,184.01
Trading Material	—	46.56
Incomplete projects	2,10,070.67	1,65,648.21
Finished Properties	4,210.74	20,029.33
	2,27,009.39	1,98,694.87
Total	(28,026.70)	(4,454.50)

Footnote

- a. Change in Inventories includes an amount of Rs.23,880 Lakhs being the amount spent by one of the subsidiary company towards acquiring all right, title and interest in parcels of land situate, lying and being at village Kelavali, taluka Khalapur and district Raigad.

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
NOTE 28. EMPLOYEE BENEFITS EXPENSE		
Salaries, bonus, etc.	1,580.54	1,711.61
Contribution to provident and other funds	85.98	3.08
Staff welfare expenses	55.68	30.02
Other fund expenses	3.41	3.10
	1,725.61	1,747.81
Total	1,725.61	1,747.81

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
NOTE 29. FINANCE COSTS		
Interest costs:		
Interest on Debentures	2,852.71	4,492.05
Interest on Fixed loans	3,114.26	3,106.63
Unwinding of security deposit	15.06	32.51
Interest Expense on financial liabilities measured at fair value (Refer Footnote d to Note 19 of Non Current Borrowings)	1,156.25	1,530.22
Loan Processing Fees/ Other Borrowing Cost	(5.39)	11.21
Other interest expense and Finance Charges	223.91	109.76
Lease Finance Cost	28.09	25.36
Delayed/penal interest on loans and statutory dues	56.04	98.49
Total	7,440.93	9,406.22
Less: Costs allocated to Contractual Interests in Projects executed through Subsidiaries, Joint Ventures, etc.		

Footnote:

- a. The Parent Company has not provided for interest amounting to ₹ 7,637.86 lakhs (As at 31st Mar 2023 : ₹ 56,729.53 lakhs) on certain corporate deposits as the Company is in the process of re-negotiating the terms / waiver of interest by respective lenders. In this regard, the Parent Company has held various meetings with the respective lenders and is hopeful of amicable settlement in the near future. There is also a litigation pending in court in respect of amount payable to one of the lenders.
- b. In line with IND AS-23 'Borrowing Costs' issued by The Institute of Chartered Accountants of India, borrowing costs of ₹ 2,400.19 lakhs (As at 31st March, 2023 : ₹ 2,411.40 lakhs) have been capitalised to inventory.

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
NOTE 30. DEPRECIATION AND AMORTISATION EXPENSES		
Depreciation of property, plant and equipment	63.03	82.95
Amortization of intangible assets	87.01	84.49
Depreciation of investment property	151.13	151.18
Total	301.17	318.62

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
NOTE 31. OTHER EXPENSES		
Insurance	86.83	85.45
Rent	9.08	47.34
Rates and taxes	54.78	218.33
Advertisement expenses	1,880.67	670.84
Advances and other debit balances written off (Refer footnote a)	8,283.77	198.54
Donations	5.07	51.34
Bad Debts	528.44	13.91
Corporate Social Responsibility (CSR) activities (Refer Note b)	—	—
Brokerage	398.86	417.28
Directors' fees and travelling expenses	25.27	25.30
Provision for doubtful advances and debts	289.55	76.03
Land Record Charges	155.18	—
Interest (Delayed Payment on taxes / Compensation Charges)	6.89	—
Security Expenses	15.12	14.55
Provision for doubtful debts and advances (Refer footnote c)	546.87	—
Repairs and society maintenance charges	679.66	109.80
Legal and professional fees	953.12	832.80
Provision for doubtful debts	—	1,022.23
PMC Fees	14.65	—
Loss on Foreign Currency fluctuation (Net)	0.81	0.94
Loss on account of Diminution in value of Inventory/Stock (Refer footnote d)	5,201.09	1,461.23
Other expenses	3,187.64	3,521.72
Total	22,323.35	8,767.63

Footnote:

- a. Advances and other debit balances written off include an amount of ₹ 8,249.95 lakhs being the net impact of the amount of ₹. 48,171.94 lakhs standing to the credit of Ashok Commercial Enterprises written back in the Parent Company, and ₹ 56,421.89 written off ,being the amount of Interest accrued on Investment in deep discount bonds of Sunstream City Private Ltd., as the same is considered irrecoverable as in immediate future.
- b. CSR amount required to be spent as per Section 135 of the Companies Act, 2013 read with Schedule VII thereof by the Company during the year is ₹ Nil (As at 31st March 2023 : ₹ Nil Lakhs) & the actual amount spent during the year is ₹ Nil (As at 31st March 2023 : ₹ Nil Lakhs) for the purpose other than construction/acquisition of an asset.
- c. In the opinion of the Management certain advances made by the Parent Company for Business purposes have not yielded the desired results and are doubtful of recovery. Hence, the Parent Company has made necessary provision in respect of these advances. However, the Company shall continue to make all efforts for their recovery.
- d. Incomplete Projects have been stated at cost or their net realisable value whichever is lower. Accordingly the company has recognised loss on account of diminution in value for one of its completed projects to the extent of ₹ 100.77 lakhs and ₹ 5,100.00 lakhs on account of diminution in value of Stock of one of its subsidiary company.

NOTE 32. EARNINGS PER SHARE (EPS)

Basic Earning Per Share (In ₹)
Diluted Earning Per Share (In ₹)

Basic and Diluted EPS

The earnings and weighted average number of equity shares used in the calculation of basic earnings per share are as follows,

Profit for the year attributable to the owners of the Company

Weighted average number of equity shares for the purposes of basic and diluted earnings per share (Nos.)

	Year ended 31st March, 2024 (₹ in lakhs)	Year ended 31st March, 2023 (₹ in lakhs)
	11.16	4.16
	11.16	4.03
	(8,617.11)	3,050.25
	7,71,76,527	7,32,68,474

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31st MARCH, 2024 (CONTD.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
NOTE 33. CONTINGENT LIABILITIES (NOT PROVIDED FOR)		
(A) Claims against the Company, not acknowledged as debts on account of:—		
(i) Income Tax, Service Tax and MVAT matters under Appeal	24,850.15	79,076.59
(ii) Towards pending legal cases	96,413.34	24,526.47
(B) On account of properties purchased pending registration and other formalities under different statutes, for which confirmations are pending, with regards to consideration paid for the purchase of land through aggregator.	Amount not determinable	Amount not determinable
(C) On account of Corporate Guarantees issued by the Company to Bankers and others on behalf of other companies and joint ventures for facilities availed by them (amount outstanding thereagainst.)	60,972.08	39,535.45
(D) Other commitments :		
(i) Bank Guarantees against various projects	1,216.00	1,217.93
(ii) PWD Premium towards Additional FSI	12,960.00	12,960.00
(E) Certain disputes and differences had arisen between the Company (as promoters of one of the joint venture namely Rare Townships Private Limited) and investors (IL&FS and IIRF) on the issue of exercising put option by the investor which the promoters had challenged. The investors had invoked arbitration clause of share subscription and shareholders agreement on the said matter. The parties have now amicably settled all disputes and the investors have irrevocably withdrawn all claims, allegations, contentions and demands made by them.	—	Amount unascertainable

Footnote:

- Interest / penalty that may accrue on original demands are not ascertainable, at present. The Parent Company has taken necessary steps to protect its position with respect to the above referred claims, which in its opinion, based on professional / legal advice are not sustainable.
- Contingent liabilities include corporate guarantees issued by the Parent Company and are relied upon by the Auditors.
- The management is of the view that it was necessary to provide the corporate guarantees to further the business interest of the Parent Company in the entities on whose behalf such guarantees have been provided and the management is of the view that there would be no sustainable claims on the Parent Company in respect of these corporate guarantees.

