

Date: May 30, 2022

The General Manager, Listing Department BSE Limited PhirozeJeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir,

Sub: Outcome of the Board Meeting-Submission of audited standalone and consolidated Financial Results for the fourth quarter and financial year ended 31st March, 2022

(The meeting of the Board of Directors of the Company commenced at 5.00 p.m and concluded at 8.15 p.m)

We are enclosing herewith the audited standalone and consolidated Financial Results for the fourth quarter and financial year ended 31st March, 2022 approved at the Board Meeting held today along with Audit Report given by Statutory Auditors of the Company.

The above is for your information and record.

Thanking You,

Yours faithfully,

For D B Realty Limited


Jignesh Shah
Company Secretary



D B REALTY LIMITED

Regd. Office : DB Central, Maulana Azad Road, Rangwala Compound, Jacob Circle, Mumbai- 400 011 Tel.: 91-22-2305 5555

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CIN: L70200MH2007PLC166918

D B REALTY LIMITED
REGD. OFFICE : DB CENTRAL, MAULANA AZAD ROAD, RANGWALA COMPOUND, JACOB CIRCLE, MUMBAI - 400011
CIN L70200MH2007PLC166818

Statement of Unaudited Standalone Financial Results for the quarter ended March 31, 2022 and Audited Standalone Financial Results for the year ended March 31, 2022

(Rs. in Lacs other than EPS)

Sr.No	PARTICULARS	Quarter Ended			Year Ended	Year Ended
		31st Mar 22	31st Dec 21	31st Mar 21	31st Mar 22	31st Mar 21
		Unaudited (Refer note 19 below)	Unaudited	Unaudited (Refer note 19 below)	Audited	Audited
1	Revenue from Operations	111.62	4.62	4.62	385.48	18.48
2	Other Income (refer note 14)	866.54	690.54	8,604.89	3,702.93	14,758.15
3	Total Income (1+2)	978.16	695.16	8,609.51	4,088.41	14,776.63
4	Expenses					
	a. Project Expenses	1,477.43	346.73	210.98	2,305.75	813.73
	b. Changes in Inventories of finished goods, work-in progress and stock-in-trade	(1,591.17)	(346.73)	(210.98)	(2,419.49)	(813.73)
	c. Employee Benefits Expenses	3.05	31.32	47.05	106.18	193.11
	d. Depreciation and Amortisation	1.96	2.42	53.39	17.42	77.89
	e. Finance Costs (refer note 10)	274.60	936.30	4,680.97	8,096.03	15,972.72
	f. Other Expenses	1,079.15	2,038.96	(1,009.10)	26,087.68	5,809.43
	Total Expenses (a+b+c+d+e+f)	1,245.02	3,009.00	3,772.31	34,193.57	22,053.15
5	Profit / (Loss) before Exceptional Items (3-4)	(266.86)	(2,313.84)	4,837.20	(30,105.16)	(7,276.52)
6	Exceptional Items (refer note 11)	27,390.33	-	-	27,390.33	18,067.75
7	Profit / (Loss) before tax (5+6)	27,123.47	(2,313.84)	4,837.20	(2,714.83)	10,791.23
8	Tax Expenses					
	(a) Current tax	-	-	-	-	-
	(b) Deferred tax (refer note 11 (b))	4,487.15	85.85	1,171.60	5,018.47	1,764.21
	(c) (Excess) / short provision of tax for the earlier years	(59.22)	-	(91.78)	(218.96)	121.07
	Total Tax expense	4,427.93	85.85	1,079.82	4,799.51	1,885.28
9	Profit / (Loss) after tax (7-8)	22,695.54	(2,399.69)	3,757.38	(7,514.34)	8,905.95
10	Other Comprehensive Income					
	A. Items that will not be reclassified to profit or loss					
	(a) Notional (loss)/Income on fair value adjustment in the value of investments	9,612.94	-	1,537.11	9,612.94	(6,422.59)
	Less: Income tax relating to the above	(1,999.49)	-	(319.72)	(1,999.49)	1,335.90
	(b) Remeasurement of net defined benefit plans	(31.03)	0.62	(1.75)	(29.18)	2.47
	Less: Income tax relating to the above	7.10	(0.14)	0.40	6.68	(0.56)
	Total Other Comprehensive Income	7,589.52	0.48	1,216.04	7,590.95	(5,084.78)
11	Total Comprehensive Income for the period	30,285.06	(2,399.21)	4,973.42	76.61	3,821.17
12	Paid up Equity Share Capital (Face value of Rs. 10 per Equity Share)	25,905.88	24,325.88	24,325.88	25,905.88	24,325.88
13	Other Equity (Excluding Revaluation Reserve and including money received against share warrants) (refer note 13)				2,61,906.07	2,19,727.88
14	Basic and Diluted EPS (Rs.) (Not Annualised for quarter)					
	Basic	9.33	(0.99)	1.54	(3.09)	3.66
	Diluted (Refer note 18)	8.85	(0.99)	1.54	(3.09)	3.66
15	Items exceeding 10% of total Expenses included in other expense					
	Provision for allowance for bad and doubtful Advance	*	*	(496.89)	*	1,560.63
	Provision for Impairment of investments	533.34	1,054.78	*	20,954.36	2,541.76
	Legal and Professional Charges	221.61	*	*	*	*
	Expected credit loss (fair value of guarantee)	394.00	394.18	*	*	*
	Loans and advances written off	*	395.18	*	*	*
	Compensation Expense	*	*	*	*	1,325.00

* represents nil or respective items do not exceed 10% of total expenses.

(Rs in Lacs)

	Particulars	As on March 31, 2022 Audited	As on March 31, 2021 Audited
I.	ASSETS		
1	Non-current assets		
	(a) Property, Plant and Equipment	102.34	135.64
	(b) Investment Properties		139.51
	(c) Intangible assets		2.96
	(d) Financial Assets		
	(i) Investment in subsidiaries, associates and joint venture	87,246.58	1,01,108.36
	(ii) Investment others	95,817.96	65,408.57
	(iii) Loans	3,445.33	6,393.78
	(iv) Other Financial Assets	9,104.89	8,020.98
	(e) Deferred tax assets (net)	11,841.27	18,852.55
	(f) Non current tax asset (net)	47.22	
	(g) Other non-current assets	1,511.00	1,463.64
		2,09,116.59	2,01,525.99
2	Current assets		
	(a) Inventories	32,115.22	29,695.73
	(b) Financial Assets		
	(i) Investments	24,170.28	45,854.56
	(ii) Cash and cash equivalents	7,492.21	44.51
	(iii) Bank balance other than (ii) above	13.35	10.77
	(iv) Loans	1,30,613.36	69,580.06
	(v) Other Financial Assets	13,538.93	28,248.90
	(c) Other current assets	1,220.86	1,239.13
		2,09,164.21	1,74,673.66
	TOTAL	4,18,280.80	3,76,199.65
II.	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity Share capital	25,905.88	24,325.88
	(b) Other Equity (refer note 13)	2,61,906.07	2,19,727.88
		2,87,811.96	2,44,053.76
2	Non-current liabilities		
	(a) Financial Liabilities		
	(i) Long-term Borrowings	4,798.95	4,323.37
	(ii) Other financial liabilities		5.53
	(b) Long-term provisions	46.04	45.32
		4,844.99	4,374.22
3	Current liabilities		
	(a) Financial Liabilities		
	(i) Short Term Borrowings	74,898.37	80,635.32
	(ii) Trade and other payables		
	- Total outstanding dues to Micro and Small Enterprises	47.66	51.04
	- Total outstanding dues to others	1,741.16	2,028.07
	(iii) Other financial liabilities	48,004.06	44,627.10
	(b) Income tax liabilities (net)		127.65
	(c) Other current liabilities	137.35	240.23
	(d) Short-term provisions	795.25	62.26
		1,25,623.85	1,27,771.67
	TOTAL	4,18,280.80	3,76,199.65

Note 1 (a) Standalone Statement of Cash flows for the year ended on March 31, 2022

Particulars	(Rs in lacs)	
	For the year ended March 31, 2022	For the year ended March 31, 2021
	Audited	Audited
A. Cash Flows from Operating Activities		
Net profit/ (loss) before tax after exceptional items	(2,714.83)	10,791.23
Adjustments for:		
Depreciation and amortisation expense	17.42	77.89
Interest Expense	8,096.03	15,972.72
Interest Income	(3,244.19)	(2,895.40)
Unrealised foreign exchange difference	6.54	(5.28)
Share of (Profit)/loss from partnership firms (net)	1,067.18	(3,801.42)
(Profit)/Loss on disposal of property, plant & equipment	14.92	-
(Profit)/Loss on disposal of investment properties (net)	(187.98)	-
Waiver of interest on loans under one time settlement	(6,675.35)	-
Provision for Doubtful Debts written back	(112.01)	-
Provision for expected credit loss on financial guarantees	788.18	-
Provision for impairment in value of investment (net of reversal of impairment loss shown under exceptional item)	239.37	2,541.76
Fair valuation gain on financial liabilities	-	(2,852.20)
Fair value loss/(gain) on financial instruments (net)	1,191.72	(5,195.33)
Loss on sale of investment in associates	982.89	-
Liabilities no longer payable written back	(73.99)	-
Loans and advances written off	402.09	6.49
Provision for doubtful advances	1.02	1,560.63
Inventory written off/(written-back)	(123.80)	123.80
	(324.79)	16,324.89
Adjustments for:		
(Increase)/ Decrease in Inventories	(2,295.68)	(813.70)
(Increase)/ Decrease in Trade Receivables	112.01	258.56
(Increase)/ Decrease in Non-Current Financial Assets	302.25	476.90
(Increase)/ Decrease in Current Financial Assets	10,773.98	(3,899.29)
(Increase)/ Decrease in Non-Current Assets- Others	(47.36)	(480.29)
(Increase)/ Decrease in Current Assets- Other	18.28	633.87
Increase/ (Decrease) in Trade Payable	(296.84)	(146.02)
Increase/ (Decrease) in Other Financial Liabilities	1,433.00	3,222.52
Increase/ (Decrease) in Other current liabilities	(132.06)	43.73
Increase/ (Decrease) in Provisions	(54.47)	(27.39)
Cash (Used in) / Generated From Operations	9,488.32	15,593.78
Income-tax paid /(refund) (net)	44.09	694.71
Net Cash inflow/ (Outflow) From Operating Activities	9,532.41	16,288.49
B. CASH FLOWS FROM INVESTING ACTIVITIES		
Interest Received	44.75	0.69
Redemption/(Increase) of Fixed Deposits	(2.58)	(0.64)
Sale /(Purchase) of Property, Plant and Equipment	3.91	-
Sale/ (Purchase) of investments (net)	16,395.43	6,153.58
Proceeds from sale of Investment Properties	327.49	-
Loans and advances to related parties and others (granted) / refunded (net)	(56,804.04)	(19,773.81)
Net Cash Inflow / (Outflow) From Investing Activities	(40,035.04)	(13,620.18)
C. CASH FLOWS FROM FINANCING ACTIVITIES		
Interest Paid	(1,594.34)	(32.82)
Proceeds from share capital and warrants	43,717.84	-
Proceeds from/(repayment of) short term borrowings (net)	(4,136.95)	(2,639.52)
Share issue expenses	(36.22)	-
Net Cash Inflow/(Outflow) From Financing Activities	37,950.33	(2,672.34)
Net increase/(decrease) in cash and cash equivalents	7,447.70	(4.03)
Cash and cash equivalents at the beginning of the year	44.51	48.54
Cash and cash equivalents at the end of the year	7,492.21	44.51
Components of cash and cash equivalents:		
a. Balances with banks in current accounts	7,492.20	44.20
b. Cash on hand	0.01	0.31
Cash and cash equivalents at the end of the year	7,492.21	44.51

