

June 30, 2022

The Listing Dept.,
BSE Limited
Corporate Relationship Department
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400001

The Listing Dept.
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051

Scrip Code: **543287** Scrip ID:-**LODHA**

Trading Symbol : **LODHA**
Debt Segment - **DB - LDPL23**

Sub: Submission of Integrated Annual Report and Notice of 27th Annual General Meeting for the financial year ended March 31, 2022

Dear Sir/Madam,

We would like to inform that the 27th Annual General Meeting (AGM) of the Company is scheduled on Wednesday, August 10, 2022, at 3.30 P.M. (IST) through Video Conference/Audio video means, in accordance with relevant circulars issued by Ministry of Corporate Affairs and Securities and Exchange Board of India (SEBI).

In terms of Regulation 34(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are submitting herewith our 1st Integrated Annual Report showcasing Lodha's journey towards creating a truly 'Sustainable Enterprise' and our philosophy of not only to "Do Well" but also to "Do Good" along with the Notice of the 27th Annual General Meeting of the Company for the financial year ended March 31, 2022.

The Integrated Annual Report containing the notice of the 27th Annual General Meeting is also uploaded on the Company's website and can be accessed at www.lodhagroup.in.

This is for your information and records please.

Thanking you,

Yours faithfully,
For Macrotech Developers Limited



Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154



Encl:- A/a

BUILDING A BETTER LIFE



About the report

We are pleased to present Macrotech Developers Limited's first Integrated Annual Report prepared with an objective of providing transparency and meaningful disclosures to our stakeholders led by our commitment to sustainable growth. The report provides an integrated view of our financial and non-financial performance for the financial year 2021-22 (FY22). It also provides insights on how our strategy is aligned to deliver value for our stakeholders.

REPORTING FRAMEWORK AND GUIDELINES

The report follows the International <IR> Framework outlined by the International Integrated Reporting Council ('IIRC') (www.integratedreporting.org). While developing the report, we have also referred to the Global Reporting Initiative ('GRI') Standards and United Nations Sustainable Development Goals ('UN SDGs'). Starting this year, we have expanded the scope of the report to include recommendations set out by the Task Force on Climate-related Financial Disclosures (TCFD).

The financial and statutory data in this report is in accordance with the requirements of the Companies Act, 2013 ('Act') and the rules made under the Act, Indian Accounting Standards ('IND AS'), Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') and other relevant SEBI Regulations and Secretarial Standards issued by the Institute of Company Secretaries of India. The Business Responsibility and Sustainability Reporting ('BRSR') disclosures as per SEBI requirements are also included in the report.

REPORTING BOUNDARY

The Integrated Annual Report provides information on the business operations (operational and under-construction assets) and sustainability performance of Macrotech Developers Limited (herein referred to as 'Lodha' or 'Company' or 'we' or 'us' or 'our') and its subsidiaries [listed in the BRSR page no. 190, disclosed through six capitals as defined by IIRC. The report primarily focuses on our performance for the reporting period between April 1, 2021, to March 31, 2022. However, some sections of the Report present facts and figures from previous years or information as of the date of approval of the Report to provide a holistic view to the stakeholders.

CAUTIONARY STATEMENT

Statements in this report, particularly those that relate to the Management Discussion and Analysis, highlighting our objectives, projections, estimates and expectations, may constitute 'forward-looking statements' within the meaning of applicable laws and regulations. Although the expectations are based on reasonable assumptions, the actual results might differ.

ASSURANCE BY INDEPENDENT AGENCIES

The enclosed standalone and consolidated Financial Statements of the Company have been audited by our statutory auditors M S K A & Associates, Chartered Accountants. The Company has obtained certificates from Shравan Gupta & Associates, Practising Company Secretary and our Secretarial auditor confirming compliance with conditions of Corporate Governance as stipulated under the Act and the Listing Regulations. The Certificates form part of this Report.

The assurance of the Company's sustainability parameters is carried out as per Assurance Standard AA1000 AS v3 and has been provided by DNV Business Assurance Private Limited, an independent expert in assurance and risk management, whose statement forms part of this Report.

ACCOUNTABILITY STATEMENT

This Report has been reviewed by the Board of Directors and the Senior Management of the Company. The Company's Board of Directors confirm that this Integrated Annual Report provides fair and necessary information on the Company's performance, business model and strategy.

COMMUNICATION

Registered Office

412, Floor 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001

Corporate office

Lodha Excelus, L2, N M Joshi Marg, Mahalaxmi, Mumbai 400 011

Telephone

+91 22 6773 7373

Website

www.lodhagroup.in

Queries/ feedback on this report

investor.relations@lodhagroup.com

Sustainability

sustainability@lodhagroup.com

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↑ Scan the QR code to know more about us

➔ Reference to another page in the report

📖 Reference to further reading online

You can also find this report online: <https://www.lodhagroup.in/investor-relations/financials.php>

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Company Overview

Building Landmarks to Enrich Lives

Our ability to deliver scale, our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and enthusiastic on-ground workforce, all come together to create the best value for our customers across residential, retail, office and industrial spaces - winning their trust and appreciation time after time. More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet and our society. With our long-term goal and commitment to act in the larger interest of the environment and society, we are 'Building a Better Life' in more ways than we imagined.

With sustainability at the core of our operations, we aim to grow in a manner that positively contributes to the people and planet.

(GRI 102-2,3)



Building Landmarks to Enrich Lives (Continued)

We have been delivering the highest level of design and craftsmanship, uncompromising quality and unparalleled service for over four decades

We are guided by our vision of **'Building A Better Life'** and believe that home is a springboard for dreams & aspirations and living a healthier & fulfilled life. Our vision and our capabilities have earned us the reputation of being one of the world's finest real estate developers.

We have the experience and skills to deliver both quality and scale, at a pace which is unmatched in the country. By forging the finest global partnerships, and deploying the best people and processes, we are able to create the best value for our customers across geographies, markets, price points and consumer segments.

INDIA'S No.1 REAL ESTATE DEVELOPER*

More than **₹ 50,000 crore** pre-sales from FY16-22

More than **50,000 homes** delivered between FY16-22

40 ongoing & 30 upcoming projects

85 Mn. Sq. Ft. developable area already completed

95 Mn. Sq. Ft. developable area under planning & development

3,300+ employees

All figures as of March 31, 2022.
*by Pre-Sales over FY16-FY22

OUR BUSINESS

Our core business is development of residential real estate, focusing on affordable and mid-income housing. We have earned a reputation for ourselves by developing some of the world's finest developments that enable the residents to live their lives to the fullest. We also have a fledgling digital infrastructure park business which, in a short span of time, has made its mark by signing up marquee tenants and partnering with globally renowned investors. We also develop commercial real estate as part of mixed-use developments in and around our core residential projects to bring vibrancy.

OUR BRANDS

Affordable and Mid-income housing



Premium and Luxury housing



Office spaces



Retail spaces



Digital Infrastructure



Building Landmarks to Enrich Lives (Continued)

SOME OF OUR NOTABLE PROJECTS



The World Towers have transformed the skyline of Mumbai



Lodha Altamount - one of the most exclusive addresses

Building Landmarks to Enrich Lives (Continued)



Palava - India's No.1 smart city*

*Based on livability quotient ranking by JLL in its 'Livability Quotient - A Paradigm Shift in India's Emerging Cities' Report 2017



Lodha Industrial Park

Building Landmarks to Enrich Lives (Continued)

OUR VALUES AND CULTURE CODE



Our values

We will wholeheartedly contribute to our nation's communities and its environment.