The rate of interest, processing fees, any other charges levied by the lenders on the entities availing loans are based on internal guidelines of the lenders depending on the merits of the underlying projects and their estimated cash flows. Majority of the corporate guarantees issued by the Parent Company are basically to provide comfort by the Parent Company as a shareholder of the Borrower entity to the Lenders. These corporate guarantees, in any case, do not result in any additional benefits to the borrowers. Accordingly, the financial liability on account of financial guarantee contracts have not been fair valued as these are expected to be immaterial.

- The Management certifies that other than the above, the group does not have any claims made against it, which have not been acknowledged as its debts.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES

A. Names of related parties and description of relationship

		Country of Incorporation	% of Voting Power as at	
			31st March, 2024	31st March, 2023
I.	Associates			
1	Giraffe Developers Private Limited	India	48.00%	48.00%
2	Shubhsiddhi Builders Private Limited	India	50.00%	50.00%
3	**Vinca Developer Private Limited (upto 16th June 2023)	India	—	49.00%
4	Whitebud Developers Limited	India	50.00%	50.00%
5	*SHK Hotels And Hospitality Private Limited (upto 10th August 2023)	India	6.00%	26.00%
	* During the year the respective entity is ceased to be an Associates company. ** During the year the respective entity became a subsidiary company			
II. a)	Joint Ventures			
1	Hubtown Bus Terminal (Adajan) Private Limited	India	45.00%	45.00%
2	Hubtown Bus Terminal (Ahmedabad) Private Limited	India	45.00%	45.00%
3	Hubtown Bus Terminal (Mehsana) Private Limited	India	45.00%	45.00%
4	Hubtown Bus Terminal (Vadodara) Private Limited	India	45.00%	45.00%
5	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	India	25.00%	25.00%
6	*Rare Townships Private Limited (upto 12 March 2024)	India	0.00%	40.00%
7	Sunstream City Private Limited	India	40.67%	40.67%
	* During the year the respective entity is subsidiary of parent company			
II. b)	Joint Ventures in the nature of Partnership firm / AOP			
1	Akruti GM Joint Venture	India	77.00%	77.00%
2	Rising Glory Developers	India	25.00%	25.00%
3	Shreenath Realtors (under the process of dissolution)	India	92.50%	92.50%

III. Key management personnel

- 1 Mr. Hemant M. Shah, Executive Chairman
- 2 Mr. Vyomesh M. Shah, Managing Director
- 3 Mr. Sunil Mago (Chief Financial Officer)
- 4 Mr. Sadanand Lad (Company Secretary)

IV. Non Executive directors over which they are able to exercise significant influence “

- 1 Sunil C Shah (upto 16-10-2023)
- 2 Kartik Shantilal Ruparel
- 3 Milin Jagdish Ramani
- 4 Bhakti Jaywant Kothare
- 5 Jignesh Hansraj Gala (from 29-05-2023)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

A. Names of related parties and description of relationship (Contd.)

V. Relatives of key management personnel

- 1 Mrs. Kunjal H. Shah, Wife of Executive Chairman
- 2 Mrs. Falguni V. Shah, Wife of Managing Director
- 3 Mr. Rushank V. Shah, Son of Managing Director
- 4 Mr. Khilen V. Shah, Son of Managing Director
- 5 Mr. Kushal H. Shah, Son of Executive Chairman
- 6 Mrs. Nutan Dhanki, Sister of Executive Chairman and Managing Director
- 7 Mrs. Hemanti Parekh, Sister of Executive Chairman and Managing Director
- 8 Hemant M. Shah HUF — Karta Executive Chairman
- 9 Mrs. Pratiti K. Shah, Daughter in Law of Managing Director
- 10 Mrs. Meha R. Shah, Daughter in Law of Managing Director
- 11 Mrs. Aishwarya K. Shah, Daughter in Law of Executive Chairman
- 12 Vyomesh M. Shah HUF — Karta Managing Director
- 13 Mahipatray V. Shah HUF — Karta Executive Chairman
- 14 Mahipatray V. Shah Discretionary Trust- Trustees Executive Chairman and Managing Director

VI. Enterprises where key management personnel or their relatives exercise significant influence (Where transactions have taken place)

- 1 Amazia Developers Private Limited (Upto 28 Aug. 2023)
- 2 Aradhana Lifespace LLP
- 3 Buildbyte.Com (India) Private Limited
- 4 Citygold Management Services Pvt Ltd
- 5 Dharni Properties Pvt.Ltd.
- 6 Hazel Erectors Pvt. Ltd.
- 7 Heet Builders Private Limited
- 8 Helictite Residency Private Limited
- 9 Helik Advisory Limited
- 10 Hill View Venture
- 11 Hubtown Solaris Maintenance Private Limited
- 12 Powersoft IT Private Limited
- 13 Wellgroomed Venture

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties

Sr. No.	Nature of transaction	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
i.	Loans and Advances received/ recovered/ adjusted			
	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	— (—)	382.57 (—)	— (—)
ii.	Loans and Advances given/ repaid/adjusted			
	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	— (—)	28.33 (3.37)	— (—)
	Rare Townships Private Limited	— (—)	— (29.25)	— (—)
iii.	Business Advances received / recovered / adjusted			
	Amazia Developers Private Limited	— (—)	— (—)	— (369.60)
	Aradhana Lifespace LLP	— (—)	— (—)	— (45.00)
	Buildbyte.Com (India) Private Limited	— (—)	— (—)	— (15.00)
	Giraffe Developers Private Limited	19,193.91 (12,759.32)	— (—)	— (—)
	Heet Builders Private Limited	— (—)	— (—)	— (3,647.46)
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	203.95 (210.50)	— (—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	1,303.91 (1,008.70)	— (—)
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	4,018.18 (1,002.78)	— (—)
	Wellgroomed Venture	— (—)	— (—)	— (25.00)
iv.	Business Advances given / repaid / adjusted			
	Amazia Developers Private Limited	— (—)	— (—)	43.20 (882.24)
	Aradhana Lifespace LLP	— (—)	— (—)	— (50.00)
	Giraffe Developers Private Limited	11,254.33 (11,291.26)	— (—)	— (—)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

Sr. No.	Nature of transaction	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Heet Builders Private Limited	— (—)	— (—)	— (574.83)
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	0.20 (186.50)	— (—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	1,550.23 (1,966.53)	— (—)
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	1,206.04 (509.15)	— (—)
	Hubtown Bus Terminal (Vadodara) Private Limited	— (—)	100.00 (949.07)	— (—)
	Rubix Trading Private Limited	— (1,199.00)	— (—)	— (—)
	Sunstream City Private Limited	— (—)	1,052.65 (1,677.89)	— (—)
	Wellgroomed Venture	— (—)	— (—)	— (2,010.38)
	Whitebud Developers Limited	— (13.30)	— (—)	— (—)
v.	Contribution in Partner's Current Account			
	Akruti GM JV	— (—)	83.90 (270.71)	— (—)
	Rising Glory Developers	— (—)	65,880.45 (20,253.07)	— (—)
vi.	Amount Withdrawn from Partner's Current Account			
	Akruti GM JV	— (—)	45.00 (—)	— (—)
	Jairaj Developers Unit—9	— (—)	— (10,419.22)	— (—)
	Rising Glory Developers	— (—)	70,795.31 (22,798.95)	— (—)
vii.	On behalf payments made (Including reimbursement of expenses)			
	Akruti GM JV	— (—)	0.95 (0.12)	— (—)
	Aradhana Lifespace LLP	— (—)	— (—)	— (0.66)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