Notes:-

2	<p>The above results were reviewed by the Audit Committee and taken on record by the Board of Directors of the Company at its meeting held on May 30, 2022. The Statutory Auditors have expressed qualified audit opinion on these standalone financial results for the year ended March 31, 2022. Matters referred to in note no. 4, 5 and 10 below have been qualified by the statutory auditor and matters referred to in note no. 4, 6, 7, 12, 16 and 17 have been mentioned as emphasis of matter in their audit report.</p>
3	<p>The above standalone financial results have been prepared in accordance with the guidelines issued by the Securities and Exchange Board of India ('SEBI'), and the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013.</p>
4	<p>The Company carries out its business ventures through various entities. The funds required for projects in those entities are secured through financial guarantees and securities of the Company. Further, the loans taken by these entities have also been secured by primary charge on the underlying assets of the said entities. Some of the entities have defaulted in the repayment obligations of principal amounts aggregating to Rs 78,606.15 lacs as on March 31, 2022. As per management, in view of value of primary / underlying assets provided as security to the lenders (out of which securities of borrower in respect of outstanding loans aggregating to Rs. 32,118.00 lacs have been valued by independent valuer) being greater than the outstanding loans obligation, no additional liability will devolve on the Company in spite of the guarantee provided by the Company.</p> <p>Considering the restrictive covenants, value of underlying securities being greater than the outstanding loans, hence the fair value of the guarantee is Nil.</p>
5	<p>The Company has investment in certain subsidiaries, associates, joint venture and other parties aggregating to Rs. 34,685.37 lacs (previous year: 105,938.22 lacs) and loans and advances/ deposits outstanding aggregating to Rs. 123,966.06 lacs (previous year: 206,945.04 lacs) as at March 31, 2022. While such entities have incurred significant losses and/or have negative net worth as at March 31, 2022 and/or have pending legal disputes with respect to the underlying projects/properties of respective entities, the underlying projects in such entities are in the early 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 and loans in such entities as strategic in nature. Accordingly, no provision is considered necessary towards diminution in the value of the Company's investments in such entities and for expected credit losses in respect of loans and advances given to such entities, which are considered good and fully recoverable.</p>
6	<p>Note on investment of the Company in Marine Drive Hospitality and Realty Private Limited (MDHRPL):</p> <p>a) With respect to 2,470,600 numbers of Redeemable Optionally Convertible Cumulative Preference Shares ("ROCCPS") Series A, 217,630 numbers of ROCCPS Series C and 74,443 numbers of Cumulative Redeemable Convertible Preference Shares ("CRCPS") of MDHRPL held by the Company aggregating to Rs. 76,636.69 lacs, management of the Company has during the quarter decided not to opt for conversion of aforesaid shares.</p> <p>b) The Company is also holding 92,600 numbers of Compulsory Convertible Cumulative Preference Shares ("CCCPS") - Series C of MDHRPL aggregating to Rs. 13,334.06 lacs. Company is in advanced stage of discussion with MDHRPL for change of terms from CCCPS and in principle approval of the board of directors for change in terms has also been obtained. Management of the Company intends to opt for redemption option going forward.</p> <p>c) The Company has not nominated any director on the Board of MDHRPL.</p> <p>Considering the above facts including management intention to opt for redemption of CCCPS, CRCPS and ROCCPS, the Company neither has control nor significant influence over MDHRPL and accordingly is not considered subsidiary or an associate of the Company.</p>
7	<p>The Company has recognized net deferred tax asset on changes in fair value of financial instrument aggregating to Rs 9,723.24 lacs in the earlier years. In the opinion of the management, there is a reasonable certainty as regards utilization/reversal (consequent to potential increase in fair value in future) of the said deferred tax assets. The Company has not recognised deferred tax assets on unabsorbed depreciation and carry forward losses on prudence basis. No provision for tax is required to be made in absence of taxable profit in the current year. (Also see note 11(b)).</p>
8	<p>The Company has various debt obligations aggregating to Rs 101,929.55 lacs within next 12 months. These obligations are higher than the liquid current assets. This could result in significant uncertainty on its ability to meet these debt obligations and continue as going concern. The management is addressing this issue robustly and during the year, Company has entered into one-time settlement with various lenders, raised funds through issued convertible warrants, entered in development agreement/ joint ventures to revive various projects which have significantly high growth potential. The management is confident that they will be able to arrange sufficient liquidity by restructuring the existing terms of borrowings, monetization of non-core assets and mobilization of additional funds. Accordingly, the standalone financial results are prepared on a going concern basis. The statutory auditors have drawn attention of above matter in their report on the financial results for the quarter and year ended March 31, 2022 in line with their earlier limited review reports and by erstwhile auditor in previous financial years.</p>
9	<p>The management has evaluated and considered the possible effects that may result from the pandemic on the recoverability / carrying value of the assets including the value of its inventories, investments and loans. Based on the current indicators of future economic conditions, the management expects to recover the carrying amount of the assets including the value of its inventories, loans and investments as Company's projects and its investment/ loans granted to projects which are at various stages of development. Since the situation is rapidly evolving, its effect on the operations of the Company may be different from that estimated as at the date of approval of these standalone financial results. The Company will continue to closely monitor material changes in markets and future economic conditions.</p>
10	<p>During the quarter and year ended March 31, 2022, the Company has not provided for interest on loan from financial institutions amounting to Rs. 2,094.95 lacs and Rs. 4,213.17 lacs, respectively, considering the ongoing discussions/ negotiations with lenders as regards to one time settlement.</p>

11	<p>Details of exceptional items:</p> <p>(a) During the quarter and year ended March 31, 2022, Company has completed One Time Settlement (OTS) with two lenders. Consequently, interest waived by the lenders of Rs. 6,675.35 has been disclosed under exceptional item.</p> <p>(b) Reversal of impairment loss of Rs 20,714.98 (net of unaccounted gain on CRCPS valued at amortized cost of Rs 19,119.61) with respect to the investment in Marine Drive Hospitality and Realty Private Limited. Additionally with respect to instruments where the Company had opted for FVTOCI, the reversal of impairment loss has been credited to other comprehensive income. The reversal of impairment loss is mainly on account of unlocking of development potential of the underlying property held by the said entity and its subsidiaries. The corresponding deferred tax assets created on these impairment loss provided in the earlier years has also been reversed of Rs. 4,308.72 lacs.</p> <p>(c) In respect of previous year, exceptional item represents profit on sale of investment in joint venture company.</p>
12	<p>During the year, the Company's, firms in which Company is partner and KMPs premises were searched by the Income Tax department and subsequent to year end, Central Bureau of Investigation (CBI) has carried out searches of one of the wholly owned subsidiary. Certain documents [including back-up of the accounting software] have been taken by the department and CBI. In view of ongoing proceedings, the Company is not in a position to ascertain the possible liability, if any.</p>
13	<p>During the quarter and year ended March 31, 2022, the Company has allotted 25,75,00,000 warrants convertible into equity shares on preferential basis upon payment of 25% of total issue price. The said warrants entitle the allottees to apply for and be allotted equal number of equity shares for each warrant held on payment of balance 75% of the issue price within 18 months from the date of allotment of the warrants.</p> <p>Some of the allottees exercised their conversion option and have converted 1,58,00,000 warrants into equity shares as on March 31, 2022 upon payment of balance 75% of the issue price on such warrants. Company has received the listing approval from recognised stock exchanges for 1,58,00,000 shares subsequent to the year end. Since shares has been allotted on March 31, 2022, same has been disclosed under paid up share capital and also considered for calculation of earning per share.</p>
14	<p>Other Income during the quarter and year ended March 31, 2022 includes non- recurring profit on sale of investment property amounting to Rs. 37.82 lacs and Rs. 187.98 lacs respectively.</p>
15	<p>Based on the guiding principles given in Ind AS 108 "Operating Segments" prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India, the Company is mainly engaged in the business of real estate development viz. construction of residential / commercial properties in India. As the Company's business falls within a single primary business segment, the disclosure requirements of Ind AS 108 in this regard are not applicable.</p>
16	<p>In respect of real estate projects (Construction work in progress) aggregating to Rs. 32,115.22 lacs stage of completion, projections of cost and revenues expected from project and realization of the construction work in progress / advances have been determined based on management estimates which is being relied upon by the auditors. In respect of real estate project (Construction work in progress) which are at initial preparatory stage [i.e. acquisition of land / development rights], realization of the construction work in progress and advances for project / compensation have been determined based on management estimates of commercial feasibility and management expectation of future economic benefits from the project. These estimates are reviewed periodically by management and revised whenever required. The consequential effect of such revision is considered in the year of revision and in the balance future period of the project. These estimates are dynamic in nature and are dependent upon various factors like eligibility of the tenants, changes in the area, approval and other factors. Changes in these estimates can have significant impact on the financial results of the Company and its comparability with the previous year, however quantification of the impact due to change in said estimates cannot be quantified. This being a technical matter has been relied upon by the auditors.</p>
17	<p>Following are the major litigation updates of Company:</p> <p>a. As regards certain allegations made by the Enforcement Directorate against the Company and its two Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002, this matter is sub-judice. There is no new development in this matter from the last quarter ended December 31, 2021.</p> <p>b. As regards attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Company's assets aggregating to Rs.714.08 lacs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs.68.93 lacs, two flats having written down value of Rs. 87.46 lacs as on March 31, 2022 and Investment in Redeemable Optionally Convertible Cumulative Preference Shares - Series A and Series C of a subsidiary company of Rs. 556.83 lacs in earlier years. The impact, if any, of its outcome is currently unascertainable. There is no new development in this matter from the last quarter ended December 31, 2021.</p> <p>c. The Company is a party to various legal proceedings in normal course of business (including cases pending before the Hon'ble National Company Law Tribunal under Insolvency and Bankruptcy Code, 2016) and does not expect the outcome of these proceedings to have any adverse effect on its financial conditions, results of the operations or cash flow.</p> <p>The Company does not expect any financial liability in above matters.</p>
18	<p>Share warrants have been considered for the purpose of dilutive earning per share (EPS) for the quarter ended March 31, 2022. For the year ended March 31, 2022 the share warrants are anti-dilutive and hence not required to be considered for diluted EPS.</p>

19	The figures of the quarter ended March 31, 2022 and March 31, 2021 are the balancing figures between audited figures in respect of the full financial year and published year to date figures upto quarter ended December 31, 2021 and December 31, 2020 respectively which were subjected to limited review.
20	Figures for the previous periods/ year are re-classified/re-arranged/re-grouped wherever necessary including on account of amendment in division II of schedule III of Companies Act, 2013 to conform current period / year presentation.

Dated:- May 30, 2022
Place:- Mumbai

For D B Realty Limited

VINOD
KUMAR
GOENKA

Digitally signed by
VINOD KUMAR
GOENKA
DN: cn=VINOD KUMAR
GOENKA, o=D B Realty Limited

Vinod Goenka
Chairman & Managing Director
DIN 00029033

N. A. SHAH ASSOCIATES LLP
Chartered Accountants

Independent Auditor's Report on the standalone financial results of D B Realty Limited pursuant to the Regulation 33 of SEBI (Listing Obligation and Disclosures Requirements) Regulations, 2015 (as amended)

To
The Board of Directors of
D B Realty Limited

Qualified Opinion

We have audited the accompanying statement of standalone financial results ("the Statement") of **D B Realty Limited** ("the Company") for the year ended 31st March 2022, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

The statement includes the results for the quarter ended March 31, 2022 being the derived figures between the audited figures in respect of the full financial year ended March 31, 2022 and the unaudited published year-to-date figures up to December 31, 2021, being the date of the end of the third quarter of the current financial year, which were subject to limited review.

In our opinion and to the best of our information and according to the explanations given to us, except for the possible effects of the matters described in the "Basis of qualified opinion" section of our report, the aforesaid statement:

1. is presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
2. gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India of the net loss after tax and other comprehensive income and other financial information for the year ended 31st March 2022.