We exist to exceed the expectations of our customers through innovative, world-class solutions.

We will behave with honesty, integrity and ethics with all stakeholders of our organisation.

We will work with the best people, treat them well, expect a lot and the rest will follow.

We will go the last mile to do things right and seek excellence in all that we undertake.



Our culture code

Our culture has made Lodha an exceptional organisation which has delivered tremendous growth, fulfilled aspirations and touched many lives.



Exceptional

We are an exceptional company and we will achieve exceptional outcomes.



Forthright

We believe in forthright and direct communication with all our stakeholders.



Customer-centric

We are unwavering in our commitment to being world-class in all touchpoints.



Economic value creators

We care about making profit in a sustainable way.



Nimble

We are nimble in our planning and execution.



Learning-focused

We learn from our mistakes and strive not to repeat them in the future.



Empowered

We empower our associates to make a difference.



Meritocratic

We invest in our people and reward for value creation.



Collaborative

We expect collaboration & high performance from all our associates.



Geographical Presence

WORLD'S FINEST DEVELOPMENTS BY LODHA



Map not to scale

Pune: Lodha Belmondo & Lodha Bella Vita

Awards and Recognition

A Testament to our Excellence



Best Brand 2021
Economics Times Best Brands 2021



Iconic Luxurious Real Estate Brand Of The Year
at Times Real Estate Conclave Awards 2021



Top 30 Companies with Great Managers
at Great Manager Awards 2021



For adopting valuable sustainable initiatives



Gold for The Icon in the Sky - Best Brand Activation category
Agency Faqs Marketers' Excellence Awards 2021



Bronze for PR communication strategy in the Real Estate & Construction category
Kaleido Awards 2021 by ET Brand Equity

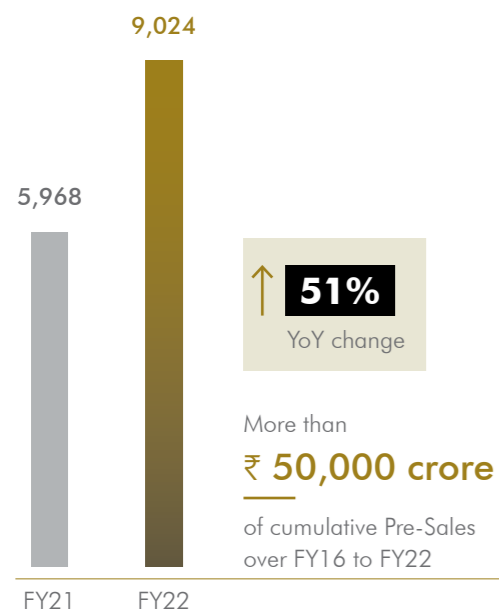
Performance Highlights FY22

FINANCIAL YEAR ENDED MARCH 31, 2022

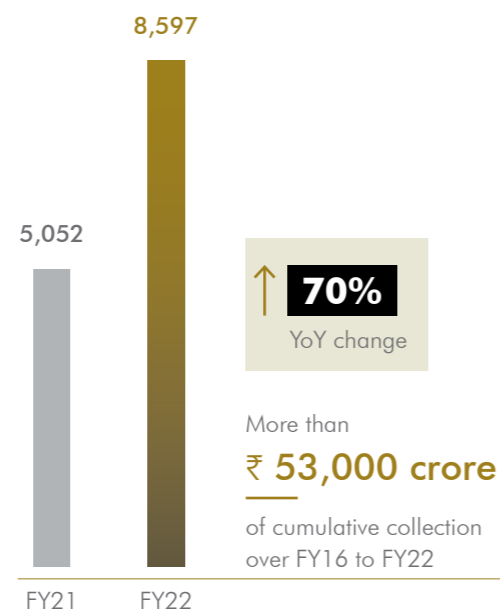
Operating highlights

(All figures in ₹ Crore unless stated)

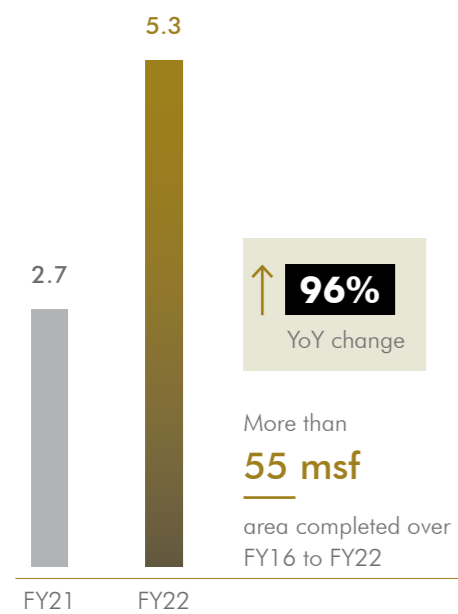
Pre-Sales



Collections



Completed Area (msf)



~6 msf area launched in FY22

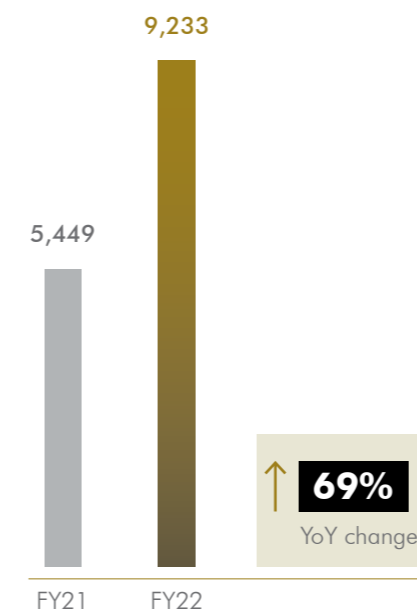
~9 msf new area added through JDAs in FY22

Strong growth
Consistent performance
Creating benchmarks

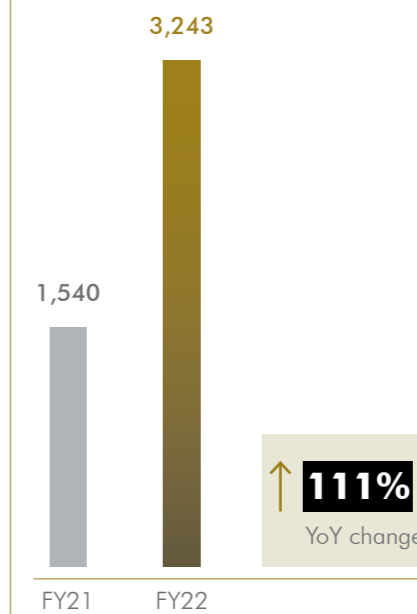
Financial highlights

(All figures in ₹ Crore unless stated)