Sr. No.	Nature of transaction	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Buildbyte.Com (India) Private Limited	— (—)	— (—)	— (0.04)
	Citygold Management Services Pvt Ltd	— (—)	— (—)	— (0.12)
	Dharni Properties Pvt.Ltd.	— (—)	— (—)	— (2.30)
	Giraffe Developers Private Limited	557.60 (—)	— (—)	— (—)
	Heet Builders Private Limited	— (—)	— (—)	— (1,20)
	Helictite Residency Private Limited	— (—)	— (—)	— (0.24)
	Helik Advisory Limited	— (—)	— (—)	— (0.24)
	Hill View Venture	— (—)	— (—)	— (4.20)
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	59.50 (0.66)	— (—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	— (2.22)	— (—)
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	1.69 (0.84)	— (—)
	Hubtown Bus Terminal (Vadodara) Private Limited	— (—)	— (0.48)	— (—)
	Khilen Shah	— (—)	— (—)	50.45 (—)
	Kushal Shah	— (—)	— (—)	10.56 (—)
	Rare Townships Private Limited	— (—)	— (14.70)	— (—)
	Rushank Shah	— (—)	— (—)	490.68 (159.44)
	Rising Glory Developers	— (—)	— (—)	0.26 (—)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

Sr. No.	Nature of transaction	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Sunil Chandrakant Shah	— (—)	— (—)	— (0.02)
	Sunstream City Private Limited	— (—)	10.26 (0.18)	— (—)
	Vyomesh M. Shah	— (—)	— (—)	0.21 (0.04)
viii.	On behalf payments received/adjusted			
	Citygold Management Services Pvt Ltd	— (—)	— (—)	— (0.36)
	Giraffe Developers Private Limited	469.83 (—)	— (—)	— (—)
	Hazel Erectors Pvt. Ltd.	— (—)	— (—)	— (0.09)
	Sunstream City Private Limited	— (—)	0.02 (—)	— (—)
	Heet Builders Private Limited	— (—)	— (—)	— (6.44)
	Helik Advisory Limited	— (—)	— (—)	— (0.24)
	Hemant Shah	— (—)	— (—)	3.60 (1.31)
	Hill View Venture	— (—)	— (—)	30.46 (29.26)
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	— (537.05)	— (—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	— (20.00)	— (—)
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	— (793.66)	— (—)
	Khilen Shah	— (—)	— (—)	4.61 (0.17)
	Kushal Shah	— (—)	— (—)	7.72 (0.51)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

Sr. No.	Nature of transaction	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Rushank Shah	— (—)	— (—)	289.68 (164.42)
	Sunil Chandrakant Shah	— (—)	— (—)	— (0.02)
	Vyomesh M. Shah	— (—)	— (—)	24.86 (0.04)
	Wellgroomed Venture	— (—)	— (—)	1.02 (80.14)
ix	Advance received against FSI			
	Hill View Venture	— (—)	— (—)	— (83.04)
x.	Issue of Share Warrants			
	Meha Rushank Shah	— (—)	— (—)	— (1,296.00)
	Pratiti K. Shah	— (—)	— (—)	— (1,296.00)
xi.	Interest income on loans/Debentures			
	Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	— (—)	— (39.45)	— (—)
xii.	Share of profit from Partnerships/Joint Ventures			
	Akruti GM JV	— (—)	— (0.74)	— (—)
	Shreenath Realtors	— (—)	— (0.55)	— (—)
xiii.	Share of loss from Partnerships/Joint Ventures			
	Rising Glory Developers	— (—)	— (0.10)	— (—)
xiv.	Purchase of properties/rights/Material/services (Net of GST)			
	Dharni Properties Pvt.Ltd.	— (—)	— (—)	— (2.30)
xv.	Services received/availed			
	Powersoft IT Private Limited	— (—)	— (—)	8.26 (46.62)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

Sr. No.	Nature of transaction	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
xvi.	Directors' Remuneration			
	Hemant Shah	— (—)	— (—)	42.69 (41.16)
	Vyomesh M. Shah	— (—)	— (—)	35.81 (36.90)
xvii.	Directors Sitting Fees			
	Bhakti Jaywant Kothare	— (—)	— (—)	4.00 (0.80)
	Kartik Shantilal Ruparel	— (—)	— (—)	4.30 (6.30)
	Jignesh Hansraj Gala	— (—)	— (—)	2.00 (—)
	Ketaki Rajat Shah	— (—)	— (—)	— (3.40)
	Milin Jagdish Ramani	— (—)	— (—)	4.30 (1.50)
	Sunil Chandrakant Shah	— (—)	— (—)	2.80 (6.90)
xviii.	Remuneration to KMPs			
	Sunil Mago	— (—)	— (—)	45.44 (45.64)
	Sadanand Lad	— (—)	— (—)	20.36 (20.60)
xix.	Corporate Guarantees vacated for loans availed by others			
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	— (716.02)	— (—)
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	— (702.28)	— (—)
	Hubtown Bus Terminal (Vadodara) Private Limited	— (—)	— (506.26)	— (—)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

Sr. No.	Nature of transaction	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	— (613.75)	— (—)
	Giraffe Developers Private Limited	— (5,921.26)	— (—)	— (—)
	Rare Townships Private Limited	— (—)	— (343.05)	— (—)
	Sunstream City Private Limited	— (681.22)	— (—)	— (—)
xx.	Sale of Shares (CGMS)			
	Falguni Shah	— (—)	— (—)	— (0.05)
	Khilen Shah	— (—)	— (—)	— (0.03)
	Kunjal Shah	— (—)	— (—)	— (0.05)
	Kushal Shah	— (—)	— (—)	— (0.06)
	Rushank Shah	— (—)	— (—)	— (0.06)
xxi.	Earlier Period Adjustments			
	Shreenath Realtors	— (—)	— (3.50)	— (—)
	Sunstream City Private Limited	— (—)	— (50.00)	— (—)
xxii.	Other Payables			
	Bhakti Jaywant Kothare	— (—)	— (—)	0.06 (0.02)
	Falguni Shah	— (—)	— (—)	— (173.07)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