Basis for Qualified Opinion

1. As stated in Note 4 to the Statement regarding financial guarantees and securities given by the Company on behalf of certain entities who have defaulted in their principal payment obligations to the lenders aggregating to Rs 46,488.15 lacs. The loans taken by these entities have also been secured by charge on the underlying assets of the said entities. As per management view, value of primary / underlying assets provided as security is greater than the outstanding loans and hence additional liability will not devolve on the Company. In the absence of valuation reports of the underlying securities and the financial guarantees, we are unable to comment on the adequacy of the underlying securities and potential impact on the loss for the year ended March 31, 2022 and consequently on the total equity as at March 31, 2022.
2. As stated in Note 5 to the Statement and considering the non-evaluation of impairment provision in accordance with Ind AS 109 – Financial Instruments and Ind AS 36 – Impairment of Assets, towards expected credit losses in respect of the loans and advances / deposits totaling to Rs. 123,966.06 lacs and towards diminution in the value on the Company's investments totaling to Rs. 34,685.37 lacs respectively as on March 31, 2022, that were invested in /advanced to certain subsidiaries and other parties which have incurred significant losses and/or have negative net worth as at March 31, 2022 and/or have pending legal disputes with respect to the underlying projects/properties of respective entities. We are unable to comment on the consequential impact of non-provision of impairment on the loss for the year ended March 31, 2022 and consequently on the total equity as at March 31, 2022.
3. Attention is invited to Note 10 to the statement, which mentions that consequent to the ongoing negotiations as regards one-time settlement, the Company has not provided for interest on loan from financial institutions amounting to Rs. 2,094.95 lacs and Rs. 4,213.17 lacs pertaining to quarter ended and year ended March 31, 2022 respectively. Had this provision been made, interest on loan, loss for the year would have been higher by the said amounts and the balance in other equity would have been lower by the said amounts. The above is not in accordance with Ind AS 23 Borrowing Cost.

The cumulative impact of the above qualifications on the Statement have not been ascertained by the management and hence cannot be quantified.

Qualifications listed in para 1 and 2 were given by us in limited review report since quarter and half year ended September 30, 2021 and by the erstwhile statutory auditor in their audit report of the previous financial years. Further, with respect to qualification mentioned in para 3 was given by us in limited review report for the quarter and nine months ended December 31, 2021.

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We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 ('the Act'). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Statement 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 Statement under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained together with the audit evidence obtained by the auditor of partnership firms, in terms of their reports referred in paragraph 1 of the "Other Matter" section below, is sufficient and appropriate to provide a basis for our qualified opinion on the Statement.

Material uncertainty related to going concern

The Company has various debt obligations aggregating to Rs 101,929.55 lacs within next 12 months. These obligations are higher than the current assets which are liquid in nature. This could result in significant uncertainty on its ability to meet these debt obligations and continue as going concern. The management is addressing this issue robustly and during the year, Company has entered into one-time settlement with various lenders, raised funds through issued convertible warrants, entered in development agreement/ joint ventures to revive various projects which have significantly high growth potential. The management is confident that they will be able to arrange sufficient liquidity by restructuring the existing terms of borrowings, monetization of non-core assets and mobilization of additional funds. Accordingly, the standalone financial results are prepared on a going concern basis.

Our opinion is not modified in respect of above matter. In respect of above matter, attention was also drawn by the us in our earlier limited review reports on the standalone financial results and our conclusion was not modified in previous quarters. Erstwhile statutory auditor had also commented on this matter in earlier quarters and previous financial year.

Emphasis of matters

1. As stated in Note 4 to the Statement regarding financial guarantees and securities given by the Company on behalf of certain entities who have defaulted in their principal payment obligations to the lenders aggregating to Rs 32,118.00 lacs. The loans taken by these entities have also been secured by charge on the underlying assets of the said entities. As per valuation reports obtained from independent valuer, the value of primary / underlying assets provided as security is greater than the outstanding loans and hence additional liability will not devolve on the Company.

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2. As stated in Note 6 of the Statement, the management has decided to opt for the redemption option with respect to Redeemable Optionally Convertible Cumulative Preference Shares ("ROCCPS") Series A, ROCCPS Series C and Cumulative Redeemable Convertible Preference Shares ("CRCPS") in respect of investment in Marine Drive Hospitality and Realty Private Limited (MDHRPL) and has proposed to change the terms of Compulsory Convertible Cumulative Preference Shares ("CCCPS") – Series C of MDHRPL. Consequent to the above changes during the quarter (including the proposed change in terms of CCPS) and also considering that the Company has not nominated any director on the board of the MDHRPL, in the opinion of the management, the company does not have control or significant influence over the said entity and accordingly the same is not considered as a subsidiary or associate in accordance with Ind AS 110 on Consolidated Financial Statement. We have relied upon the management judgement and representations as regards evaluation of the control / significant influence.
3. As regards old security deposits aggregating to Rs. 2,504.29 lacs as on March 31, 2022, given to various parties in accordance with agreements/ arrangement, for acquisition of development rights, as explained by the Management, the Company is in the process of obtaining necessary approvals with regard to these properties and that their current market values are significantly higher than their carrying values and are expected to achieve adequate profitability on substantial completion of such properties.
4. With respect to investment and loans & advances in certain subsidiary Companies / entities aggregating to Rs. 179,872.76 lacs, we have relied upon the projections of cost and revenue expected from those projects undertaken by such subsidiary Companies / entities to ascertain the recoverability of the investments, and loans & advances.
5. As stated in Note 16 to the statement in respect of real estate projects (construction work in progress) aggregating to Rs. 32,115.22 lacs wherein (a) stage of completion, (b) projections of cost and revenues expected from projects and (c) realization of the construction work in progress / advances have been determined based on management estimates. In respect of real estate project (Construction work in progress) which are at initial preparatory stage [i.e. acquisition of land / development rights], realization of the construction work in progress and advances for project / compensation have been determined based on management estimates of commercial feasibility and management expectation of future economic benefits from the project. These estimates are dynamic in nature and are dependent upon various factors such as eligibility of the tenants, changes in the saleable area, acquisition of new Floor Space Index (FSI) and other factors. Changes in these estimates can have significant impact on the financial results of the company for the year and also future periods, however quantification of the impact due to change in said estimates is not practical. Being a technical matter, this has been relied upon by us.

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6. The Company has recognized net deferred tax assets on changes in fair value of financial instruments aggregating to Rs 9,723.24 lacs in the earlier years. In the opinion of the management, there is a reasonable certainty as regards utilization/reversal (consequent to potential increase in fair value in future) of the said deferred tax assets. We have relied upon the management explanation as regards the same (refer Note 7 of statement).
7. As regards certain allegations made by the Enforcement Directorate against the Company and its two Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002, this matter is sub judice and the impact, if any, of the outcome is unascertainable at this stage (refer Note 17 (a) of statement).
8. As regards attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Company's assets aggregating to Rs. 714.08 lacs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs. 68.93 lacs, two flats having written down value of Rs. 87.46 lacs as on March 31, 2022 and Investment in Redeemable Optionally Convertible Cumulative Preference Shares – Series A and Series C of a subsidiary company of Rs. 556.83 lacs in earlier years. The impact, if any, of its outcome is currently unascertainable (refer Note 17 (b) of statement).
9. As stated in Note 12 to the statement, during the year, Income tax authorities carried out search operation at premises of the Company, firms in which Company is partner and KMP's and subsequent to year end Central Bureau of Investigation (CBI) has carried out searches on the premises of one of its wholly owned subsidiaries. Certain documents [including back-up of accounting software] was taken by the department and CBI. In view of ongoing proceedings, the company is not in a position to ascertain the possible liability, if any.
10. Following are the Emphasis of Matters in their respective financial results for the year ended March 31, 2022 of the partnership firms (where Company is a partner), which have been audited by us:
 - i. As regards recoverability of Trade Receivables of Rs. 4,930.33 lacs as on March 31, 2022 which are attached under the Prevention of Money Laundering Act, 2002 and non-provision for expected credit loss based on the management assessment as regards the outcome of the said matter..
 - ii. Allegations made by the Central Bureau of Investigation (CBI) relating to the 2G spectrum case and regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002 and the undertaking given by the Company that it will bear the loss if there is any non / short realization of the attached asset.

These matters are sub judice and the impact, if any, of its outcome is currently unascertainable.

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11. The Company is a party to various legal proceedings in normal course of business and does not expect the outcome of these proceedings to have any adverse effect on its financial conditions, results of the operations or cash flow. We have relied upon the representation from the in-house legal team as regards the same (refer Note 17(c) of the statement).

Emphasis of matters made by us in the above paragraph (3), (4) and (10) and their impact on the Statement have not been mentioned in notes to the statement. In respect of matter covered in above para (except para 1 and 2), attention was drawn by us in limited review report since quarter and half year ended September 30, 2021 and by the erstwhile statutory auditor (except para 1, 2, 4, 6, 9 and 11) in their audit report of the previous financial year. Our Opinion is not modified in respect of the above matters.

Management's Responsibility for the statement

This statement has been prepared on the basis of the annual standalone financial statements.

The Company's Board of Directors are responsible for the preparation of the statement that give a true and fair view of the net loss and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and 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 Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors are 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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Auditor's Responsibility for the Audit of the Statement

Our objectives are to obtain reasonable assurance about whether the Statement 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 the Statement.

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

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

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- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Statement of the Company to express an opinion on the Statement.

Materiality is the magnitude of misstatements in the Statement that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Statement may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Statement.

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

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

Other matters

1. Share of profit / (loss) (net) from investment in two partnership firms, three limited liability partnerships and one association of person aggregating to Rs. 10.39 lacs and Rs. (57.05 lacs) for the quarter and year ended March 31, 2022, included in the Statement, are based on the audited financial statement of such entities. These financial statements have been audited by their respective independent auditors of these entities, whose reports have been furnished to us by the Management and our audit report on the Statement is based solely on such audit reports of the other auditors.

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2. The figures for the quarter and year ended March 31, 2021 were audited by the erstwhile auditors whose report dated June 30, 2021, expressed modified opinion (also see basis of qualified opinion paragraph for modification made by the erstwhile auditor).

Our opinion on the Statement is not modified in respect of the above matter.

For N. A. Shah Associates LLP

Chartered Accountants

Firm's Registration No. 116560W/W100149

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Partner

Membership number: 103286

UDIN: 22103286AJXDRP1598

Place: Mumbai

Date: May 30, 2022

D B REALTY LIMITED
REGD. OFFICE : DB CENTRAL, MAULANA AZAD ROAD, RANGWALA COMPOUND, JACOB CIRCLE, MUMBAI - 400011
CIN L70200MH2007PLC166818

Statement of Unaudited Consolidated Financial Results for the quarter ended March 31, 2022 and Audited Consolidated Financial Results for the year ended March 31, 2022