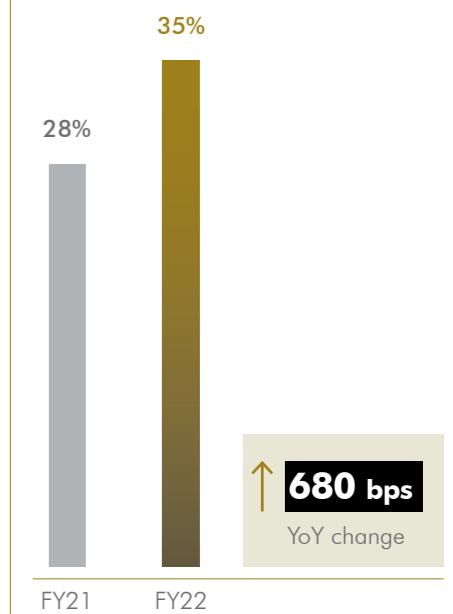
Revenues



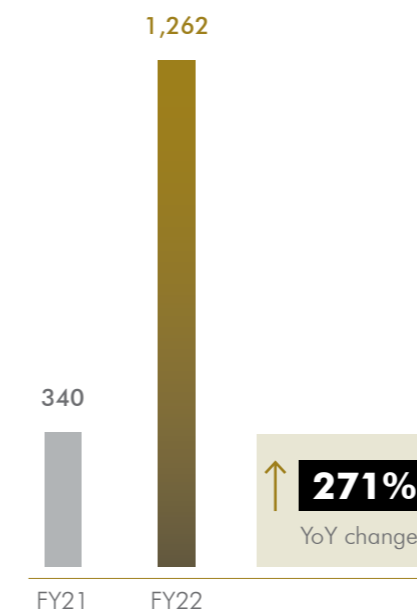
Adjusted EBITDA ^



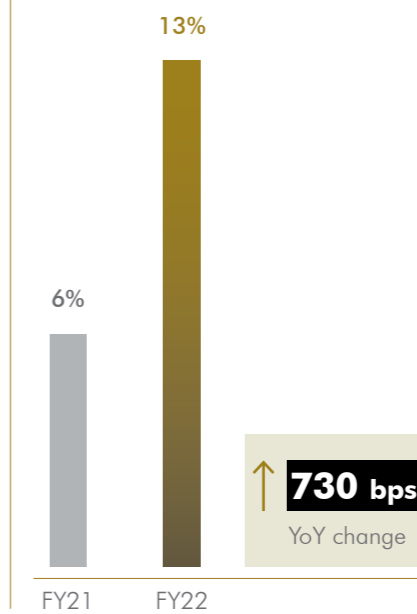
Adjusted EBITDA Margins



PAT*



PAT* Margins



* PAT before the impact of forex and exceptional items

^ Adjusted EBITDA = EBITDA After grossing up of finance cost included in the cost of projects and forex gains/losses

Embedding Sustainability to Build Better

HIGHLIGHTS FY 2022



With a score of **58 points** ranked amongst the top 13% global real estate companies in S&P Global Corporate Sustainability Assessment 2021



56.4%
Reduction in carbon emissions from FY18 (Scope 1 & 2)



19%
Share of renewable energy in total energy consumption in FY22



2035
Year committed to be Net Zero Emission Organisation



100%
Portfolio under ambit of Green Certification



3,359
Employees



82,200
Learning hours



59
Employee Net Promoter Score



Internal carbon price
Set an internal carbon price of US\$40 per tCO₂e



2,00,000+
Persons benefitted from CSR activities



Aligned with TCFD recommendations
(Task force on climate related financial disclosures)



Diverse and inclusive Board



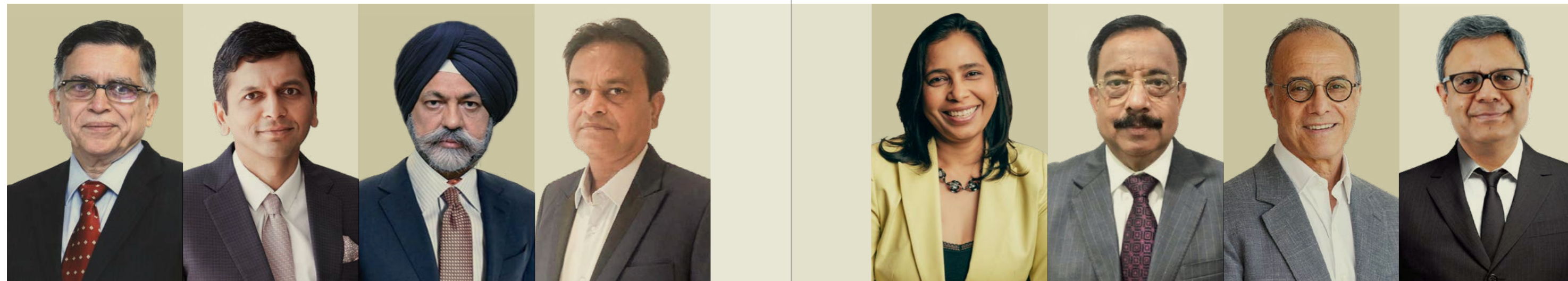
Committed to set de-carbonisation targets with Science Based Targets initiatives (SBTi)

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Our Leadership and Governance

Board of Directors



MUKUND MANOHAR CHITALE

Chairman & Independent Director

Mukund Chitale holds a bachelor's degree in commerce from the University of Mumbai and is a qualified Chartered Accountant. He has nearly 44 years of experience as a practicing Chartered Accountant. He is a fellow member of ICAI and has served as the President of ICAI in the year 1997- 1998. He was also the Chairman of the Ethics Committee of BSE. He was a member of Advisory Board on Bank, Commercial and Financial Frauds of Central Vigilance Commission. He was a member of the Working Group on Restructuring of Weak Public Sector Banks appointed by RBI (Verma Committee) and the Committee on Procedures and Performance Audit of Public Services appointed by RBI (Dr. Tarapore Committee). He was appointed as the chairman of National Advisory Committee on Accounting Standards.

ABHISHEK LODHA

Managing Director & CEO

Abhishek Lodha holds a master's degree in science (industrial and systems engineering (supply chain & logistics) from Georgia Institute of Technology. He has 20 years of experience in design, sustainability, financial stewardship, business development, strategy and strategic communication, risk management, leadership, public affairs and governance among others. Prior to joining the Company, he was working as a business analyst with McKinsey & Company, Atlanta, United States.

For more details refer the explanatory statement to the AGM notice on page no. 404 of the report.

RAJINDER PAL SINGH

Non-Executive Director

Rajinder Pal Singh was an IAS officer (1976 batch) Andhra Pradesh Cadre. He holds a post graduate degree in mathematics from Advanced Centre for Pure Mathematics, Punjab University, Chandigarh. Prior to joining the Company, he was the Chairman of National Highways Authority of India, the chairman and Managing Director of Punjab & Sind Bank and served as the secretary of Department of Industrial Policy and Promotion, Government of India.

He has worked both as commissioner of Hyderabad Municipal Corporation & Vice Chairman of Hyderabad Urban Development Authority. He has had long stints as Managing Director of A.P. Industrial Development Corporation and Commissioner of Taxation in A.P. He has nearly 46 years experience in regulatory area of finance, industry urban development and infrastructure.

For more details refer the explanatory statement to the AGM notice on page no. 405 of the report.

RAJENDRA LODHA

Whole time Director

Rajendra Lodha holds a bachelor's degree in civil engineering from M.B.M. Engineering College, University of Jodhpur, Jodhpur. He started his career with the Lodha group. He has 32 years of experience in all facets of real estate development.

For more details refer the explanatory statement to the AGM notice on page no. 405 of the report.

RAUNIKA MALHOTRA

Whole time Director

Raunika Malhotra President – Marketing and Corporate Communications of the Lodha group. She has been with the Lodha group for 13 years, including two years as Deputy Regional Chief Executive Officer. She holds a bachelor's degree in engineering (electronics and telecommunication branch) from the University of Pune and a post-graduate diploma in industrial engineering from the National Institute of Industrial Engineering, Mumbai. She has more than 16 years of experience in leadership, corporate strategic planning, consumer insights and brand management. Prior to joining the Lodha group, she has worked with ECS Limited and Adayana Learning Solutions Private Limited in strategic consulting.