Sr. No.	Nature of transaction	Associate companies	Joint Ventures	Key management personnel, their relatives and enterprises \$
	Hemant Shah	— (—)	— (—)	0.03 (—)
	Hemant Shah (HUF)	— (—)	— (—)	— (621.08)
	Kartik Shantilal Ruparel	— (—)	— (—)	0.06 (0.02)
	Kushal Shah	— (—)	— (—)	— (87.30)
	Milin Jagdish Ramani	— (—)	— (—)	0.05 (0.02)
	Sunil Shah	— (—)	— (—)	0.12 (—)
	Vyomesh M. Shah	— (—)	— (—)	— (224.14)
xxiii.	Other Receivables			
	Hubtown Bus Terminal (Adajan) Private Limited	— (—)	— (0.88)	— (—)
	Hubtown Bus Terminal (Ahmedabad) Private Limited	— (—)	— (0.92)	— (—)
	Hubtown Bus Terminal (Mehsana) Private Limited	— (—)	— (0.60)	— (—)
	Hubtown Bus Terminal (Vadodara) Private Limited	— (—)	— (0.22)	— (—)
	Hubtown Solaris Maintenance Private Limited	— (—)	— (—)	— (30.62)
	Rushank Shah	— (—)	— (—)	— (13.51)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Balances outstanding		
xxiv. Payables		
Joint Ventures		
Hubtown Bus Terminal (Mehsana) Private Limited	4,126.20	—
Joint Ventures in the nature of Partnership firm / AOP		
Shreenath Realtors	—	1.92
Key management personnel, their relatives and enterprises \$		
Buildbyte.Com (India) Private Limited	—	27.69
Hill View Venture	2,367.52	2,285.03
Hemant Shah	20.58	14.32
Vyomesh Shah	12.37	44.07
Vishal Nirman (India) Pvt Ltd	42.59	43.09
Kushal Shah	0.40	87.30
Bhakti Jaywant Kothare	0.35	0.72
Citygold Management Services Private Limited	3.47	2.87
Dharni Properties Pvt.Ltd.	—	1.15
Kartik Shantilal Ruparel	0.35	0.99
Pratiti Shah	—	0.00
Milin Jagdish Ramani	0.36	0.99
Mahipatray Shah Family Discretionary Trust	19.50	19.50
Sunil C Shah	35.48	33.60
Priti K Shah	19.71	19.71
Shailesh G Hingarh	6.12	6.12
Footnote:		
\$ Enterprises where Key Management personnel or their relatives exercise significant influence.		
* Including balances relating to transactions entered into when these were not related.		

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
xxv. Receivables*		
Associate companies		
Whitebud Developers Limited	929.67	933.67
Shubhsiddhi Builders Private Limited	0.20	0.20
Giraffe Developers Private Limited	2,353.38	10,350.19
Joint Ventures / Firms		
Hubtown Bus Terminal (Adajan) Pvt Ltd	2,049.61	2,658.00
Hubtown Bus Terminal (Ahmedabad) Pvt Ltd	6,027.18	5,778.53
Hubtown Bus Terminal (Vadodara) Pvt Ltd	1,371.98	1,381.12
Hubtown Bus Terminal (Mehsana) Private Limited	—	198.73
Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	144.97	1,246.24
Sunstream City Private Limited	5,355.08	4,510.14
Rising Glory Developers	383.40	2,867.15
Akruti GM JV	2,902.15	2,162.23
Rare Townships Private Limited	—	1,335.28
Key management personnel, their relatives and enterprises		
Akruti Nirman Private Limited	36.98	37.49
Buildbyte.Com (India) Private Limited	38.25	—
Amazia Developers Private Limited	37.36	58.45
Aradhana Lifespace LLP	40.01	15.73
Fern Infrastructure Private Limited	0.03	—
Khilen Shah	5.36	5.36
Rushank Shah	61.23	56.23
Powersoft IT Private Limited	38.91	0.81
Helictite Residency Private Limited	2.08	2.08

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 34. RELATED PARTIES DISCLOSURES AS PER IND AS 24 (Contd.)

B. Transactions with Related Parties (Contd.)

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Hubtown Solaris Maintance Private Limited	14.00	503.02
Hazel Erectors Private Limited	0.19	—
Falguni Shah	1.77	1.77
E Commerce Magnum Solution Limited	115.61	115.61
Heet Builders Private Limited	6,642.82	3,408.14
Well Groomed Venture	2,249.61	2,185.38
xxvi. Corporate guarantees given for loans availed by others (Amount outstanding there against)		
Hubtown Bus Terminal (Adajan) Private Limited	—	514.73
Hubtown Bus Terminal (Mehsana) Private Limited	561.74	1,809.74
Hubtown Bus Terminal (Vadodara) Private Limited	2,046.33	2,193.53
Hubtown Bus Terminal (Ahmedabad) Private Limited	4,651.00	4,758.60
Sunstream City Private Limited	2,016.10	2,899.26
Rare Townships Private Limited	—	2,251.09
Giraffe Developers Private Limited	1,641.37	4,714.11
xxvii. Personal Guarantee of Directors towards loans availed by the company		
Banks	59,747.00	21,268.61
Debenture Trustees	—	—
Financial Institution	—	2,128.05
Company	70,280.00	9,029.21
xxviii. Guarantees / Securities given by way of shares in the Company pledged against loans availed by the Company	33,765.96	7,581.06

Footnote:

Previous year figures are given in brackets.

Related party relationships are as identified by the Company and relied upon by the auditors.

§ Enterprises where Key Management personnel or their relatives exercise significant influence.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 35.

The Consolidated financial statements present the consolidated accounts of the Company with its Subsidiaries, Associates and Joint Ventures which incorporate Ackruti Safeguard Systems Private Limited (ASSPL), a subsidiary of the Company engaged in manufacturing activities whose commercial operations have commenced but do not meet the quantitative threshold of a reportable segment as per IndAS 108. Further, the group operates within a single geographical segment.

NOTE 36(A) FINANCIAL RISK MANAGEMENT OBJECTIVES

The Group's activities expose it to a variety of financial risks: market risk, credit risk and liquidity risk. The Group's focus is to foresee the unpredictability of financial markets and seek to minimize potential adverse effects on its financial performance.

1) Market Risk

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

a) Interest rate risk

Majority of the long-term borrowings of the Group bear fixed interest rate, thus interest rate risk is limited for the Group.

b) Foreign currency risk

The Group has limited exposure to foreign exchange risk. The Group evaluates exchange rate exposure arising from foreign currency transactions and follows established risk management policies. Further the Group is engaged in real estate business and only imports certain material against Letter of Credit for which hedging instruments are not required.

c) Equity price risk

The Group's equity securities are not majorly susceptible to market price risk. However, the company's board of directors reviews and approves all equity investment decisions after taking due diligence which may affect the market related risk.

2) Credit Risk

Credit risk refers to the risk of default on its obligation by the counterparty resulting in a financial loss. The maximum exposure of the financial assets are contributed by trade receivables, cash and cash equivalents and receivable from group companies.

a) **Receivables resulting from sale of properties:** Customer credit risk is managed by requiring customers to pay advances before transfer of possession, therefore, substantially eliminating the Group's credit risk in this respect.

b) **Receivables resulting from other than sale of properties:** Credit risk related to such receivables is managed as per Group Company's established policy, procedures and control. Outstanding customer receivables are regularly monitored. The impairment analysis is performed at each reporting date on an individual basis for major receivables. The Parent Company does not hold collateral as security. The Group Companies credit period generally ranges from 30 to 90 days.

c) Credit risk on cash and cash equivalents is limited as the Group keeps its cash balance in Current Accounts / Fixed Deposit Accounts with the Banks which have high credit ratings.

3) Liquidity risk

The Group's treasury department is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the Group's net liquidity position through rolling forecasts on the basis of expected cash flows.