	PARTICULARS	(Rs. in Lacs other than EPS)				
		Quarter Ended			Year Ended	
		31st Mar 22 Unaudited (Refer note 23)	31st Dec 21 Unaudited	31st Mar 21 Unaudited (Refer note 23)	31st Mar 22 Audited	31st Mar 21 Audited
1	Revenue from operations	19,565.58	803.02	470.79	21,943.42	2,455.77
2	Other Income	1,911.21	660.47	4,231.24	4,707.43	10,701.36
3	Total Income (1+2)	21,476.79	1,463.50	4,702.03	26,650.85	13,157.13
4	Expenses					
a.	Project Expenses	7,294.27	7,334.84	11,987.15	19,184.83	20,679.27
b.	Changes in inventories of finished goods and work-in-progress	3,815.37	(6,682.44)	(14,949.13)	(6,520.46)	(22,398.31)
c.	Employee Benefits Expenses	138.37	171.02	137.51	683.77	864.82
d.	Depreciation and Amortisation	14.18	15.42	66.82	69.25	132.43
e.	Finance Costs(refer note no 9 and 15) (net)	619.70	2,212.67	11,683.79	28,572.31	33,348.68
f.	Other Expenses	2,417.55	1,240.06	3,479.99	16,069.74	12,175.81
	Total Expenses (a+b+c+d+e+f)	14,299.42	4,291.58	12,406.04	58,059.44	44,834.70
5	Profit/(Loss) before share of loss of joint venture and associate, exceptional items and tax (3-4)	7,177.37	(2,828.08)	(7,704.01)	(31,408.58)	(31,677.57)
6	Share of (loss) of joint venture and associates	(1,878.50)	(811.15)	(165.51)	(5,134.35)	(2,072.65)
7	Profit/(Loss) before exceptional items and tax (5+6)	5,298.87	(3,639.23)	(7,869.52)	(36,542.94)	(33,750.22)
8	Exceptional Items (refer note 8 and 16)	50,792.64	-	-	50,792.64	17,567.63
9	Profit/(Loss) before tax for the period / year (7+8)	56,091.51	(3,639.23)	(7,869.52)	14,249.71	(16,182.59)
10	Tax Expenses					
(a)	Current tax	697.50	-	1.31	697.55	1.31
(b)	Deferred tax	4,611.73	(5.18)	422.96	11,391.97	379.89
(c)	(Excess) / short provision of tax for earlier years	141.78	-	(90.48)	(17.96)	121.07
	Total Tax expense (a+b+c)	5,451.00	(5.18)	333.80	12,071.57	502.27
11	Profit/(Loss) for the period / year (9-10)	50,640.51	(3,634.05)	(8,203.32)	2,178.14	(16,684.86)
12	Other Comprehensive Income					
A.	Items that will not be reclassified to profit or loss					
(a)	Remeasurement of net defined benefit plans	(56.80)	9.91	13.05	(27.07)	24.33
	Less: Income tax relating to the above	7.10	(0.14)	3.63	6.68	0.89
(b)	Notional (loss)/Income on fair value adjustment in the value of investments	10,924.40	-	1,709.56	10,924.40	(6,548.71)
	Less: Income tax relating to the above	(1,999.28)	-	(319.72)	(1,999.28)	1,335.90
	Total Other Comprehensive Income (a+b)	8,875.42	9.77	1,406.53	8,904.72	(5,187.59)
13	Total Comprehensive Income for the period (11+12)	59,515.94	(3,624.28)	(6,796.78)	11,082.86	(21,872.45)
	Profit after tax					
	Attributable to :					
	Owner of equity	50,629.82	(3,448.59)	(9,368.99)	2,692.74	(16,973.13)
	Non controlling interest	10.69	(185.46)	1,165.68	(514.60)	288.27
	Total	50,640.51	(3,634.05)	(8,203.32)	2,178.14	(16,684.86)
	Other Comprehensive Income					
	Attributable to :					
	Owner of equity	8,872.08	9.77	1,404.64	8,901.38	(5,189.47)
	Non controlling interest	3.35	-	1.88	3.35	1.88
	Total	8,875.42	9.77	1,406.53	8,904.72	(5,187.59)
	Total Comprehensive Income					
	Attributable to :					
	Owner of equity	59,501.90	(3,438.82)	(7,964.34)	11,594.12	(22,162.60)
	Non controlling interest	14.04	(185.46)	1,167.56	(511.25)	290.15
	Total	59,515.94	(3,624.28)	(6,796.78)	11,082.87	(21,872.45)
14	Paid up Equity Share Capital (Face value of Rs. 10 per Equity Share)	25,905.88	24,325.88	24,325.88	25,905.88	24,325.88
15	Other Equity (excluding Revaluation Reserve and including money received against share warrants) (refer note 21)					1,62,965.09
16	Basic and Diluted EPS (Rs.) (Not Annualised for the quarter)					
	Basic	20.81	(1.42)	(3.85)	1.11	(6.98)
	Diluted (refer note 22)	19.74	(1.42)	(3.85)	1.05	(6.98)
17	Items exceeding 10% of total Expenses included in other expense					
	Provision for impairment of goodwill	"	"	3,126.72	8,000.00	3,126.72
	Compensation for Cancelled Flats/dispute	"	"	(113.44)	"	"
	Sundry Balance written off	"	"	3,887.22	"	3,891.98
	Expected credit loss (fair value of guarantee)	"	"	"	"	"
	Provision for doubtful debts, loans and advances	"	"	(4,056.89)	"	"

* represents nil or respective items do not exceeds 10% of total expenses.

Note 1 Statement of Assets and Liabilities (Consolidated) as at March 31, 2022

(Rs in Lacs)

	Particulars	As on March 31, 2022	As on March 31, 2021
		Audited	Audited
I. ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment		803.70	458.60
(b) Other Intangible Assets		0.92	3.26
(c) Investment Property		-	139.51
(d) Goodwill on Consolidation		6,697.39	14,697.39
(e) Investments accounted for using equity method		53,335.22	61,461.51
(f) Financial Assets			
(i) Investments in Others		98,689.40	66,376.82
(ii) Loans		3,570.37	6,522.93
(iii) Others financial assets		9,344.72	8,404.31
(g) Deferred tax assets (net)		17,389.56	30,774.35
(h) Income Tax Assets (net)		-	693.44
(i) Other non-current assets		4,810.63	5,538.10
		1,94,641.88	1,95,070.23
2 Current assets			
(a) Inventories		3,34,802.93	2,38,142.92
(b) Financial Assets			
(i) Investments		4,219.44	11,541.47
(ii) Trade receivables		21,976.48	7,461.46
(iii) Cash and cash equivalents		10,659.05	1,514.64
(iv) Bank balance other than (iii) above		547.56	523.24
(v) Loans		1,16,998.19	1,18,133.48
(vi) Other Financial Assets		16,689.78	10,680.10
(c) Other current assets		22,844.89	17,156.31
(d) Assets held for sale (Refer Note No. 7)		1,52,635.13	1,33,705.68
		6,81,373.44	5,38,859.29
TOTAL		8,76,015.32	7,33,929.51
II. EQUITY AND LIABILITIES			
1 Equity			
(a) Equity Share capital		25,905.88	24,325.88
(b) Other Equity		1,62,965.09	1,09,253.84
Equity Attributable to Owners of the Parent		1,88,870.97	1,33,579.72
Non Controlling Interest		(12,510.98)	(11,999.73)
		1,76,359.99	1,21,579.99
2 Non-current liabilities			
(a) Financial Liabilities			
(i) Long-term Borrowings		1,99,344.14	1,46,309.65
(ii) Trade Payable (other than payable to micro and small enterprises)		111.94	348.53
(iii) Other financial liabilities		6,157.40	12,150.11
(b) Long-term provisions		848.39	243.56
(c) Other non-current liabilities		-	1,000.00
		2,06,461.87	1,60,051.85
3 Current liabilities			
(a) Financial Liabilities			
(i) Short Term Borrowings		1,26,504.61	1,03,813.96
(ii) Trade and other payables			
- Total outstanding dues to micro and small enterprises		349.89	222.75
- Total outstanding dues to others		9,666.02	11,935.75
(iii) Other financial liabilities		99,916.96	1,37,883.97
(b) Income tax liabilities (Net)		94.77	-
(c) Other current liabilities		66,690.20	54,332.90
(d) Short-term provisions		4,556.76	3,013.54
(e) Liabilities pertaining to Disposal Group (Refer Note No 7)		1,85,414.24	1,41,094.81
		4,93,193.46	4,52,297.67
TOTAL		8,76,015.32	7,33,929.51

Note 1a - Consolidated Cash Flow For the Year Ended March 31, 2022

(Rs. In lacs)

Particulars	For the Year ended March 31, 2022	For the Year ended Mar 31, 2021
A. CASH INFLOW/ (OUTFLOW) FROM THE OPERATING ACTIVITIES		
NET PROFIT BEFORE TAX AND AFTER EXCEPTIONAL ITEMS	19,384.05	(14,109.94)
Adjustments for:		
Depreciation and amortisation expense	69.25	132.43
Interest Expenses	28,572.31	33,380.68
Interest Income	(3,205.85)	(2,253.83)
Dividend Income	(2.48)	(2.48)
Loss/(Profit) on sale of Property, Plant and Equipment	(173.12)	38.39
Loss on sale of Investments	2,815.40	-
Fair Valuation loss/(gain) on financial instruments	1,721.07	(2,852.20)
Unrealised foreign exchange gain/ (loss)	7.86	(21.79)
Provision for Impairment of Goodwill	8,000.00	3,126.72
(Reversal)/ Provision for doubtful debts/Advances	(1,183.68)	2,605.40
Inventory written off/(written back)	(123.80)	123.80
Sundry balance written off, net	1,630.58	3,891.98
Fair value gain on investments valued at fair value	-	(5,007.86)
Reversal of impairment loss on investments (refer note 8)	(21,802.68)	-
Waiver of interest on loans under one time settlement (refer note 8)	(6,675.35)	-
Write back of compensation and interest expenses payable upon settlement (refer note 8)	(13,369.55)	-
Sundry credit balance/liabilities no longer written back (refer note 8)	(8,945.06)	(548.05)
Loss on fair value upon acquisition of additional stake in associate	110.78	-
	6,829.72	18,503.28
Adjustments for:		
(Increase)/ Decrease in Inventories	4,497.43	(8,525.30)
(Increase)/ Decrease in Trade Receivable	(15,072.68)	529.10
(Increase)/ Decrease in Other Current Financial Assets	8,319.50	(6,384.55)
(Increase)/ Decrease in Other Non Current Assets	727.47	530.75
(Increase)/ Decrease in Other Current Assets	3,192.16	2,584.82
(Increase)/ Decrease in Other non- current Financial Assets	(940.41)	(816.27)
Increase/ (Decrease) in Other non-current Financial liabilities	(10,459.67)	(5,879.89)
Increase/ (Decrease) in Trade Payable	1,568.90	(3,242.47)
Increase/ (Decrease) in Other Financial Liabilities	(40,935.67)	10,010.39
Increase/ (Decrease) in Other current liabilities	(11,397.58)	597.68
Increase/ (Decrease) in Provision	1,510.15	(113.51)
(Increase)/ Decrease Assets held for sale and pertaining to Disposal Group	(18,929.44)	(26,149.28)
Increase/ (Decrease) Liabilities pertaining to Disposal Group	44,319.42	27,389.95
Cash Generated / (used) in Operations	(26,770.69)	9,034.69
Income Tax Paid/(Refunded) (net)	(108.82)	485.34
NET CASH INFLOW / (OUTFLOW) FROM OPERATING ACTIVITIES	(26,661.87)	9,520.03
B. CASH INFLOW/(OUTFLOW) FROM INVESTMENT ACTIVITIES		
Loans and advances taken/ (given), net	30,889.61	(27,014.58)
(Investments)/ Proceed from maturity of fixed deposits	(24.32)	(65.54)
(Purchase)/Proceeds from sale of fixed assets (net)	362.29	2,574.91
Sale/ (Purchase) of Investments (net)	(2,009.00)	7,937.47
Consideration paid for obtaining control of subsidiary, net of cash and cash equivalents acquired	(1,876.28)	-
Interest Received	106.92	24.24
Dividend Income	2.48	2.48
NET CASH INFLOW/(OUTFLOW)FROM INVESTING ACTIVITIES	27,451.69	(16,541.02)
C. CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES		
Interest Paid	(23,496.96)	(27,870.71)
Proceeds from issue of share capital and warrants	43,717.84	-
Proceeds/ (Repayment) from short term borrowings, net	22,480.45	17,795.36
Proceeds/ (Repayment) from long term borrowings, net	(34,043.39)	20,264.92
Share issue expenses	(36.22)	-
Change in Minority Interest	-	(2,644.60)
NET CASH INFLOW/(OUTFLOW) FROM FINANCING ACTIVITIES	8,621.71	7,544.97
Net Change in cash and cash equivalents	9,411.53	523.98
Opening Cash and Cash Equivalents at beginning of the year	1,247.52	723.54
Closing Cash and Cash Equivalents at end of the year	10,659.05	1,247.52
Components of cash and cash equivalents:		
a. Balances with banks in current accounts	10,611.93	1,484.56
b. Cash on hand	22.12	30.08
c. Fixed Deposit having maturity less than 3 months	25.00	-
Total	10,659.05	1,514.64
Less: Book overdraft (considered as cash and cash equivalent for cash flow)	-	(267.12)
Cash and cash equivalents as at the year end	10,659.05	1,247.52