ASHWANI KUMAR

Independent Director

Ashwani Kumar holds a Master of Science degree from Lucknow University and is a certified associate of the Indian Institute of Bankers from Indian Institute of Banking & Finance, India. He is a seasoned banker having 38 years of banking experience, out of which he was the Chairman and Managing Director of Dena Bank for five years. He has held industry-wide leadership positions in multiple organisations, including as executive director of Corporation Bank, chairman of the Indian Banks' Association and president of the Indian Institute of Banking & Finance. He was also a board member of the Life Insurance Corporation of India, wherein he also served on various committees of its board of directors.

LEE POLISANO

Independent Director

Lee Polisano is the founding partner and President of PLP Architecture, UK. He is a Fellow member of the American Institute of Architects and a member of the Royal Institute of British Architects and has nearly 46 years of experience and is internationally-recognised for his architectural and urban design work. He has been responsible for creating numerous award-winning commercial and corporate office buildings and is widely regarded for pushing boundaries and bringing innovation to the sector. Many of these projects have received prestigious awards for institutions as varied as the Urban Land Institute and the British Council for Offices. Prior to co-founding PLP Architecture, he was a global partner at KPF, and co-founded the KPF London office in 1989 and served as global President for six years until 2008.

RAJEEV BAKSHI

Independent Director

Rajeev Bakshi is an alumni of IIM Bangalore and a science and economics graduate from St Stephens College, Delhi.

He has over 40 years of experience in leadership positions at renowned companies. In his last executive role, he served as MD & CEO at Metro Cash & Carry India and was responsible for providing strategic leadership for the overall operations and growth. He has also served as joint MD at ICICI Ventures and Chairman of Pepsico's beverage business in South Asia. Earlier at Cadbury Schweppes, he was credited with having established Cadbury India as a growth oriented, transparent and investor friendly organization.

His areas of expertise include governance, strategy, marketing etc.

For more details refer the explanatory statement to the AGM notice on page no. 406 of the report.



Managing director & CEO's Letter to Stakeholders



“Our philosophy is not only to “Do Well” but also to “Do Good””

DEAR STAKEHOLDERS,

I hope this letter finds you in good health. In the past two years, we have faced unprecedented circumstances because of the pandemic. FY22 started in a rather gloomy environment with the onset of the second wave of COVID-19. I am glad that the immense collective efforts put in by the Government, corporates and fellow citizens have borne fruit, and we were able to surpass the tough times in a short period. It is encouraging to note the ever-rising vaccination rate in the country, with nearly all eligible citizens being vaccinated with at least one dose. The benefits of the broad rollout of vaccination were clearly visible as the impact of the third wave of COVID was minimised. On the other hand, the coordinated effort from the Indian Government and the Central Bank has brought the economy swiftly on the growth path.

I am proud that your Company and its employees have played a significant role in minimising the impact of the pandemic. In moments of extreme distress, our strong sense of purpose ensured that we heeded the call of duty toward humanity. In the spirit of helping our fellow citizens, we set up 8 Vaccination Centres for residents across Lodha projects. We ensured the vaccination of over 40,000 citizens, our employees and their dependents, third party contractors as well as residents of our developments. For our efforts, we were recognised by Nanavati MAX Super Specialty Hospital (a leading hospital in Mumbai) as one of the top procurers of vaccines amongst private entities for use in vaccination drives conducted in the city.

Notwithstanding the hardships faced, your Company reported its best-ever performance registering substantial

growth across both operating and financial metrics. COVID-19, on the one hand, has been a stressful experience for everyone, but on the other hand, it has also changed the consumer outlook toward home ownership. India's housing needs are immense, and the demand for quality and bigger homes with self-sufficient social ecosystems has never been this strong. The trend that started last year continues to gain ground and is expected to hold for the foreseeable future. By virtue of being the largest residential real estate player, your Company was able to capitalise on this trend very early by innovating products tailored to meet evolving needs of the consumer. Similarly, the pace of digitisation of the economy has accelerated on the back of disruptions posed by the pandemic, throwing up immense opportunities for us in our fledgling digital businesses.

This was also a remarkable year for your Company with respect to the progress made towards creating a truly 'Sustainable Enterprise'. Our philosophy is not only to "Do Well" but also to "Do Good". Your Company has committed to becoming a 'net zero carbon emission' organisation by 2035 and is making rapid progress in achieving this goal much ahead of time. We also committed to set decarbonisation targets with the Science Based Targets initiative (SBTi) within 2022. We have brought all our under-construction residential projects within the ambit of Green Certifications. With this, the entire portfolio of the Company - commercial, residential and digital infrastructure - will be green certified. We were ranked amongst the top 13% of real estate companies for our sustainability practices by S&P Global in their Corporate Sustainability Assessment, 2021 and aim to be a global leader in sustainability

“In the spirit of helping our fellow citizens, we set up 8 Vaccination Centres for residents across Lodha projects. We ensured the vaccination of over 40,000 citizens, our employees and their dependents, third party contractors as well as residents of our developments.”





Managing director & CEO's Letter to Stakeholders (Continued)

in the real estate industry. We intend to make net zero a new normal for the built environment and have created "Lodha Net Zero Urban, Accelerator" with technical support from our long standing partner RMI. We have also set an internal carbon price of US\$40 per tCO₂e, this will help us accelerate our transition to a low carbon future and de-risk our growth. This will help us to know our carbon. We have also signed a charter facilitated by WRI-India, "Value-chain Approach to Decarbonise the Building and Construction Sector in India".

We also undertook an ambitious goal to drive gender diversity and increase the mix of women associates to >44% (excluding construction workforce) by 2027. Our recent initiative 'Lodha Brain Gain' will select exceptional students and empower and support them to get into top educational institutions like IITs and the IIMs, that will also help build India into the world's third largest economy within the next two decades.

STRONG FINISH TO THE YEAR

Strong fundamentals enabled us to achieve the twin objectives of achieving business growth targets and also reducing our leverage substantially. We are now on the path to becoming a fast-growing low leverage Company.

The second wave of the pandemic brought life to a standstill once again at the beginning of the financial year. However, strong underlying fundamentals soon overcame the short-lived mobility restrictions, and housing demand came roaring back. On the back of consistently improving housing demand, your Company was able to grow its pre-sales every quarter and delivered its best ever pre-sales of ₹ 9,024 crore for FY22. Incidentally, Q4 FY22 at ₹ 3,456 crore of pre-sales was our best ever quarter as well.

During the reporting year, your Company expanded into newer micro-markets across Mumbai Metropolitan Region (MMR) and Pune through the capital light JDA route. We added eleven new projects in FY22, amounting to nearly ₹ 15,000 crore of cumulative GDV.

We made rapid progress in the digital infrastructure park segment as well. We concluded a JV with Morgan Stanley for development of a Grade A digital industrial park at Palava amongst other land sale transactions with other marquee investors. Recently, we have concluded a Green Digital Infrastructure Partnership with Ivanhoé Cambridge (real estate arm of Canadian Pension Fund CDPQ) and Bain Capital. The platform will establish a pan-India presence in the digital infrastructure space that includes logistics and light industrial parks and in-city fulfillment centres. The platform will jointly invest about US\$ 1 billion to create approximately 30 msq. ft. of operating assets to serve India's digital economy as well as create new employment.