NOTE 36(B)- DISCLOSURE OF DERIVATIVES

- No derivative instrument were outstanding at the end of the year.
- Uncovered risks in foreign currency transactions disclosed as at:

Particulars	31st March, 2024		31st March, 2023	
	In FC	IN INR	In FC	IN INR
Cash on Hand				
UK POUND	25.00	2,628.75	25.00	2,536.68
AED	9,182.00	2,08,333.15	9,182.00	2,05,350.84

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

NOTE 37. CAPITAL MANAGEMENT

For the purpose of the Group's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the Group. The Group strives to safeguard its ability to continue as a going concern so that they can maximise returns for the shareholders and benefits for other stake holders. The aim is to maintain an optimal capital structure and minimise cost of capital.

The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Group may issue new shares. Consistent with others in the industry, the Group monitors its capital using the gearing ratio which is total net debt (borrowings offset by cash and cash equivalents) divided by equity attributable to the parents of the Company.

Gearing Ratio

In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the borrowings that define the capital structure requirements. Breaches in meeting the financial covenants would permit the lenders to immediately call loans and borrowings.

The gearing ratio at the reporting period was as follows

	As at 31st March, 2024 (₹ in lakhs)	As at 31st March, 2023 (₹ in lakhs)
Secured Loan including current maturities	91,497.88	1,24,828.84
Unsecured Loan	30,538.59	19,714.93
Interest accrued and due/and but not due	28,571.75	15,722.69
Unpaid matured debentures and interest accrued thereon	10,197.20	10,197.21
Overdue Term Loan	10,071.58	10,235.22
Overdue loan from company	—	—
Total Debt	1,70,877.00	1,80,698.87
Less: Cash and cash equivalents	9,466.87	4,161.25
Net Debt (A)	1,61,410.13	1,76,537.62
Equity Share Capital	7,993.59	7,633.59
Other Equity	1,17,806.65	1,22,931.45
Non-Controlling Interest		
Total Equity (B)	1,25,800.24	1,30,565.04
Debt Equity Ratio (A/B)	1.28	1.35

NOTE 38: CATEGORIES OF FINANCIAL INSTRUMENTS

Fair Value measurement

(₹ in lakhs)

	31st March, 2024		31st March, 2023	
	FVPL / FVOCI	Amortised Cost	FVPL / FVOCI	Amortised Cost
Financial Assets				
Investments	123.28	10,571.59	118.60	1,12,269.45
Trade receivables	—	19,079.99	—	20,250.31
Cash and cash equivalents	—	9,466.87	—	4,161.25
Bank balances other than above	—	3,687.93	—	2,092.80
Loans	—	63,060.61	—	21,197.62
Other financial assets	—	57,866.31	—	67,231.51
Total	123.28	1,63,733.15	118.60	2,27,202.95
Financial Liabilities				
Borrowings	—	93,961.27	—	86,188.30
Lease Liability	—	93.77	—	163.23
Trade payables	—	18,956.54	—	18,243.95
Other Financial liabilities	—	1,00,893.31	—	1,28,422.21
Total	—	2,13,904.51	—	2,33,017.69

Note: There are no instruments that have been classified as FVTOCI.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

i) Fair Value hierarchy

This section explains the judgements and estimates in determining the fair value of the financial instruments that are recognised and measured at fair value

(Amount in lakhs)

Financial assets and liabilities measured at fair value — recurring fair value measurements	Level 1	Level 2	Level 3	Total
At 31st March 2024				
Financial Assets				
Financial Investments at FVPL	123.28	—	—	123.28
Total Financial Assets	123.28	—	—	123.28

Financial assets and liabilities measured at fair value — recurring fair value measurements	Level 1	Level 2	Level 3	Total
At 31st March 2023				
Financial Assets				
Financial Investments at FVPL	118.60	—	—	118.60
Total Financial Assets	118.60	—	—	118.60

Level 1

Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2

Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)

Level 3

If one or more of the significant inputs is not based on observable market data, the instruments is included in level 3.

NOTE 39. INTEREST IN OTHER ENTITIES

39.1 Subsidiaries

The Group's subsidiaries as at 31st March 2024 are set out below. Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the Group, and the proportion of ownership interests held equals the voting rights held by the Group. The country of incorporation is also their principal place of business..

Name of the Entity	Country of Incorporation	Ownership interest held by the group		Ownership interest held by the Non controlling interest		Principal Activities
		31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	
Name of the Subsidiaries:						
Akruti Safeguard Systems Private Limited	India	72.43%	72.43%	27.57%	27.57%	Security Plates
Citygold Education Research Limited	India	100.00%	100.00%	-	-	Education Research
Citywood Builders Private Limited	India	100.00%	100.00%	-	-	Real Estate Development
Diviniti Projects Private Limited	India	100.00%	100.00%	—	—	Real Estate Development
Gujarat Akruti — TCG Biotech Limited	India	74.00%	74.00%	26.00%	26.00%	Infrastruture Facilities
Joynest Premises Private Limited	India	24.00%	24.00%	76.00%	76.00%	Real Estate Development
Vama Housing Limited	India	100.00%	100.00%	—	—	Real Estate Development
Vega Developers Private Limited	India	100.00%	100.00%	—	—	Real Estate Development
Vinca Developer Private Limited (From 16th June 2023)	India	99.54%	0.00%	0.46%	---	Real Estate Development
Vishal Techno Commerce Limited	India	100.00%	100.00%	—	—	Real Estate Development
Yantti Buildcon Private Limited	India	100.00%	100.00%	—	—	Real Estate Development
Rare Townships Private Limited (From 12th March, 2024)	India	67.53%	0.00%	32.47%	0.00%	Real Estate Development
Rubix Trading Private Limited	India	99.94%	99.94%	0.06%	0.06%	Real Estate Development

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2024 (CONTD.)

39.2 NON CONTROLLING INTEREST (NCI)

The following table summarises the information relating to each of the subsidiaries that has NCI. The amounts disclosed for each subsidiary are before intra group eliminations.

Particulars	Ackruti Safeguard Systems Private Limited		Gujarat Ackruti -TCG Biotech Limited		Sanas Devloperes Private Limited	
	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023	31st March, 2024	31st March, 2023
Non-Current Assets	349.52	257.67	3,238.16	3,232.55	(4,252.04)	—
Current Assets	416.16	447.75	2,07,600.20	1.80	74,566.91	—
Non-Current Liabilities	39.22	66.45	0.93	—	8,405.77	—
Current Liabilities	1,323.22	1,339.01	2,052.44	2,044.52	56,759.03	—
Net Assets	(596.75)	(700.03)	2,08,784.99	1,189.83	5,150.07	—
Net Assets Attributable to NCI	(164.52)	(507.03)	54,284.10	309.36	2,523.54	—
Revenue	226.33	238.26	5.53	0.05	—	—
Profit/(Loss) For the Year	25.43	(10.20)	(12.08)	(14.95)	(40.54)	—
Other Comprehensive Income	—	—	—	—	—	—
	25.43	(10.20)	(12.08)	(14.95)	(40.54)	—
Profit/(Loss) allocated to NCI	7.01	(2.81)	(3.14)	(3.89)	(19.86)	—
Dividend paid to NCI	—	—	—	—	—	—
OCI allocated to NCI	—	—	—	—	—	—
Total Comprehensive Income allocated to NCI	7.01	(2.81)	(3.14)	(3.89)	(19.86)	—
Cash Flow From Operating Activities	34.69	30.61	(0.89)	(1.01)	(2,147.51)	—
Cash Flow From Investing Activities	2.11	(4.60)	0.02	0.02	745.61	—
Cash Flow From Financing Activities	—	—	—	—	6,324.98	—
Net increase/(decrease) in cash and cash equivalents	36.80	26.01	(0.87)	(1.00)	4,923.08	—