Notes-

2	<p>The above results were reviewed by the Audit Committee and taken on record by the Board of Directors of the Company at its meeting held on May 30, 2022. The Statutory Auditors have expressed qualified audit opinion on these consolidated financial results for the year ended March 31, 2022. Matters referred to in note no. 4, 5 and 9 below have been qualified by the statutory auditor and matters referred to in note no. 6, 7, 11, 12, 13(a), 13(b), 13(d), 16 and 19 have been mentioned as emphasis of matter in their audit report.</p>
3	<p>The above consolidated financial results have been prepared in accordance with the guidelines issued by the Securities and Exchange Board of India (SEBI), and the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Companies Act, 2013.</p>
4	<p>The group carries out its business ventures through various entities. The funds required for projects in those entities are secured through financial guarantees and securities of the Company. Further, the loans taken by these entities have also been secured by primary charge on the underlying assets of the said entities. Some of the entities have defaulted in the repayment obligations of principal amounts aggregating to Rs. 60,870.00 lacs as on March 31, 2022. As per management, in view of value of primary / underlying assets provided as security to the lenders (out of which securities of borrower in respect of outstanding loans aggregating to Rs. 32,118.00 lacs have been valued by independent valuer) being greater than the outstanding loans obligation, no additional liability will devolve on the Parent Company in spite of the guarantee provided by the Parent Company.</p> <p>Considering the restrictive covenants, value of underlying securities being greater than the outstanding loans, hence the fair value of the guarantee is Nil.</p>
5	<p>The group has investments in certain associates, joint ventures and other parties aggregating Rs. 9,575.17 lacs and loans and advances outstanding aggregating Rs. 42,176.19 lacs as at March 31, 2022. While such entities have incurred significant losses and/or have negative net worth as at March 31, 2022 and/or have pending legal disputes with respect to the underlying projects/properties of respective entity, the underlying projects in such entities are in the early 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 group considers its investments and loans in such entities as long term and strategic in nature. Accordingly, no provision is considered necessary towards diminution in the value of the group's investments in such entities and for expected credit losses in respect of loans and advances given to such entities, which are considered good and fully recoverable.</p>
6	<p>Note on investment of the group in Marine Drive Hospitality and Realty Private Limited (MDHRPL):</p> <p>a) With respect to 2,470,600 numbers of Redeemable Optionally Convertible Cumulative Preference Shares ("ROCCPS") Series A, 313,478 numbers of ROCCPS Series B, 217,630 numbers of ROCCPS Series C and 74,443 numbers of Cumulative Redeemable Convertible Preference Shares ("CRCPS") of MDHRPL held by the group aggregating to Rs. 78,091.40 lacs, management of the Parent Company has during the quarter decided not to opt for conversion of aforesaid shares.</p> <p>b) The group is also holding 92,600 numbers of Compulsory Convertible Cumulative Preference Shares ("CCCPs") - Series C and 313,478 numbers of CCCPS Series D of MDHRPL aggregating to Rs. 14,750.76 lacs. Group is in advanced stage of discussion with MDHRPL for change of terms from CCCPS and in principle approval of the board of directors for change in terms has also been obtained. Management of the group intends to opt for redemption option going forward.</p> <p>c) The group has not nominated any director on the Board of MDHRPL.</p> <p>Considering the above facts including management intention to opt for redemption of CCCPS, CRCPS and ROCCPS, the group neither has control nor significant influence over MDHRPL and accordingly is not considered subsidiary or an associate of the Parent Company.</p>
7	<p>Real Gem Buildtech Private Limited (a wholly owned subsidiary Company of the Parent Company, hereinafter referred to as "WOS") has during the year ended March 31, 2019 filed a Scheme with National Company Law Tribunal (NCLT) whereby it has proposed to transfer all of its assets and liabilities pertaining to identified Project Undertaking, being "DB Crown" Project on going concern basis as a Stump Sale to Jangamkar Developers Private Limited ("JDPL"). Pursuant to the above application, the NCLT passed certain directions vide order dated November 5, 2019. However, the Company could not comply with the said directions under the above order on account of various reasons including COVID-19. The management is proposing to file an application for resumption of the above directions. The Company has obtained a legal opinion which confirms that the Company can make such an application for resumption of the above directions. The management is hopeful that upon filing of new application, it will secure resumption of the directions from NCLT and in due course of time, the Scheme filed by the Company shall be approved by the NCLT. The impact in the books of accounts of the Company on account of disposal of the Project Undertaking on a Stump Sale basis will be made in the year in which the approval is accorded to the Scheme by NCLT, including the gains, contingent gains and the income tax thereon. Further, the said WOS has shown its assets and liabilities relating to project undertaking as assets held for sale and liabilities pertaining to disposal group in accordance with Ind AS 105 - "Non Current Assets Held for Sale".</p>
8	<p>Details of exceptional items:</p> <p>(a) During the quarter and year ended March 31, 2022, Parent Company has completed One Time Settlement (OTS) with two lenders. Consequently, interest waived by the lenders of Rs. 6,675.35 has been disclosed under exceptional item. Additionally, various subsidiaries have entered into settlement with various lenders / parties and have consequently written back Rs. 22,314.61 lacs.</p> <p>(b) Reversal of impairment loss of Rs 21,802.68 (net of unaccounted gain on CRCPS valued at amortized cost of Rs 19,119.61) with respect to the investment in Marine Drive Hospitality and Realty Private Limited. Additionally with respect to instruments where the Company had opted for FVTOCI, the reversal of impairment loss has been credited to other comprehensive income. The reversal of impairment loss is mainly on account of unlocking of development potential of the underlying property held by the said entity and its subsidiaries. The corresponding deferred tax assets created on these impairment loss provided in the earlier years has also been reversed of Rs. 4,308.72 lacs.</p> <p>(c) In respect of previous year, exceptional item represents profit on sale of investment in joint venture company.</p>
9	<p>During the quarter and year ended March 31, 2022, the Group has not provided for interest on loan from bank and financial institutions amounting to Rs. 3,691.24 lacs and Rs. 7,423.50 lacs respectively, considering the ongoing discussions/ negotiations with lenders as regards to one time settlement. In addition to the above, one of the wholly owned subsidiary (WOS) has not recognized interest liability (including overdue interest and penalty) on borrowings as per terms and conditions as the lender is in liquidation/stress and the said WOS is under discussion with the lender for the settlement of liability. Further, the WOS has not received any confirmation from lender on interest liabilities. The WOS will recognize its interest liability at the time of settlement.</p>

10	The Group has various debt obligations aggregating to Rs. 172,737.01 lacs within next 12 months. These obligations are higher than the liquid assets out of current assets. This could result in significant uncertainty on its ability to meet these debt obligations and continue as going concern. The management is addressing this issue robustly and during the year, Parent Company has entered into one-time settlement with various lenders, raised funds through issued convertible warrants, entered in development agreement/ joint ventures to revive various projects which have significantly high growth potential. The management is confident that they will be able to arrange sufficient liquidity by restructuring the existing terms of borrowings, monetization of non-core assets and mobilization of additional funds. Accordingly, the consolidated financial results are prepared on a going concern basis. The statutory auditors have drawn attention of above matter in their report on the financial results for the quarter and year ended March 31, 2022 in line with their earlier limited review reports and by erstwhile auditor in previous financial years.
11	In respect of real estate projects (Construction work in progress) aggregating to Rs. 334,802.93 lacs stage of completion, projections of cost and revenues expected from project and realization of the construction work in progress / advances have been determined based on management estimates which is being relied upon by the auditors. In respect of real estate project (Construction work in progress) which are at initial preparatory stage [i.e. acquisition of land / development rights], realization of the construction work in progress and advances for project / compensation have been determined based on management estimates of commercial feasibility and management expectation of future economic benefits from the project. These estimates are reviewed periodically by management and revised whenever required. The consequential effect of such revision is considered in the year of revision and in the balance future period of the project. These estimates are dynamic in nature and are dependent upon various factors like eligibility of the tenants, changes in the area, approval and other factors. Changes in these estimates can have significant impact on the financial results of the group and its comparability with the previous year however quantification of the impact due to change in said estimates cannot be quantified. This being a technical matter has been relied upon by the auditors.
12	The group has recognized net deferred tax asset of Rs. 17,389.56 lacs mainly on changes in fair value of financial instrument and brought forward losses in the earlier years. In the opinion of the management, there is a reasonable certainty as regards utilization/reversal (consequent to potential increase in fair value in future and taxable profits) of the said deferred tax assets.
13	Following are the major litigation updates of group: a. As regards certain allegations made by the Enforcement Directorate against the parent Company and its two Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002, this matter is sub-judice. There is no new development in this matter from the last quarter ended December 31, 2021. b. As regards attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Parent Company's assets aggregating to Rs.714.08 lacs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs.68.93 lacs, two flats having written down value of Rs. 87.46 lacs as on March 31, 2022 and Investment in Redeemable Optionally Convertible Cumulative Preference Shares - Series A and Series C of a subsidiary company of Rs.556.83 lacs in earlier years. The impact, if any, of its outcome is currently unascertainable. There is no new development in this matter from the last quarter ended December 31, 2021. c. MIG (Bandra) Realtors & Builders Private Limited and Middle Income Group Co-operative Society Limited (MIG) have entered into consent terms dated December 27, 2021 for settlement of their disputes inter se. The said MIG (Bandra) Realtors & Builders Private Limited has provided for the amounts due as per consent terms. d. The group is a party to various legal proceedings in normal course of business and does not expect the outcome of these proceedings to have any adverse effect on its financial conditions, results of the operations or cash flow.
14	With respect to one of the project being developed by MIG (Bandra) Realtors & Builders Private Limited (WOS), during the quarter, Adani Goodhomes Private Limited (Adani) submitted a resolution plan to resolution professional (RP) appointed by the lenders of the Radius Estates and Developers Private Limited (Radius), which has been approved by the committee of creditors (CoC) and the same has been filed with NCLT for their approval. The said WOS has entered into a Master Facility Agreement (MFA) dated December 28, 2021 with Adani which provides for funding arrangements, project management and other terms so as to enable completion of the project. Consequent to the above, activities at the project site have commenced.
15	During the quarter ended December 31, 2021 the MIG (Bandra) Realtors & Builders Private Limited has paid approval cost of Rs. 26,662.60 lacs to MHADA and interest of Rs. 3,479.29 lacs in accordance with the terms of their revised offer letters. Consequently, it has reversed excess provision of penal interest of Rs. 1,435.51 lacs.
16	MIG (Bandra) Realtors & Builders Private Limited has written back the net amount payable to one party aggregating to Rs 13,369.55 lacs (against whom bankruptcy proceedings were initiated during the year) based on the supplemental agreement and approval of the resolution plan by the CRIP and the committee of creditors during the quarter/ year. The said write-back has been disclosed as an exceptional item in the financial statements.
17	The group has evaluated and considered the possible effects that may result from the pandemic on the recoverability/ carrying value of the assets including the value of its Inventories, investments and loans. Based on the current indicators of future economic conditions, the group expects to recover the carrying amount of the assets including the value of its Inventories, loans and investments as group's projects and its investment/ loans granted to projects which are various stages of development. Since the situation is rapidly evolving, its effect on the operations of the group may be different from that estimated as at the date of approval of these consolidated unaudited financial results. The group will continue to closely monitor material changes in markets and future economic conditions.
18	Based on the guiding principles given in Ind AS 108 "Operating Segments" prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and other accounting principles generally accepted in India, the group is mainly engaged in the business of real estate development viz. construction of residential / commercial properties in India. As the group business fall within a single primary business segment, the disclosure requirements of Ind AS 108 in this regard are not applicable.
19	During the current quarter, the premises of the group and that of their KMP's were searched by the Income Tax department and subsequent to year end, Central Bureau of Investigation (CBI) has carried out searches of one of the wholly owned subsidiary. Certain documents [including back-up of the accounting software] have been taken by the department and CBI. In view of ongoing proceedings, the group is not in a position to ascertain the possible liability, if any.
20	The Holding Company had purchased 15,02,645 equity shares of Heelkamai Realtors Tower Private Limited (NRTPL) during the year for an aggregate consideration of Rs. 1,906.22 lacs. On account of such acquisition of equity shares, the said entity has become a wholly owned subsidiary of the Company w.e.f October 01, 2021.