I am also delighted to share the outstanding performance of our UK investments during FY22. The projects witnessed a strong rebound in pre-sales once travel in the UK resumed in the second half of the year. They delivered their best ever annual pre-sales performance of GBP 531 million in the reporting year. This enabled us to pre-pay our US\$ bond (US\$ 170 million out of US\$ 225 million) a year ahead of its maturity. We are likely to get part of our investment repatriated during FY23 and balance in FY24, providing us capital to grow our business in India further.

ROBUST BUSINESS FUNDAMENTALS AHEAD

FY23 has started on an uncertain note with geopolitical tensions in Europe and COVID-led severe lockdowns in China.

This has disrupted the global supply chains, leading to a high inflationary environment, tighter monetary policies, and an upward bias on interest rate trajectory globally.

We remain optimistic about the demand for housing, which is well poised even after considering global challenges. We believe we are just at the beginning of the multi-year growth journey of the Indian housing market. On the back of rising incomes and improving demography, the industry has the potential to grow 3 to 4 times over the next decade.

Against the backdrop of strong industry growth, larger branded developers like your Company have disproportionately large growth opportunities. Our Joint Development Agreement (JDA) strategy will enable us to actualise this growth in a capital-light manner enabling a highly resilient balance sheet. Our strong brand, constructions, sales and marketing abilities, as well as our ability to quickly monetise any land asset continue to make landowners prefer Lodha for maximising their land value. We believe we will grow the pace of project addition and deliver ~20% CAGR in Pre-Sales in the medium term and accelerate our launches, sales and constructions. Your Company has decided to focus on growth in various under penetrated markets of MMR and Pune. In view of its strategic position as India's tech hub, the Company also intends to grow gradually in the Bengaluru market using its capital light JDA model and create strong operating capability through a local team in Bengaluru. Bengaluru has a steady but fragmented housing market with top 5 players having market share of around 30%. Combined with growth in the quality aspirations of potential buyers, your company sees the opportunity to create a profitable business in the city.

In the coming years, we will also meaningfully grow our digital infrastructure business in a capital light manner. With two marquee financial partners on board our digital infrastructure platform, we expect to leverage the country's fast growing digital economy. With the platform, we aim to leverage our development capabilities to create recurring income streams, through our share of rental income as well as through fee income. The platform will also help us in our strategy of monetising surplus land around our townships. Rising economic activity on the back of the growth in the digital infrastructure segment in the vicinity of our residential township will also create a virtuous cycle for the residential demand.

The progress made by our startup 'DigiRealty' which intends to use a technology platform to serve the 'near commerce' needs of our ever growing base of customers is heartening. While it is still early days, this platform can create significant value for your Company in the years to come.

Our progress across multiple growth opportunities has only been possible with the quality and commitment of our 3,300+ associates. They are the true flag bearers of the Lodha values of honesty, integrity, responsibility, innovation and seeking excellence. As an organisation, we are poised to chart

the next phase in our growth story even amidst the current uncertainty, with unwavering support from our entire team. I would like to thank all our associates and my colleagues on the Board for their valuable guidance and support.

On behalf of Lodha, I would like to thank all our stakeholders for their continued support and look forward to meeting you at the annual shareholder's meeting.

Abhishek Lodha
Managing Director & CEO

//
On the back of consistently improving housing demand, your Company was able to grow its pre-sales every quarter and delivered its best ever pre-sales of ₹ 9,024 crore for FY22. Incidentally, Q4 FY22 at ₹ 3,456 crore of pre-sales was the best ever quarter as well. //

//
We believe we will grow the pace of project addition and deliver ~20% CAGR in Pre-Sales in the medium term and accelerate our launches, sales and constructions. //

Our Approach to Governance

We believe that responsible corporate conduct is integral to the way we do our business. A high standard of corporate governance is vital for creating and enhancing long term stakeholder value. Our corporate governance philosophy reflects the ethos of the Company and our continuous commitment to transparency, integrity, fairness, accountability, ethical business practices and professionalism across our operations and is deeply embedded in the fabric of the Company. Our philosophy flows from our culture code and values, which are reinforced at all levels across the organisation. The Lodha Code of Conduct is an extension of our values and reflects our continued commitment to ethical business practices across our operations.



GOVERNANCE FRAMEWORK

Our governance goals



Responsible business conduct

Taking ethical business decisions in compliance with applicable legislation



Integrity and Transparency

Ensuring transparency and integrity in our business dealings



Fairness

Clear and fair communication with stakeholders



Accountability

Board and the management are accountable to stakeholders



Further details on governance at Lodha are available on page no. 028 of the report.

(GRI 102-10, 18, 19, 20, 22, 23, 24, 26, 27, 32)

BOARD OF DIRECTORS

The governance culture at Lodha is driven by our diverse and inclusive Board of Directors. They have a fiduciary responsibility to protect and enhance shareholder value by providing strategic direction to the Company and ensuring the alignment of our goals with stakeholder expectations. The Board exercises strategic oversight and independent judgement over business operations, business strategy, ensuring compliance with the legal framework, integrity of financial accounting and reporting systems and credibility in the eyes of the stakeholders through proper and timely disclosures. The Board monitors the effectiveness of the Company's governance practices and risk management systems.

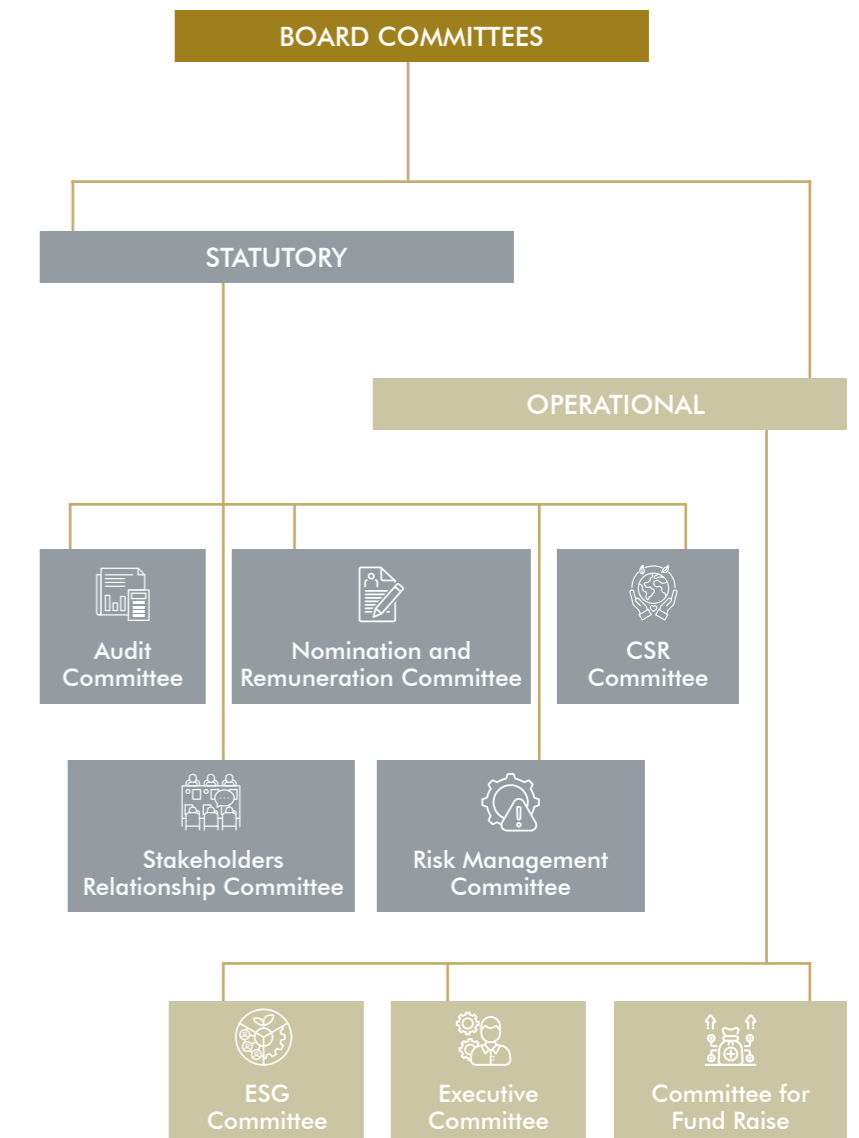
BOARD COMMITTEES

Board committees are constituted to focus effectively on specific areas and ensure expedient resolution and decision-making. Committees operate according to their respective charters/ terms of reference. Committee recommendations are submitted to the Board for approval.