Particulars	Joynest Premises Private Limited	
	31ST MARCH, 2024	31ST MARCH, 2023
Non-Current Assets	836.11	668.69
Current Assets	71,732.16	61,211.88
Non-Current Liabilities	4,099.06	3,671.89
Current Liabilities	60,088.98	49,677.07
Net Assets	8,380.23	8,531.61
Net Assets Attributable to NCI	2,178.86	2,218.22
Revenue	3,690.33	9,292.95
Profit/(Loss) For the Year	(181.38)	798.64
Other Comprehensive Income	—	(151.79)
Total Comprehensive Income	(181.38)	646.85
Profit/(Loss) allocated to NCI	(47.16)	168.18
Dividend paid to NCI	—	—
OCI allocated to NCI	—	—
Total Comprehensive Income allocated to NCI	(47.16)	168.18
Cash Flow From Operating Activities	4,177.10	(6,799.18)
Cash Flow From Investing Activities	(21.31)	(104.68)
Cash Flow From Financing Activities	(5,056.39)	4,800.61
Net increase/(decrease) in cash and cash equivalents	(900.60)	(2,103.25)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023 (CONTD.)

39.3 INTEREST IN ASSOCIATES AND JOINT VENTURE

	Note	Carrying amount as at	
		31-Mar-24	31-Mar-23
Interest in associates	See (A) below	6,854.16	6,423.93
Interest in joint ventures and partnership firms	See (B) below	3,247.07	7,962.91
Total		10,101.23	14,386.84

(A) Interest in associates

The Group's associates as at 31 March 2024 are set out below. Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the Group, and the proportion of ownership interests held equals the voting rights held by the Group. The country of incorporation is also their principal place of business.

Name of the entity	Country of incorporation	Ownership interest (%)	Carrying amount as at *		Principal Activities
			31-Mar-24	31-Mar-23	
Shubhsiddhi Builders Private Limited	India	50.00%	—	—	Real Estate Development
SHK Hotels And Hospitality Private Limited (upto 10th Aug. 2023)	India	6.00%	0.60	2.60	Real Estate Development
Whitebud Developers Limited	India	50.00%	—	—	Real Estate Development
Giraffe Developers Private Limited	India	48.00%	6,854.16	6,421.33	Real Estate Development
Total			6,854.76	6,423.93	

* Unlisted entity - no quoted price available

(B) Interest in joint ventures

The Group's joint ventures as at 31 March 2024 are set out below. Joint Venture in the nature of companies have share capital consisting solely of equity shares that are held directly by the Group, and the proportion of ownership interests held equals the voting rights held by the Group. Capital contribution in Joint venture in the nature of Partnership firms or AOP are disclosed in carrying amount. The country of incorporation is also their principal place of business.

Name of the entity	Country of incorporation	Ownership interest (%)	Carrying amount as at *		Principal Activities
			31-Mar-24	31-Mar-23	
Hubtown Bus Terminal (Adajan) Private Limited #	India	45.00%	—	—	Real Estate Development
Hubtown Bus Terminal (Ahmedabad) Private Limited # [Refer note 7(g)]	India	45.00%	1,583.52	1,649.24	Real Estate Development
Hubtown Bus Terminal (Mehsana) Private Limited #	India	45.00%	963.55	906.10	Real Estate Development
Hubtown Bus Terminal (Vadodara) Private Limited #	India	45.00%	—	490.52	Real Estate Development
Twenty Five Downtown Realty Limited (Formerly known as Joyous Housing Limited)	India	25.00%	—	—	Real Estate Development
Rare Townships Private Limited (Upto 12th March 2024)	India	0.00%	—	4,217.05	Real Estate Development
Sunstream City Private Limited	India	40.67%	—	—	Real Estate Development
Joint Venture in the nature of Partnership Firm / AOP					
Akruti GM JV	India	77.00%	700.00	700.00	Real Estate Development
Akruti Steelfab Corporation (under the process of dissolution)	India	55.00%	—	—	Real Estate Development
Shreenath Realtors	India	92.50%	—	—	Real Estate Development
			3,247.07	7,962.91	

(#) Includes carrying amount in shares with differential voting rights

* Unlisted entity — no quoted price available

Refer Note 39.4 for the table below provide summarised financial information for material joint ventures. The information disclosed reflects the amount presented in the financial statement of the relevant Joint Venture and not Group's share of those amounts. They have been amended to reflect adjustments made by the Group when using the equity method, including modifications for difference in accounting policies, if any.

Though the Group's investment in some of the entities above exceed 50% of the total share capital / total capital contribution, these entities have been classified as joint venture. The management has assessed whether or not the group has control over these entities based on whether the group has practical ability to direct relevant activities unilaterally. In these cases, based on specific shareholders agreement / Partnership deed, the management concluded that the group does not have practical ability to direct the relevant activities unilaterally but has such ability along with the other shareholders / partners.

During the years ended 31 March 2024 and 31 March 2023, the Group did not receive dividends from any of its joint ventures.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023 (CONTD.)

39.4 SUMMARISED BALANCE SHEET FOR MATERIAL JOINT VENTURE:						
	Hubtown Bus Terminal (Ahmedabad) Private Limited		Rare Townships Private Limited		Sunstream City Private Limited	
	MARCH, 2024	MARCH, 2023	MARCH, 2024	MARCH, 2023	MARCH, 2024	MARCH, 2023
Cash and cash equivalents	197.58	125.98	—	153.43	5.54	1.36
Other Assets	34,728.58	32,531.29	—	64,393.10	48,661.41	1,04,820.23
Total Current Assets	34,926.16	32,657.26	—	64,546.53	48,666.95	1,04,821.59
Non-Current Assets	48.11	52.49	—	655.17	44.76	38.42
Current Financial Liabilities (excluding trade payables)	15,339.20	14,519.77	—	9,029.26	47,451.00	5,435.93
Other Liabilities	7,042.99	5,415.59	—	41,466.05	610.66	537.39
Total Current Liabilities	22,382.19	19,935.37	—	50,495.30	48,061.66	5,973.32
Non- Current Financial Liabilities (excluding trade payables)	779.55	813.17	—	221.23	1,557.36	99,806.19
Other Liabilities	12.29	10.81	—	—	—	—
Total Non - Current Liabilities	791.84	823.98	—	221.23	1,557.36	99,806.19
Net Assets	11,800.24	11,950.41	—	14,485.16	(907.31)	(919.50)
Group Share of Net Assets	5,310.11	5,377.68	—	5,794.07	(369.00)	(373.96)
Reconciliation of carrying amounts of material Joint Venture:						
Group share of net assets	5,310.11	5,377.68	—	5,794.07	(369.00)	(373.96)
Goodwill	—	—	—	(1577.02)	—	—
Other Adjustments	(3726.59)	(3728.44)	—	—	369.00	373.96
Carrying amount	1,583.52	1,649.24	—	4,217.05	—	—
Summarised Statement of Profit and Loss of material Joint Venture						
	MARCH, 2024	MARCH, 2023	MARCH, 2024	MARCH, 2023	MARCH, 2024	MARCH, 2023
Revenue	413.44	377.56	—	308.48	—	—
Interest Income	5.64	53.32	—	8.00	—	0.58
Interest Expense	651.60	669.81	—	82.21	129.38	139.99
Depreciation & Amortisation	7.03	5.84	—	9.93	0.00	—
Income tax expense/ income	—	—	—	—	0.00	—
Profit/Loss from Continuing Operations	(128.44)	36.06	—	(279.32)	1.88	(4.20)
Post-Tax Profit/ Loss from Discontinued Operations	—	—	—	—	—	—
Other Comprehensive Income	(4.11)	(20.33)	—	0.00	—	—
Total Comprehensive Income	(132.55)	15.72	—	(279.32)	1.88	(4.20)

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023 (CONTD.)