21	<p>During the quarter and year ended March 31, 2022, the Parent Company has allotted 25,75,00,000 warrants convertible into equity shares on preferential basis upon payment of 25% of total issue price. The said warrants entitle the allottees to apply for and be allotted equal number of equity shares for each warrant held on payment of balance 75% of the issue price within 18 months from the date of allotment of the warrants.</p> <p>Some of the allottees exercised their conversion option and have converted 1,58,00,000 warrants into equity shares as on March 31, 2022 upon payment of balance 75% of the issue price on such warrants. The parent Company has received the listing approval from recognised stock exchanges for 1,58,00,000 shares subsequent to the year end. Since shares has been allotted on March 31, 2022, same has been disclosed under paid up share capital and also considered for calculation of earning per share.</p>
22	<p>Share warrants have been considered for the purpose of calculating relative earning per share (EPS) for the quarter and year ended March 31, 2022.</p>
23	<p>The figures of the quarter ended March 31, 2022 and March 31, 2021 are the balancing figures between audited figures in respect of the full financial year and published year to date figures upto quarter ended December 31, 2021 and December 31, 2020 respectively which were subjected to limited review.</p>
24	<p>Figures for the previous periods / year are re-classified/re-arranged/re-grouped wherever necessary including on account of amendment in division II of schedule III of Companies Act, 2013 to conform current period / year presentation.</p>

For D B Realty Limited

VINOD
KUMAR
GOENKA

Vinod Goenka
Chairman & Managing Director
DIN 00029033

Dated:- May 30, 2022
Place:- Mumbai

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Independent Auditor's Report on the consolidated financial results of D B Realty Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To
The Board of Directors
D B Realty Limited

Qualified Opinion

We have audited the accompanying statement of consolidated financial results ("the Statement") of D B Realty Limited ("the Parent or Holding company") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), its associates and joint ventures for the year ended March 31, 2022, attached herewith, being submitted by the Parent Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').

The Statement includes the results for the quarter ended March 31, 2022 being the derived figures between the audited figures in respect of the full financial year ended March 31, 2022 and the unaudited published year-to-date figures up to December 31, 2021, being the date of the end of the third quarter of the current financial year, which were subject to limited review.

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 audited financial statements of subsidiaries, associates, joint ventures and based on certified financial results provided by the management of five step down joint ventures, except for the possible effects of the matters described in the "Basis of Qualified Opinion" section of our report, the aforesaid Statement:

(i) includes the annual financial results of the following entities:

Sr. No.	Name of the Entity	Relationship
Companies		
1.	D B Realty Limited	Parent
2.	DB Man Realty Limited	Subsidiary
3.	Esteem Properties Private Limited	Subsidiary
4.	Goregoan Hotel and Realty Private Limited	Subsidiary
5.	Neelkamal Realtors Suburban Private Limited	Subsidiary
6.	Neelkamal Shantinagar Properties Private Limited	Subsidiary
7.	Real Gem Buildtech Private Limited	Subsidiary
8.	Saifee Bucket Factory Private Limited	Subsidiary
9.	N A Estate Private Limited	Subsidiary
10.	Royal Netra Constructions Private Limited	Subsidiary
11.	Nine Paradise Erectors Private Limited	Subsidiary

N. A. Shah Associates LLP is registered with limited liability having LLP identification No. AAG-7909
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12.	MIG Bandra Realtor and Builder Private Limited	Subsidiary
13.	Spacecon Realty Private Limited	Subsidiary
14.	Vanita Infrastructure Private Limited	Subsidiary
15.	DB Contractors and Builders Private Limited	Subsidiary
16.	DB View Infracon Private Limited	Subsidiary
17.	Neelkamal Realtors Tower Private Limited (Associate upto September 30, 2021 and Subsidiary with effect from October 01, 2021)	Subsidiary
18.	Prestige (BKC) Realtors Private Limited (formerly known as DB (BKC) Realtors Private Limited)	Joint Venture
19.	Sangam City Town Ship Private Limited (Associate upto 14th July, 2021)	-
20.	D B Hi-Sky Construction Private Limited	Associate
21.	Shiva Realtors Suburban Private Limited	Associate
22.	Shiva Buildcon Private Limited	Associate
23.	Shiva Multitrade Private Limited	Associate
24.	Horizontal Ventures Private Limited (along with Milan Theatres Private Limited, subsidiary company) (formerly known as Horizontal Realty and Aviation Private Limited)	Step down Subsidiary
25.	Turf Estate Realty Private Limited	Step down Joint Venture
26.	Pandora Projects Private Limited	Step down Joint Venture
Partnership Firms/ LLP's/Association of Persons		
27.	Mira Real Estate Developers	Subsidiary
28.	Conwood –DB Joint Venture (AOP)	Subsidiary
29.	ECC - DB Joint Venture (AOP)	Subsidiary
30.	Turf Estate Joint Venture (AOP)	Subsidiary
31.	Innovation Erectors LLP	Subsidiary
32.	Turf Estate Joint Venture LLP	Joint Venture
33.	M/s Dynamix Realty	Joint Venture
34.	M/s DBS Realty	Joint Venture
35.	Lokhandwala Dynamix-Balwas JV	Joint Venture
36.	DB Realty and Shreepati Infrastructures LLP	Joint Venture
37.	Shree Shantinagar Venture	Step down subsidiary
38.	Sneh Developers	Step down Joint Venture
39.	Evergreen Industrial Estate	Step down Joint Venture
40.	Suraksha DB Realty	Step down Joint Venture
41.	Lokhandwala DB Realty LLP	Step down Joint Venture
42.	OM Metal Consortium	Step down Joint Venture
43.	Ahmednagar Warehousing Developers and Builders LLP	Step down Joint Venture
44.	Solapur Warehousing Developers and Builders LLP	Step down Joint Venture
45.	Aurangabad Warehousing Developers Builders LLP	Step down Joint Venture
46.	Latur Warehousing Developers and Builders LLP	Step down Joint Venture
47.	Saswad Warehousing Developers and Builders LLP	Step down Joint Venture

- (ii) are presented in accordance with the requirements of Regulations 33 of the Listing Regulations, as amended; and
- (iii) give a true and fair view, in conformity with the recognition and measurement principles laid down in the applicable accounting standards and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group, its associates and joint ventures for the year ended March 31, 2022.

Basis of Qualified Opinion

1. As stated in Note 4 to the Statement regarding financial guarantees and securities given by the Parent Company on behalf of certain entities who have defaulted in their principal payment obligations to the lenders aggregating to Rs 28,752.00 lacs. The loans taken by these entities have also been secured by charge on the underlying assets of the said entities. As per management view, value of primary / underlying assets provided as securities is greater than the outstanding loans and hence additional liability will not devolve on the Parent Company. In the absence of valuation reports of the underlying securities and the financial guarantees, we are unable to comment on the adequacy of the underlying securities and potential impact on the profit for the year ended March 31, 2022 and consequently on the total equity as at March 31, 2022.
2. Further to what is stated in Note 5 to the Statement and considering the non-evaluation of impairment provision in accordance with Ind AS 109 – Financial Instruments and Ind AS 36 – Impairment of Assets, towards expected credit losses in respect of the loans and advances totaling to Rs. 42,176.19 lacs and towards diminution in the value on the Group's investments totaling to Rs. 9,575.17 lacs respectively as on March 31, 2022, that were invested in / advanced to certain associates, joint ventures and other parties which have incurred significant losses and/or have negative net worth as at March 31, 2022 and/or have pending legal disputes with respect to the underlying properties of respective entity. We are unable to comment on the consequential impact of non-provision of impairment on the profit for year ended March 31, 2022 and consequently on the total equity as at March 31, 2022.
3. As stated in Note 9 to the Statement, during the quarter and year ended March 31, 2022, the Group has not provided for interest on loan from bank and financial institutions amounting to Rs. 3,691.24 lacs and Rs. 7,423.50 lacs, respectively, considering the ongoing discussions / negotiations with lenders as regards to one-time settlement. In addition to the above one of the wholly owned subsidiary (WOS) has not recognized interest liability (including overdue interest and penalty) on borrowings as per terms and conditions is not ascertained by the WOS as the lender is in liquidation / stress and the said WOS is under discussion with the lender for the settlement of liability. Further, the WOS has not received any confirmation from lender on interest liabilities. The WOS will recognize its interest liability at the time of settlement. Cumulative impact due to non-provision of interest liability has not been ascertained by the management. The above is not in accordance with Ind AS 23 Borrowing Cost.

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The cumulative impact of the above qualifications on consolidated financial results for the quarter and year ended March 31, 2022 has not been ascertained by the management and hence cannot be quantified.

The above matters were also mentioned by us since limited review report for the quarter and half year ended September 30, 2021 and by the erstwhile statutory auditor in their audit report on consolidated financial statements of previous financial years.

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Statement section of our report. We are independent of the Group, its associates and joint ventures 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 financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our qualified opinion.

Material Uncertainty related to going concern

The Group has various debt obligations aggregating to Rs 172,737.01 lacs within next 12 months. These obligations are higher than the current assets which are liquid in nature. This could result in significant uncertainty on its ability to meet these debt obligations and continue as going concern. The management is addressing this issue robustly and during the year, Parent Company has entered into one-time settlement with various lenders, raised funds through issued convertible warrants, entered in development agreement/joint ventures to revive various projects which have significantly high growth potential. The management is confident that they will be able to arrange sufficient liquidity by restructuring the existing terms of borrowings, monetization of non-core assets and mobilization of additional funds. Accordingly, the consolidated financial results are prepared on a going concern basis.

Our opinion is not modified in respect of above matter and was not modified in previous quarters. Erstwhile statutory auditor's opinion was also not modified in respect of above matter in earlier quarters and previous financial year.

Emphasis of matters

1. As stated in Note 4 to the Statement regarding financial guarantees and securities given by the Parent Company on behalf of certain entities who have defaulted in their principal payment obligations to the lenders aggregating to Rs 32,118.00 lacs. The loans taken by these entities have also been secured by charge on the underlying assets of the said entities. As per valuation reports obtained from independent valuer, the value of primary / underlying assets provided as security is greater than the outstanding loans and hence additional liability will not devolve on the Parent Company.

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2. As stated in Note 6 of the Statement, the management has decided to opt for the redemption option with respect to Redeemable Optionally Convertible Cumulative Preference Shares ("ROCCPS") Series A, ROCCPS Series B, ROCCPS Series C and Cumulative Redeemable Convertible Preference Shares ("CRCPS") in respect of investment in Marine Drive Hospitality and Realty Private Limited (MDHRPL) and has proposed to change the terms of Compulsory Convertible Cumulative Preference Shares ("CCCPS") – Series C and CCCPS – Series D of MDHRPL. Consequent to the above changes during the quarter (including the proposed change in terms of CCCPS) and also considering that the Parent Company has not nominated any director on the board of the MDHRPL, in the opinion of the management, the Parent Company does not have control or significant influence over the said entity and accordingly the same is not considered as a subsidiary or associate in accordance with Ind AS 110 on Consolidated Financial Statement. We have relied upon the management judgement and representations as regards evaluation of the control / significant influence.
3. With respect to investments and loans & advances in certain joint ventures / entities aggregating to Rs 180,047.82 lacs, we have relied upon the projections of cost and revenue expected from those projects undertaken by such joint ventures / entities to ascertain the recoverability of the investments and loans & advances.
4. As regards security deposits aggregating Rs. 2,504.29 lacs as on March 31, 2022, given to various parties in accordance with agreements / arrangement, for acquisition of development rights, as explained by the Management, the Parent is in the process of obtaining necessary approvals with regard to these properties and that their current market values are significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of such properties.
5. As stated in Note 11 to the statements in respect of real estate projects (construction work in progress) aggregating to Rs. 334,802.93 lacs wherein (a) stage of completion, (b) projections of cost and revenues expected from projects and (c) realization of the construction work in progress / advances have been determined based on management estimates. In respect of real estate project (Construction work in progress) which are at initial preparatory stage [i.e. acquisition of land / development rights], realization of the construction work in progress and advances for project / compensation have been determined based on management estimates of commercial feasibility and management expectation of future economic benefits from the project. These estimates are dynamic in nature and are dependent upon various factors such as eligibility of the tenants, changes in the saleable area, acquisition of new Floor Space Index (FSI) and other factors. Changes in these estimates can have significant impact on the consolidated financial results of the Group for the year and also future periods however quantification of the impact due to change in said estimates is not practical. Being a technical matter, this has been relied upon by us.