The constitution and charters of the Board committees are available on our website on <https://www.lodhagroup.in/investor-relations> and in the corporate governance report which forms part of this report.

(GRI 102-17, 25, 33, 34, 35, 36)



OUR POLICIES

Our policies provide a framework for realising our governance vision. The policies are reviewed and updated from time to time to incorporate changes in law and to stay abreast of the best global governance practices.



The policies are available on our website on <https://www.lodhagroup.in/investor-relations>.

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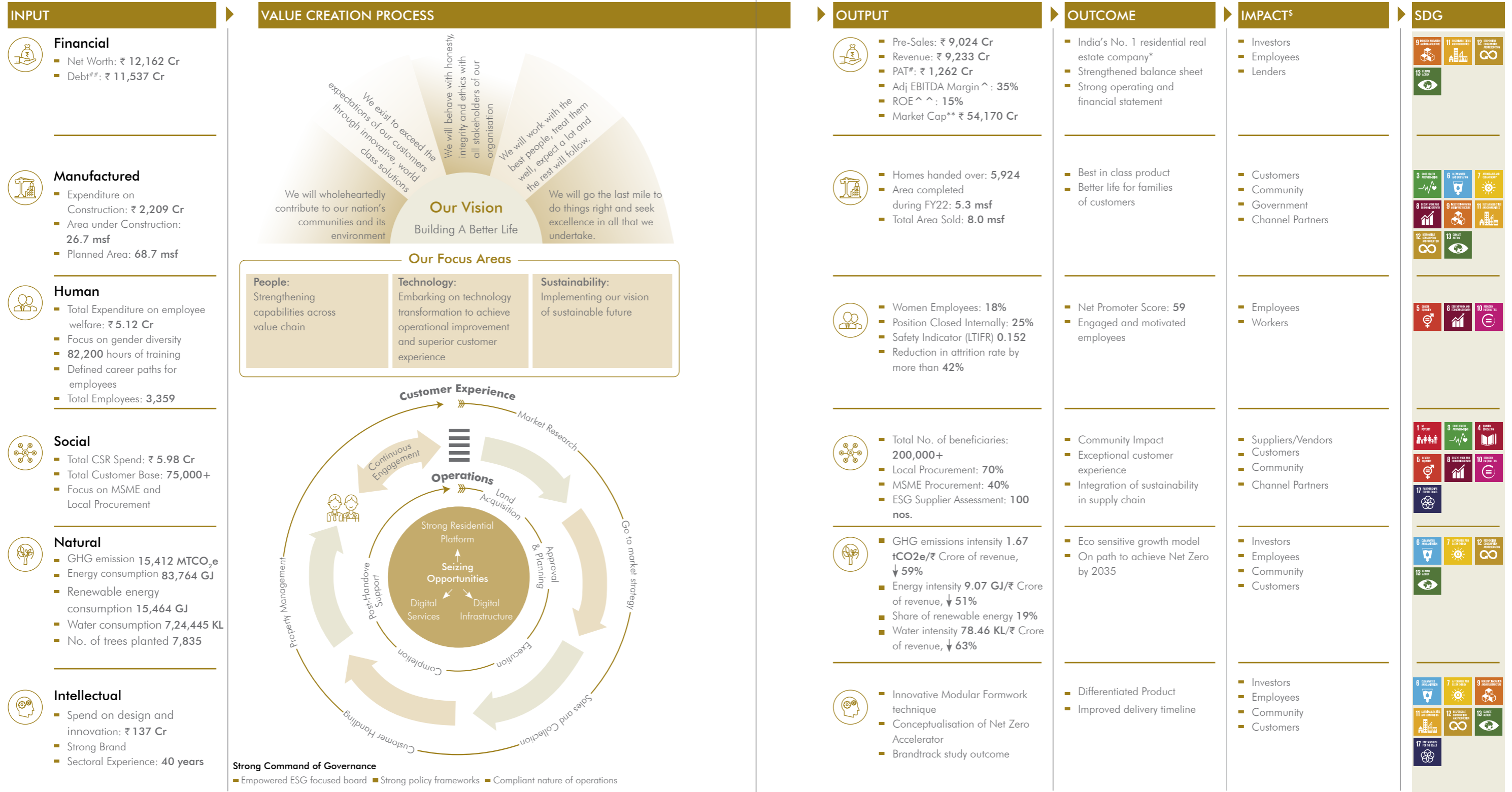


Creating Sustainable Value

Our Approach Towards Long-term Value Creation

A model that portrays our business process and the value created for all stakeholders in a transparent way

HOW WE CREATE VALUE



⁵Impact refers to stakeholder groups impacted with respective capitals

*By Pre-Sales from FY 16-22
[^] Adj. EBITDA = EBDITA after grossing up finance costs included in the cost of projects and Forex gain/loss
[#] PAT before the impact of Forex and Exceptional Items

[#] Gross Consolidated Debt including USD denominated Senior Notes (USD 55 mn)
[^] ^ RoE for FY22 = PAT ex. Forex & Exceptional Items/ Network (Average of FY21 & FY22 ex. revaluation reserve);
^{**} as on March 31, 2022 (Source: BSE)

Business Strategy

Covid-19 has further reiterated the importance of a quality home in one's life. Homes have become much more central to people's lives. The structural drivers for Indian housing are well understood, and we believe the revival in housing demand has just started and is expected to sustain for the rest of the decade, if not more. At the same time, on account of the excesses of the previous cycle, supply is consolidating at an accelerated pace.

The key reasons for this consolidation are the loss of consumer confidence in unbranded developers, lack of execution skills and access to capital for such developers.