39.4 SUMMARISED BALANCE SHEET FOR MATERIAL JOINT VENTURE (CONTD.)

	Hubtown Bus Terminal (Mehsana) Private Limited	
	MARCH, 2024	MARCH, 2023
Cash and cash equivalents	22.10	135.58
Other Assets	11,507.99	13,692.46
Total Current Assets	11,530.09	13,828.04
Non - Current Assets	22.93	24.43
Current Financial Liabilities (excluding trade payables)	6,488.53	5,827.97
Other Liabilities	2,267.97	5,392.48
Total Current Liabilities	8,756.50	11,220.45
Non - Current Financial Liabilities (excluding trade payables)	411.71	374.14
Other Liabilities	1.03	1.22
Total Non - Current Liabilities	412.74	375.36
Net Assets	2,383.78	2,256.67
Group Share of Net Assets	1,072.70	1,015.50
Reconciliation of carrying amounts of material Joint Venture:		
Group share of net assets	1,072.70	1,015.50
Goodwill	—	—
Other Adjustments	(109.15)	(109.40)
Carrying amount	963.55	906.10
Summarised Statement of Profit and Loss of material Joint Venture		
Revenue	2,058.63	1,042.33
Interest Income	8.80	0.01
Interest Expense	553.41	72.79
Depreciation & Amortisation	2.59	2.59
Income tax expense/ income	—	—
Profit/Loss from Continuing Operations	(57.95)	(20.64)
Post - Tax Profit/ Loss from Discontinued Operations	—	—
Other Comprehensive Income	(0.55)	(3.24)
Total Comprehensive Income	(58.50)	(23.88)
Carrying amount of investments in Joint Venture:		
	As at MARCH, 2024	As at MARCH, 2023
Non-material Joint Venture	700.00	1,190.52
Material Joint Venture	2,547.07	6,772.40
Total	3,247.07	7,962.91
Share in Total Comprehensive Income (net):		
Non-material Joint Venture	(133.44)	302.18
Material Joint Venture	(85.21)	(115.40)
Total	(218.65)	186.78
Contingent Liability in respect of Joint Venture		
Share of contingent liabilities incurred jointly with other investors of the Joint venture	4,019.09	9,229.48
Share of Other Commitments	—	12,996.00

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH, 2023 (CONTD.)

NOTE 40. TRANSACTIONS WITH STRUCK OFF COMPANIES

Name of struck off Company	Nature of transactions with struck-off Company	Balance outstanding (Rs. In Lakhs)	Relationship with the Struck off company
—	—	—	Enterprises where key management personnel or their relatives exercise significant influence

The Company does not have any transaction during the current financial year with companies struck off under Section 248 of the Companies Act, 2013.

NOTE 41.

In the opinion of The Board of Directors of the Parent Company, all items of Current Assets, Current Liabilities and Loans and Advances continue to have a realizable value of at least the amounts at which they are stated in the balance sheet.

NOTE 42.

Loans and advances, other receivables, debtors and creditors are subject to confirmations and are considered payable / realisable, as the case may be.

NOTE 43.

Previous year figures have been regrouped / reclassified / restate wherever necessary, to make them comparable with current year figures in the financial statements.

NOTE 44.

- i) The Company do not have any benami property, where any proceeding has been 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.
- ii) The Company does not have any charge or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.
- iii) The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.
- iv) The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries."
- v) The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries."
- vi) The Company do not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income-tax Act, 1961).
- vii) The Company has not been declared wilful defaulter by any bank or financial institution or Government or any Government authority or other lender in current financial year, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India.
- viii) The Company has complied with the number of layers prescribed under Clause (87) of Section 2 of the Companies Act, 2013 read with the Companies (Restriction on number of Layers) Rules, 2017 from the date of their implementation.

The accompanying notes are an integral part of the financial statements

As per our report of even date
For **J B T M & ASSOCIATES LLP**
Firm Registration No. W100365
CHARTERED ACCOUNTANTS

DHAIRYA BHUTA
PARTNER
Membership No. 168889
UDIN: 24168889BKAUQP9373
Mumbai
May 24, 2024

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

SADANAND LAD
COMPANY SECRETARY

Mumbai
May 24, 2024

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

FORM NO. – AOC - 1

(Pursuant to first proviso to sub-section (3) of Section 129 of the Companies Act, 2013 read with Rule (5) of the Companies (Accounts) Rules , 2014)

STATEMENT CONTAINING SALIENT FEATURES OF THE FINANCIAL STATEMENT OF SUBSIDIARIES / ASSOCIATES COMPANIES / JOINT VENTURES

PART 'A' – SUBSIDIARIES

(₹ in lakh)

Serial No.	Name of Subsidiaries →	Akruti Safeguard Systems Private Limited	Citygold Education Research Limited	Citywood Builders Private Limited	Diviniti Projects Private Limited	Gujarat Akruiti-TCG Biotech Limited	Joynest Premises Private Limited	Rare Townships Private Limited	Rubix Trading Private Limited	Vama Housing Limited	Vega Developers Private Limited	Vinca Developer Private Limited	Vishal Techno Commerce Limited	Yantti Buildcon Private Limited
↓	PARTICULARS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1	The date since when subsidiary was acquired	09.04.2007	01.04.2009	29.11.2014	31.03.2001	11.01.2008	15.02.2013	12.03.2024	21.01.2022	31.03.2002	10.07.2010	16.06.2023	30.06.2006	20.01.2010
2	Reporting period of the subsidiary concerned, if different from the holding company's reporting period	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024
3	Reporting currency	INR	INR	INR	INR	INR	INR	INR	INR	INR	INR	INR	INR	INR
4	Share Capital	23.62	232.15	1.00	5.00	1,618.97	8,581.24	—	1.00	5.00	300.00	1,361.95	5.00	5.00
5	Reserves and Surplus	(709.95)	(2,455.01)	(3,101.69)	510.75	(441.21)	(201)	5,150.07	5.64	(13.96)	(27.75)	6,668.67	1,847.93	(76.78)
6	Total Assets (including investments)	676.1	28,567.69	9,808.81	524.32	3,230.20	72,568.28	70,314.87	26,253.30	22.30	1,038.00	25,380.38	17,309.55	5,828.83
7	Total Liabilities	1,362.43	30,790.55	12,909.50	8.57	2,052.44	64,188.04	65,164.80	26,246.66	31.26	765.75	17,349.76	15,456.62	5,900.61
8	Investments	86.13	0.46	—	—	—	—	—	—	—	—	—	—	—
9	Turnover / Total Income	226.33	6,634.46	1,492.59	5.98	5.53	3,690.33	—	18.57	792.96	1.51	78.06	—	—
10	Profit / (Loss) before Taxation	33.97	737.07	1,104.54	5.68	(12.08)	181.38	(40.54)	16.28	277.14	0.44	7,876.68	(12.24)	(12.76)
11	Provision for Taxation (Add) / Less	(8.54)	—	—	—	—	—	—	—	—	—	—	(35.13)	—
12	Profit / (Loss) after Taxation	25.43	737.07	1,104.54	5.68	(12.08)	181.38	(40.54)	16.28	277.14	0.44	7,876.68	47.36	(12.76)
13	Proposed Dividend	—	—	—	—	—	—	—	—	—	—	—	—	—
14	% of shareholding #	88.27%	2.86%	100%	100%	74%	62.07%	65.31%	99.94%	100%	100%	8.18%	100%	100%

* - subsidiary under Section 2 (87) (i) of the Companies Act, 2013.