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6. The group has recognized net deferred tax assets of Rs 17,389.56 lacs mainly on changes in fair value of financial instruments and brought forward losses in the earlier years. In the opinion of the management, there is a reasonable certainty as regards utilization/reversal (consequent to potential increase in fair value in future and taxable profits) of the said deferred tax assets. We have relied upon the management explanation as regards the same (refer note 12 of the Statement).
7. As regards certain allegations made by the Enforcement Directorate against the Parent and its two Key Managerial Persons, in a matter relating to Prevention of Money Laundering Act, 2002, this matter is sub-judice and the impact, if any, of the outcome is unascertainable at this stage (refer note 13(a) of the statement).
8. As regards attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002, by which the Parent's assets aggregating to Rs.714.08 lacs have been attached on August 30, 2011. Consequently, the adjudicating authority has taken over the bank balance of Rs.68.93 lacs, two flats having written down value of Rs. 87.46 lacs as on March 31, 2022 and Investment in Redeemable Optionally Convertible Cumulative Preference Shares – Series A and Series C of Marine Drive Hospitality and Realty Private Limited of Rs.556.83 lacs in earlier years. The impact, if any, of its outcome is currently unascertainable at this stage (refer note 13(b) of the statement).
9. As stated in note 19 to the statement, during the year, Income tax authorities carried out search operation at premises of the Group and KMP's and subsequent to year end Central Bureau of Investigation (CBI) has carried out searches on the premises of one of the subsidiaries. Certain documents [including back-up of accounting software] was taken by the department and CBI. In view of ongoing proceedings, the Group is not in a position to ascertain the possible liability, if any.
10. Following are the Emphasis of Matters in their respective audited financial results for the year ended March 31, 2022 of the partnership firms (where Parent is one of the partner), which have been audited by us:
 - a. As regards recoverability of Trade Receivables of Rs. 4,930.33 lacs as on March 31, 2022 which are attached under the Prevention of Money Laundering Act, 2002 and non-provision for expected credit loss based on the management assessment as regards the outcome of the said matter.
 - b. Allegations made by the Central Bureau of Investigation (CBI) relating to the 2G spectrum case and regarding attachment order issued by adjudicating authority under Prevention of Money Laundering Act, 2002 and the undertaking given by the Company that it will bear the loss if there is any non / short realization of the attached asset.

These matters are sub-judice and the impact, if any, of its outcome is currently unascertainable.

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11. In case of a joint venture, advances totaling to Rs. 2,942.69 lacs as at March 31, 2022, were given to various parties for acquisition of tenancy rights. As explained by the Management of such joint venture, the joint venture is in process of obtaining tenancy rights from remaining unsettled tenants and necessary approvals with regard to project development.
12. In case of certain subsidiary companies, project cost carried in inventory totaling to Rs. 2,299.83 lacs as on March 31, 2022 are under litigation and are sub-judice. Based on the assessment done by the Management of the respective entities, no adjustments are considered necessary in respect of recoverability of these balances. The impact, if any, of the outcome is unascertainable at present.
13. In case of a subsidiary company, with regards to acquisition of certain debts by way of assignment from a Bank and an ARC Company amounting Rs.44,669.95 lacs as on March 31, 2022, for which the Hon'ble Bombay High Court has appointed the court receiver and directed to take possession of the said assets and recovery from sale of these assets. These receivables are measured at fair value through profit or loss as the said financial assets do not satisfy the criteria to measure the same at amortised cost or at Fair Value Through Other Comprehensive Income (FVTOCI). In view of the same, the impairment loss provided by applying the expected credit loss model is reversed in the earlier year(s).
14. In case of two subsidiaries, with regards to the memorandum of understanding entered into with parties / land aggregator for acquiring part of the rights in leasehold land / properties for development thereof, including advances granted aggregating to Rs. 2,915.00 lacs and amounts which are committed and the implications (example -forfeiture etc.), if the entities are not able to complete its obligations within the agreed timelines.
15. In case of a subsidiary company, with regards to the accounting, disclosures and financial implications for the proposed transfer of all the assets and liabilities pertaining to Identified Project Undertaking, being "DB Crown" Project, on a going concern basis as Slump Sale to Kingmaker Developers Private Limited ("KDPL") and adjustment of the profit / loss relating to the said Project Undertaking, being carried out by the said subsidiary in trust for KDPL. The company had filed an application with the NCLT however it has not complied with directions of the NCLT on account of Covid-19. As explained to us, the subsidiary company is in the process making an application for re-issuance of directions and based on decision / directions of the NCLT on the re-issuance application, further steps would be determined. This being a legal matter, we have relied upon the representation provided by the legal team of the group. (Refer note 7 of the Statement)
16. In case of a subsidiary company, we have relied upon the management explanations that there are no claims for interest / compensation on amounts of Rs 1,235.10 lacs due to customers upon cancellation and old customers advances of Rs. 24,520.84 lacs. Further the amounts are considered to be receivable from the customers upon progress of work which has commenced during the year.

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17. As stated in note 16 to the Statement, one of the subsidiary Company, has written back the net amount payable to one party aggregating to Rs 13,369.55 lacs (against whom bankruptcy proceedings were initiated during the year) based on the supplemental agreement and approval of the resolution plan by the CRIP and the committee of creditors during the quarter/ year. The said write-back has been disclosed as an exceptional item in the Statement.
18. The Group, its associate and joint ventures are party to various legal proceedings in normal course of business and does not expect the outcome of these proceedings to have any adverse effect on its financial conditions, results of the operations or cash flow. We have relied upon the representation from the in-house legal team as regards the same (refer note 13(d) of the statement).
19. In case of a step-down subsidiary company, non-provision of disputed service tax demand of Rs.1,843.77 lacs as on March 31, 2022.

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

Observation made by us in the above paragraphs 3, 4, 10, 11, 12, 13, 14 and 16 and their impact on the Statement, have not been disclosed in the notes to the Statement. In respect of matter covered in above para (except para 1, 2, 3 and 17), attention was drawn by us in limited review report since quarter and half year ended September 30, 2021 and by the erstwhile statutory auditor (except para 1, 2, 3, 6, 9, 17, 18 and 19) in their audit report of the previous financial year. Further, matters mentioned in para 3 was given by us in limited review report for the quarter and nine months ended December 31, 2021. Our conclusion was not modified in respect of the above matters in earlier quarters also.

Management's Responsibility for the statement

The Statement have been prepared on the basis of the consolidated financial statements.

The Parent Company's Board of Directors are responsible for the preparation and presentation of the Statement that give a true and fair view of the consolidated net profit and other comprehensive income and other financial information of the Group including its associates and joint ventures in accordance with recognition and measurement principles laid down in Indian Accounting Standard prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and its associate and joint ventures and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the respective financial results that give a true and fair view and are free from material misstatement, whether due to fraud or

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error, which have been used for the purpose of preparation of the Statement by the Directors of the Parent Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for assessing the ability of the Group and of its associates and joint ventures to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group and of its associates and joint ventures or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for overseeing the financial reporting process of the Group and of its associates and joint ventures

Auditor's responsibilities for the Audit of the Statement

Our objectives are to obtain reasonable assurance about whether the Statement 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 the Statement.

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

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

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- Conclude on the appropriateness of Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates and joint ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results / financial information of the entities within the Group and its associates and joint ventures to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Statement of which we are the independent auditors. For the other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the Statement that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Statement may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Statement.

We communicate with those charged with governance of the Parent Company and such other entity included in the statement of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards. We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, to the extent applicable.

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Other matters

1. The Statement includes the audited financial results of twenty-two subsidiaries (including three step down subsidiaries) (including one subsidiary w.e.f. October 01, 2021), whose financial Statements reflect Group's share of total assets of Rs. 686,540.50 lacs as at March 31, 2022, Group's share of total revenue of Rs. 50,174.51 lacs and Rs. 52,357.17 Lacs, Group's share of total net profit (including other comprehensive income) of Rs. 40,301.35 Lacs and Rs. 14,259.77 Lacs for the quarter and year ended March 31, 2022 respectively and cash inflows (net) of Rs. 1,368.84 lacs for the year ended March 31 2022, as considered in the Statement, which have been audited by their respective independent auditors. The Statement also include the Group's share of net loss after tax of Rs. 736.25 lacs and Rs. 4,086.68 lacs and total comprehensive loss of Rs. 736.19 lacs and Rs. 4,086.57 lacs for the quarter and year ended March 31, 2022, respectively, as considered in the Statement, in respect of five associate (including one associate upto September 30, 2021) and eight joint ventures (including five step down joint ventures), whose financial statement have been audited by their respective independent auditors. The independent auditors' reports on financial statement of these entities have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditors and the procedures performed by us as stated in paragraph above.
2. The Statement includes Group's share of net loss after tax of Rs. 0.08 Lacs and Rs. 0.35 Lacs for the quarter and year ended March 31, 2022, respectively, as considered in the statement, in respect of five step down joint ventures, whose financial statements have not been audited by us. These unaudited financial statements have been furnished to us by the Management and our opinion on the statements, in so far as it relates to the amounts and disclosures included in respect of these joint ventures is based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the Management, these financial statements are not material to the Group (including its associates and joint ventures).
3. The figures for the quarter and year ended March 31, 2021 are based on the previously issued statement and annual consolidated financial statements that were audited by the erstwhile auditors whose report dated June 30, 2021, expressed modified opinion (also see basis of qualified opinion paragraph for modification made by the erstwhile auditor).

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Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and unaudited financial results provided by the Management.