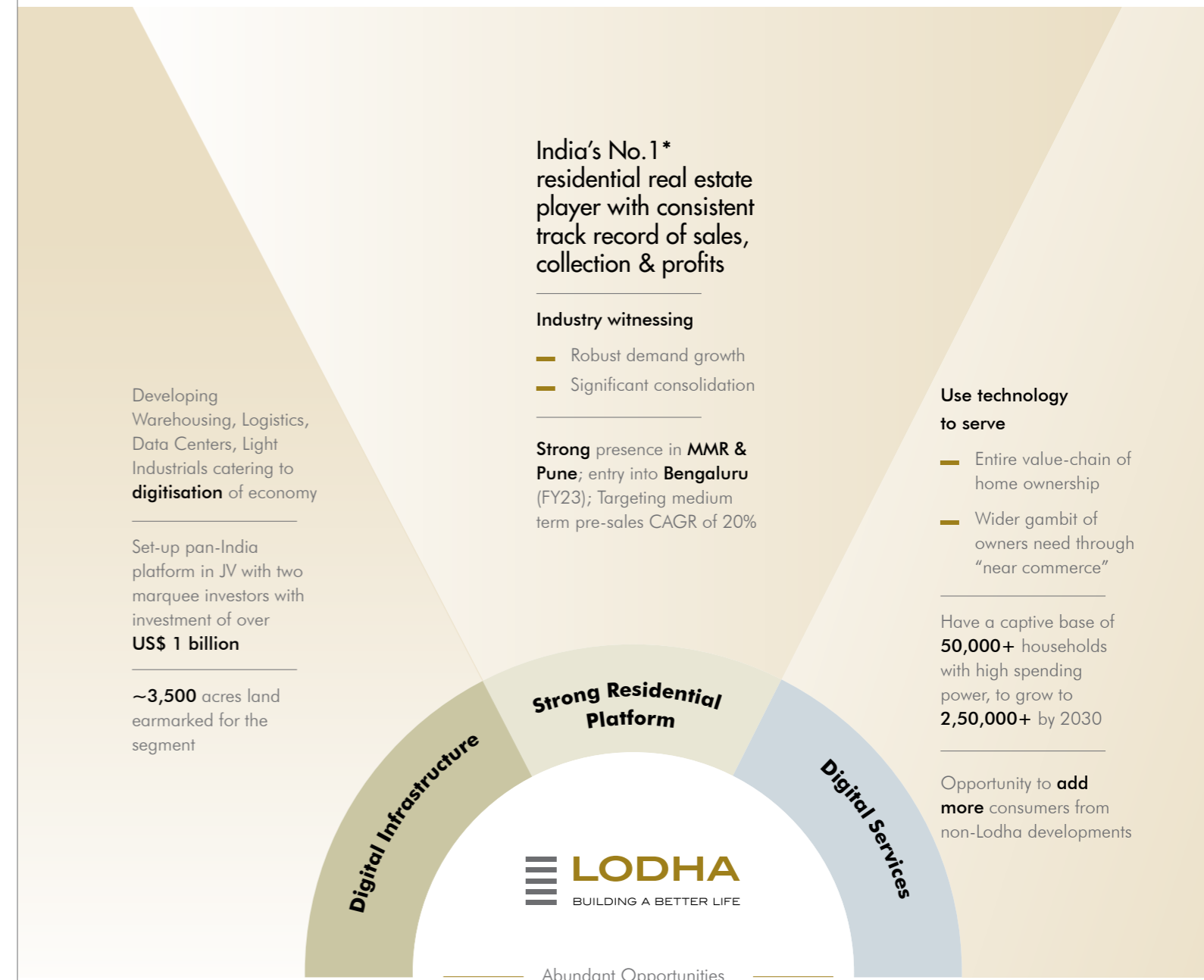
This has presented a 'goldilocks scenario' for branded tier-1 developers like us when the demand is expected to remain robust while supply is shrinking in the hands of fewer developers.

This, in turn, will usher in the virtuous price-demand cycle. We see abundant opportunities to tap the growing market led by our sustainable and integrated growth strategy.

Similarly, we are witnessing the digitisation of the economy taking place at a break-neck pace. While we will continue to focus on our residential business, we will also be leveraging this robust growth on the digital side of the economy. We believe our foray into digital infrastructure park and services segments complements our residential business and will enable us to build low capital intensive business based more on fee income.

STRATEGIC FRAMEWORK

Largest Indian housing platform with robust growth opportunities



*by Pre-Sales over FY16-22

Business strategy (Continued)

Our business strategy is focused on creation of sustainable value for our stakeholders

ASSET LIGHT GROWTH STRATEGY FOR THE 'FOR-SALE' BUSINESS:

- Focus on substantially scaling-up sales and execution capabilities in MMR & Pune by expanding into under-represented micro-markets of these regions by launching newer projects tied up under JDAs
- Enter the Bengaluru residential market through the capital-light strategy of JDAs and scale-up

DE-LEVERAGING OF THE BALANCE SHEET:

Continue accelerated reduction of debt to create a resilient balance sheet

SCALING UP NEW BUSINESS VERTICALS WHICH ARE LESS CAPITAL INTENSIVE AND PROVIDE RECURRING INCOME STREAM OVER TIME

- Expect to significantly grow the digital infrastructure vertical over the near to medium term, in partnership with capital partners enabling accelerated monetisation of surplus land assets around our townships
- Leverage technology to serve the entire value chain of home ownership and create a fee income based digital services platform targeted at the captive consumers of our developments

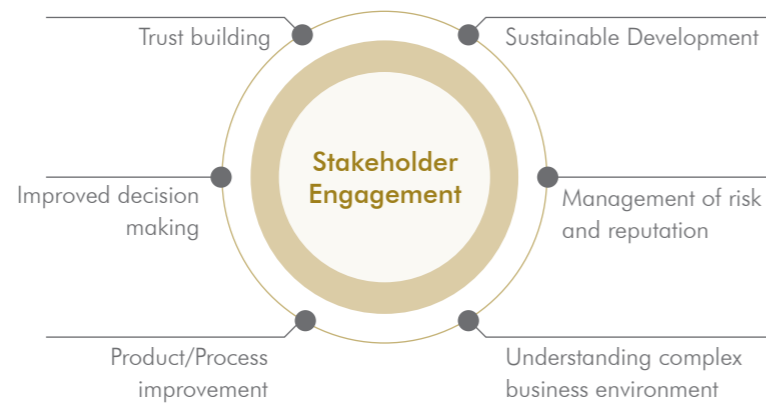


Stakeholder Engagement

Stakeholders are an integral part of our organisation and value creation process. Our engagement with them enables us to seek their insights, listen to their concerns and use their foresight to identify risks ahead of time to protect and grow our business. Over the years, we have built a healthy relationship of mutual respect and trust with our stakeholders. We are committed to understanding every stakeholder's concerns and considering all relevant insights we need in making informed decisions.

Stakeholder engagement is key to achieving the triple bottom line.

We have categorised our key stakeholders as external and internal stakeholders. Our external stakeholders include customers, channel partners, investors, lenders, suppliers, vendors, local communities, media and more. Our employees and contractual support staff make up our internal stakeholder group. Our holistic approach towards stakeholder engagement helps us to identify material topics that form the basis of our business and sustainability strategies and align them with the expectations of key stakeholders.



(GRI 102-21, 40, 42, 43)










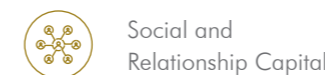
Stakeholder Engagement (Continued)