\$ - based on management accounts for F. Y. 2023-24 ;

- total share capital = equity share capital + convertible preference share capital.

NOTES:

1. Names of Subsidiaries which are yet to commence operations : Nil
2. Names of Subsidiaries which have been liquidated or sold during the year : NIL

HUBTOWN

FORM NO. – AOC - 1

(Pursuant to first proviso to sub-section (3) of Section 129 of the Companies Act, 2013 read with Rule (5) of the Companies (Accounts) Rules , 2014)

STATEMENT CONTAINING SALIENT FEATURES OF THE FINANCIAL STATEMENT OF SUBSIDIARIES / ASSOCIATES COMPANIES / JOINT VENTURES

PART 'B' – ASSOCIATES AND JOINT VENTURES

(₹ in lakh)

Name of Associates / Joint Ventures →		Giraffe Developers Private Limited	Subhsiddhi Builders Private Limited	Whitebud Developer Private Limited	Hubtown Bus Terminal (Adajan) Private Limited	Hubtown Bus Terminal (Ahmedabad) Private Limited	Hubtown Bus Terminal (Mehsana) Private Limited	Hubtown Bus Terminal (Vadodara) Private Limited	Twenty Five Downtown Realty Limited (Formerly Known as Joyous Housing Limited)	Sunstream City Private Limited	SHK Hotels And Hospitality Private Limited (Upto August 10, 2023)
Serial No. ↓	PARTICULARS	\$				\$	\$			\$	
1	Latest Audited Balance Sheet Date	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2024	31.03.2023
2	Date on which the Associate or Joint Venture was associated or acquired	01.03.2018	29.11.2014	20.08.1999	18.03.2009	17.05.2010	18.03.2009	18.03.2009	30.04.2004	20.05.2010	11.05.2022
3	Share of associate / joint venture held by the Company at the year end										
	• Nos.	7,353	5,000	25,000	1,65,463	25,000	1,50,000	1,65,275	25,000	1,22,000	26,000
	• Amount of Investment in Associates / Joint Venture	5,004.79	0.50	2.50	1,062.49	2,133.00	634.00	597.29	25.00	12.20	2.60
	• Extent of Holding %	7.20%	50.00%	50.00%	47.28%	46.30%	42.86%	47.22%	25.00%	40.67%	26%
4	Description of how there is significant influence *										
5	Reason why the associate / joint venture is not consolidated	—	—	—	—	—	—	—	—	—	—
6	Networth attributable to shareholding as per latest audited balance sheet	1,855.25	(43.61)	(28.87)	(1,630.74)	5,463.51	1,021.69	-1,316.10	-816.09	-369	—
7	Profit / (Loss) for the year	(653.09)	(0.77)	4.31	(647.59)	(132.55)	(58.49)	(3,696.56)	4,120.31	1.88	—
	Considered in consolidation	(47.02)	(0.39)	2.16	(306.18)	(61.37)	(25.07)	(1,745.52)	1,030.08	0.76	—
	Not considered in consolidation	(606.07)	(0.39)	2.16	(341.41)	(71.18)	(33.42)	(1,951.04)	3,090.23	1.12	—

\$ - based on management accounts for F. Y. 2023-24.

NOTE :

- * Significant Influence arises owing to direct / indirect ownership of 20 % or more of the share capital or voting power, as the case may be, by the reporting enterprise – Hubtown Limited.
- Names of associates or joint ventures which are yet to commence operations : SHK Hotels And Hospitality Private Limited Further the Company ceased to exist as an Associate w.e.f August 10, 2023.
- Names of associates or joint ventures which have been liquidated or sold during the year : Nil

For and on behalf of the Board of Directors

HEMANT M. SHAH
EXECUTIVE CHAIRMAN
DIN: 00009659

VYOMESH M. SHAH
MANAGING DIRECTOR
DIN: 00009596

SADANAND LAD
COMPANY SECRETARY

SUNIL MAGO
CHIEF FINANCIAL OFFICER

Mumbai
May 24, 2024

Mumbai
May 24, 2024

THIS PAGE IS INTENTIONALLY LEFT BLANK

HUBTOWN

[CIN: L45200MH1989PLC050688]

Registered Office: 'HUBTOWN SEASONS', CTS NO. 469-A, OPP. JAIN TEMPLE, R. K. CHEMBURKAR MARG, CHEMBUR (EAST), MUMBAI 400071
Phone: + 91 22 25265000; Fax: + 91 22 25265099; E-mail: investorcell@hubtown.co.in; Website: www.hubtown.co.in

E - COMMUNICATION REGISTRATION FORM

Dear Shareholder(s),

We draw your attention to the provisions of Sections 101 and 136 of the Companies Act, 2013 read with the relevant Rules thereunder whereby companies can serve Annual Reports and other communications through electronic mode to those shareholders who have registered their e-mail address with the Company's Registrar and Transfer Agent or with their Depository.

As a part of Green Initiative in Corporate Governance, we invite all our esteemed shareholders to fill up the form given below for receiving communication from the Company in electronic mode. You can also download the appended registration form from the website of the Company: www.hubtown.co.in

Please note that as a member of the Company, you will be entitled to receive all such communication in physical form, upon request.

With kind regards,

Madhavi Degaonkar
Authorised Signatory

Name of the Shareholder (s) (In Block Letters) including Joint holders, if any	

Folio No.	
DP ID No.	
Client ID No.	

I, shareholder of Hubtown Limited hereby agree to receive documents / notices from the Company in electronic mode and my e-mail address for receiving such communication is given below. Kindly register the said e-mail ID in your records for sending communication in electronic form.

E- mail - Id	
---------------------	--

Signature of the First Shareholder	
---	--

Date : _____, 2024

Important Notes :

1. Members holding shares in demat form are requested to address and send the E-communication registration form to their respective depository participants (DP). Members are requested to keep the DP/RTA informed as and when there is any change in the e-mail address.
2. The above e-mail address will be registered, subject to verification of your signature with the specimen signature registered with the Company.
3. On registration, all communication will be sent to the e-mail id registered in the Folio No./ DP ID and Client ID

THIS PAGE IS INTENTIONALLY LEFT BLANK

HUBTOWN

HUBTOWN LIMITED

Regd Office: Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple

R. K. Chemburkar Marg, Chembur (East), Mumbai - 400071

www.hubtown.co.in.