For N. A. Shah Associates LLP

Chartered Accountants

Firm's Registration No. 116560W/W100149

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Date: 2022.05.30
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Milan Mody

Partner

Membership number: 103286

UDIN: 22103286AJXEW3276

Place: Mumbai


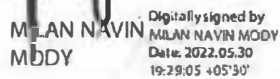

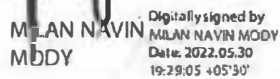

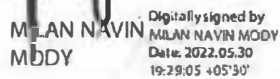
Date: May 30, 2022

Annexure I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along with Annual Audited Financial Results- Standalone

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2022
(See Regulations 33 of SEBI (LODR) (Amendment) Regulations, 2016)

I		Rs in Lakh	
Sr. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
1	Turnover/ Total Income	4,088	Not ascertainable
2	Total Expenditure	34,194	
3	Net Profit/ (Loss)	(7,514)	
4	Earnings per Share	(3.09)	
5	Total Assets	418,281	
6	Total Liabilities	130,469	
7	Net Worth	287,812	
8	Any other financial items	-	
II			
Audit Qualification			
1	<p>a. Details of Audit Qualification: As stated in Note 4 to the Statement regarding financial guarantees and securities given by the Company on behalf of certain entities who have defaulted in their principal payment obligations to the lenders aggregating to Rs 46,488.15 lacs. The loans taken by these entities have also been secured by charge on the underlying assets of the said entities. In the absence of valuation reports of the underlying securities and the financial guarantees, we are unable to comment on the adequacy of the underlying securities and potential impact on the loss for the year ended March 31, 2022 and consequently on the total equity as at March 31, 2022.</p> <p>b. Type of Audit Qualification: Qualified Opinion</p> <p>c. Frequency of Qualification: Repetitive</p> <p>d. For Audit Qualification where impact is quantified by the auditor, Management's views: Impact is not quantified by the auditor.</p> <p>e. For Audit Qualification where impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: Not ascertainable (ii) If management is unable to estimate the impact, reasons for the same: The Company has issued financial guarantees to bankers/financial institutions on behalf of various entities based on the terms of the sanctioned letters issued by such banks/financial institutions and generally the sanctioned letters / loan documents prohibited the Company to charge any commission on giving of such financial guarantees. Therefore, in compliance with the sanctioned letters/loan documents executed by the Company with such banks / financial institutions in the past, the management has decided not to charge any commission on such financial guarantees, which generally is a collateral security supported by other main primary securities in each such case. The Note 4 is detailed in nature and self explanatory.</p> <p>(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditors' Report</p>		

2	<p>a. Details of Audit Qualification: As stated in Note 5 to the Statement regarding non-evaluation of impairment provision in accordance with Ind AS 109 - Financial Instruments and Ind AS 36-Impairment of Assets, towards expected credit losses in respect of the loans and advances / deposits totaling to Rs. 121,373.51 lacs and towards diminution in the value on the Company's investments totaling to Rs. 34,685.37 lacs respectively as on March 31, 2022, that were invested in /advanced to certain subsidiaries and other parties which have incurred significant losses and/or have negative net worth as at March 31, 2022 and/or have pending legal disputes with respect to the underlying projects/properties of respective entities. We are unable to comment on the consequential impact of non- provision of impairment on the loss for the year ended March 31, 2022 and consequently on the total equity as at March 31, 2022.</p> <p>b. Type of Audit Qualification: Qualified Opinion</p> <p>c. Frequency of Qualification: Repetitive</p> <p>d. For Audit Qualification where Impact is quantified by the auditor, Management's views: Impact is not quantified by the auditor.</p> <p>e. For Audit Qualification where Impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: Not ascertainable (ii) If management is unable to estimate the impact, reasons for the same: The loans are given to certain subsidiaries and parties, in which the Company is having economic interest and the same are generally repayable on demand and investment in these subsidiaries and related parties are considered strategic and long term in nature. Such subsidiaries and related parties are in different stages of execution of Projects, where revenue recognition has not started and the Company is confident of recovering the same. Such loans and advances are towards the cost to be incurred / being incurred by the said entities for their projects and hence this to be considered to facilitate proper execution and as such will be repaid and / or recovered in due course. (iii) Auditors' Comments on (i) or (ii) above: Included in the Auditors' Report</p>												
3	<p>a.Details of Audit Qualification As stated in Note 10 to the Statement, mentions that consequent to the ongoing negotiations as regards one-time settlement, the Company has not provided for interest on loan from financial institutions amounting to Rs. 2,094.95 lacs and Rs. 4,213.17 lacs pertaining to quarter ended and year ended March 31, 2022 respectively. Had this provision been made, interest on loan, loss for the year would have been higher by the said amounts and the balance in other equity would have been lower by the said amounts. The above is not in accordance with Ind.AS 23 Borrowing Cost.</p> <p>b. Type of Audit Qualification: Qualified Opinion</p> <p>c. Frequency of Qualification: First time</p> <p>d. For Audit Qualification where Impact is quantified by the auditor, Management's views: Considering ongoing negotiation with lenders for one time settlement.</p> <p>e. For Audit Qualification where Impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: Not applicable (ii) If management is unable to estimate the impact, reasons for the same: Not applicable (iii) Auditors' Comments on (i) or (ii) above: Not applicable</p>												
iii	<table border="1"> <tr> <td colspan="2" data-bbox="399 1417 1321 1440">Signatories</td> </tr> <tr> <td data-bbox="399 1440 821 1518"> Managing Director Vinod Goenka </td> <td data-bbox="821 1440 1321 1518">  </td> </tr> <tr> <td data-bbox="399 1518 821 1597"> CFO Asif Balwa </td> <td data-bbox="821 1518 1321 1597">  </td> </tr> <tr> <td data-bbox="399 1597 821 1675"> Joint CFO Atul Bhatnagar </td> <td data-bbox="821 1597 1321 1675">  </td> </tr> <tr> <td data-bbox="399 1675 821 1753"> Audit Committee Chairman Jagat Killawala </td> <td data-bbox="821 1675 1321 1753">  </td> </tr> <tr> <td data-bbox="399 1753 821 1854"> Statutory Auditor Milan Mody Partner - N. A. Shah Associates LLP </td> <td data-bbox="821 1753 1321 1854">  </td> </tr> </table> <p>Place: Mumbai Date: 30th May 2022</p>	Signatories		Managing Director Vinod Goenka		CFO Asif Balwa		Joint CFO Atul Bhatnagar		Audit Committee Chairman Jagat Killawala		Statutory Auditor Milan Mody Partner - N. A. Shah Associates LLP	
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Annexure I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along with Annual Audited Financial Results- Consolidated

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2022
(See Regulations 33 of SEBI (LODR) (Amendment) Regulations, 2016)

Sr. No.	Particulars	Rs In Lakh	
		Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
1	Turnover/ Total Income	26,650.85	Not ascertainable
2	Total Expenditure	58,059.44	
3	Net Profit/ (Loss)	2,178.13	
4	Earnings per Share	1.11	
5	Total Assets	876,015	
6	Total Liabilities	687,144	
7	Net Worth	188,871	
8	Any other financial items	-	
II	Audit Qualification		
1	<p>a. Details of Audit Qualification: As stated in Note 4 to the Statement regarding financial guarantees and securities given by the Parent Company on behalf of certain entities who have defaulted in their principal payment obligations to the lenders aggregating to Rs 28,752.00 lacs. The loans taken by these entities have also been secured by charge on the underlying assets of the said entities. In the absence of valuation reports of the underlying securities and the financial guarantees, we are unable to comment on the adequacy of the underlying securities and potential impact on the profit for the year ended March 31, 2022 and consequently on the total equity as at March 31, 2022.</p> <p>b. Type of Audit Qualification: Qualified Opinion</p> <p>c. Frequency of Qualification: Repetitive</p> <p>d. For Audit Qualification where impact is quantified by the auditor, Management's views: Impact is not quantified by the auditor.</p> <p>e. For Audit Qualification where impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: Not ascertainable (ii) If management is unable to estimate the impact, reasons for the same: The Parent Company has issued financial guarantees to bankers/financial institutions on behalf of various entities based on the terms of the sanctioned letters issued by such banks/financial institutions and generally the sanctioned letters / loan documents prohibited the Parent Company to charge any commission on giving of such financial guarantees. Therefore, in compliance with the sanctioned letters/loan documents executed by the Company with such banks / financial institutions in the past, the management has decided not to charge any commission on such financial guarantees, which generally is a collateral security supported by other main primary securities in each such case. The Note 4 of consolidated financial results is detailed in nature and self explanatory.</p> <p>(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditors' Report</p>		

2	<p>a. Details of Audit Qualification: As stated in Note 5 to the Statement and considering the non-valuation of impairment provision in accordance with Ind AS 109 - Financial Instruments and Ind AS 36 - Impairment of Assets, towards expected credit losses in respect of the loans and advances totalling to Rs. 42,176.19 lacs and towards diminution in the value on the Group's investments totalling to Rs. 9,575.17 lacs respectively as on March 31, 2022, that were invested in / advanced to certain associates, joint ventures and other parties which have incurred significant losses and/or have negative net worth as at March 31, 2022 and/or have pending legal disputes with respect to the underlying properties of respective entity. We are unable to comment on the consequential impact of non-provision of impairment on the profit for year ended March 31, 2022 and consequently on the total equity as at March 31, 2022.</p> <p>b. Type of Audit Qualification: Qualified Opinion c. Frequency of Qualification: Repetitive d. For Audit Qualification where impact is quantified by the auditor, Management's views: Impact is not quantified by the auditor. e. For Audit Qualification where impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: Not ascertainable (ii) If management is unable to estimate the impact, reasons for the same: The loans are given to certain subsidiaries and parties, in which the Parent Company is having economic interest and the same are generally repayable on demand and investment in these subsidiaries and related parties are considered strategic and long term in nature. Such subsidiaries and related parties are in different stages of execution of Projects, where revenue recognition has not started and the Company is confident of recovering the same. Such loans and advances are towards the cost to be incurred / being incurred by the said entities for their projects and hence this to be considered to facilitate proper execution and as such will be repaid and / or recovered in due course.</p> <p>(iii) Auditors' Comments on (i) or (ii) above: Included in the Auditors' Report</p>												
1	<p>a. Details of Audit Qualification: As stated in Note 9 to the Statement, during the quarter and year ended March 31, 2022, the Group has not provided for interest on loan from bank and financial institutions amounting to Rs. 3,691.24 lacs and Rs. 7,423.50 lacs, respectively, considering the ongoing discussions / negotiations with lenders as regards to one-time settlement. In addition to the above one of the wholly owned subsidiary (WOS) has not recognized interest liability (including overdue interest and penalty) on borrowings as per terms and conditions is not ascertained by the WOS as the lender is in liquidation / stress and the said WOS is under discussion with the lender for the settlement of liability. Further, the WOS has not received any confirmation from lender on interest liabilities. The WOS will recognize its interest liability at the time of settlement. Cumulative impact due to non-provision of interest liability has not been ascertained by the management. The above is not in accordance with Ind AS 23 Borrowing Cost.</p> <p>b. Type of Audit Qualification: Qualified Opinion c. Frequency of Qualification: Repetitive d. For Audit Qualification where impact is quantified by the auditor, Management's views: Impact is partly quantified by the auditor and for balance amount impact is not ascertainable. e. For Audit Qualification where impact is not quantified by the auditor: (i) Management's estimation on the impact of audit qualification: Not ascertainable (ii) If management is unable to estimate the impact, reasons for the same: Not ascertainable because of ongoing negotiation with lender for settlement. (iii) Auditors' Comments on (i) or (ii) above: Included in the Auditors' Report</p>												
III	<table border="1"> <tr> <td colspan="2" data-bbox="414 1400 1308 1422">Signatories</td> </tr> <tr> <td data-bbox="414 1422 813 1489">Managing Director Vinod Goenka CFO</td> <td data-bbox="813 1422 1308 1489">  VINOD KUMAR GOENKA Digitally signed by VINOD KUMAR GOENKA Date: 2022.05.30 19:27:12 +05'30'</td> </tr> <tr> <td data-bbox="414 1489 813 1568">Asif Balwa Joint CFO</td> <td data-bbox="813 1489 1308 1568">  ASIF BALWA Digitally signed by ASIF BALWA Date: 2022.05.30 19:27:12 +05'30'</td> </tr> <tr> <td data-bbox="414 1568 813 1646">Atul Bhatnagar Audit Committee Chairman</td> <td data-bbox="813 1568 1308 1646">  </td> </tr> <tr> <td data-bbox="414 1646 813 1713">Jagat Killawala Statutory Auditor</td> <td data-bbox="813 1646 1308 1713">  </td> </tr> <tr> <td data-bbox="414 1713 813 1803">Milan Mody Partner - N. A. Shah Associates LLP</td> <td data-bbox="813 1713 1308 1803">  MILAN NAVIN MODY Digitally signed by MILAN NAVIN MODY Date: 2022.05.30 19:27:12 +05'30'</td> </tr> </table>	Signatories		Managing Director Vinod Goenka CFO	 VINOD KUMAR GOENKA Digitally signed by VINOD KUMAR GOENKA Date: 2022.05.30 19:27:12 +05'30'	Asif Balwa Joint CFO	 ASIF BALWA Digitally signed by ASIF BALWA Date: 2022.05.30 19:27:12 +05'30'	Atul Bhatnagar Audit Committee Chairman		Jagat Killawala Statutory Auditor		Milan Mody Partner - N. A. Shah Associates LLP	 MILAN NAVIN MODY Digitally signed by MILAN NAVIN MODY Date: 2022.05.30 19:27:12 +05'30'
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Place: Date:	Mumbai 30th May, 2022												