Aligning our stakeholders' aspirations with our business goals

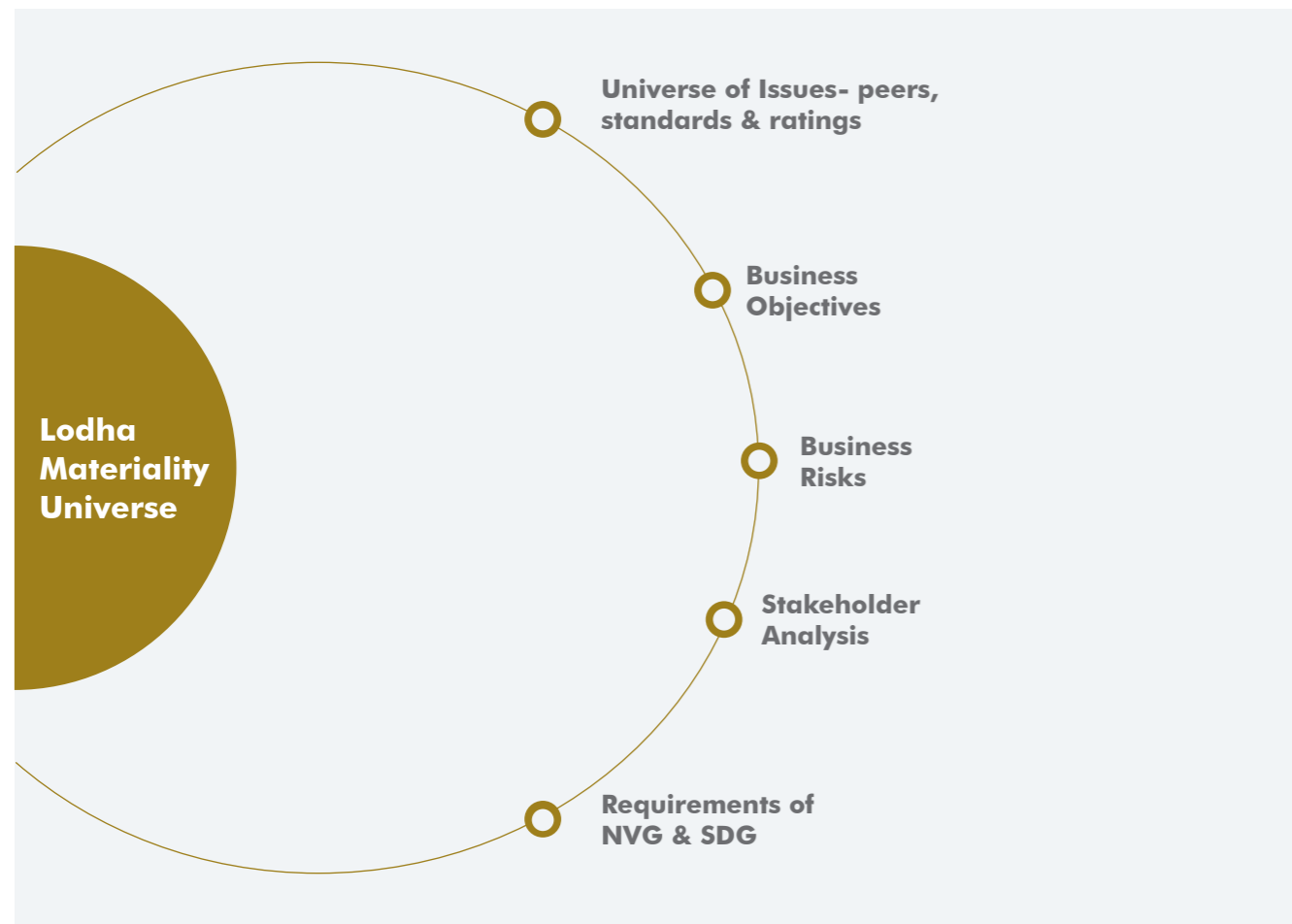
INVESTORS & LENDERS		CUSTOMERS		SUPPLIERS		EMPLOYEES	
<p>Importance of the relationship</p> <p>Providers of financial capital essential to fund growth</p>	<p>Communication Channels</p> <ul style="list-style-type: none"> Investor and analyst conferences Periodic meetings Annual report Press releases or media updates Earnings calls 	<p>Importance of the relationship</p> <ul style="list-style-type: none"> Strengthen brand loyalty & advocacy Building long-term mutually beneficial collaborative relationships 	<p>Communication Channels</p> <ul style="list-style-type: none"> Sponsored events Mailers & newsletters Brochures Brand campaigns Sales pitches Customer visits Website Webinars Media and social media Customer satisfaction surveys Community events 	<p>Importance of the relationship</p> <p>Provide operational leverage to optimise value chain, be cost competitive and sustainable</p>	<p>Communication Channels</p> <ul style="list-style-type: none"> One on one meetings Training and awareness drives on sustainability topics 	<p>Importance of the relationship</p> <p>Critical for achieving business and sustainability goals</p>	<p>Communication Channels</p> <ul style="list-style-type: none"> Coffee with CEO Townhalls HR connect Project reviews Offsites Rewards & recognition Employee engagement surveys Lodha world newsletter
<p>Value proposition</p> <ul style="list-style-type: none"> Consistent returns on investment Transparent Disclosures Ethical business conduct and comprehensive risk management Mitigation measures for climate change risks and reducing operational carbon footprint 	<p>Frequency of engagement</p> <ul style="list-style-type: none"> Ongoing Quarterly Annual 	<p>Value proposition</p> <ul style="list-style-type: none"> Strong brand & differentiated products & services Superior living experience Quality homes and workplaces Competitive pricing 	<p>Frequency of engagement</p> <ul style="list-style-type: none"> Ongoing Annual 	<p>Value proposition</p> <ul style="list-style-type: none"> Ethical business conduct & fair business practices Sustainability led growth opportunities Timely payment Recurring orders to grow business 	<p>Frequency of engagement</p> <ul style="list-style-type: none"> Ongoing 	<p>Value proposition</p> <ul style="list-style-type: none"> Rich and diverse exposure to enhance skill & knowledge Inspiring leadership Professional culture built on fundamentals of honesty, integrity and ethics Learning & growth opportunities Stimulating work environment 	<p>Frequency of engagement</p> <ul style="list-style-type: none"> Ongoing Quarterly Half Yearly Annual
<p>Purpose and scope of engagement</p> <ul style="list-style-type: none"> Focus on strong operating and financial performance Focus on highlighting sustainability commitments and disclosures 	<p>Material topics</p> <ul style="list-style-type: none"> Water management Waste management Emission & energy management Accountability & transparency Business ethics Corporate governance Data privacy and information security Brand management Risk management 	<p>Purpose and scope of engagement</p> <ul style="list-style-type: none"> Understanding customer requirements Identifying opportunities to improve our products & services 	<p>Material topics</p> <ul style="list-style-type: none"> Water management Waste management Emission & energy management Stakeholder engagement Data privacy & information security Green buildings Climate change adaptation 	<p>Purpose and scope of engagement</p> <ul style="list-style-type: none"> Ensuring quality & and meeting project schedules Expanding reach & impact of sustainability initiatives by integrating sustainability principles across the supply chain 	<p>Material topics</p> <ul style="list-style-type: none"> Business Ethics Human Rights 	<p>Purpose and scope of engagement</p> <ul style="list-style-type: none"> Attracting & retaining diverse talent Providing a learning environment Providing engaging & enriching culture Providing career & growth opportunities 	<p>Material topics</p> <ul style="list-style-type: none"> Employee development Accountability & transparency Health & safety Human rights Water management Emission & energy management Waste management Data privacy & information security
<p>Vulnerable / Marginalised group</p> <p>No</p>		<p>Vulnerable / Marginalised group</p> <p>No</p>		<p>Vulnerable / Marginalised group</p> <p>No</p>		<p>Vulnerable / Marginalised group</p> <p>No</p>	
<p>Capital Linkages</p>		<p>Capital Linkages</p>		<p>Capital Linkages</p>		<p>Capital Linkages</p>	

Stakeholder Engagement (Continued)

LOCAL COMMUNITIES		CHANNEL PARTNERS		CONTRACTUAL SUPPORT STAFF		MEDIA	
<p>Importance of the relationship</p> <ul style="list-style-type: none"> Conducive working environment Support for business 	<p>Communication Channels</p> <ul style="list-style-type: none"> Community meetings CSR initiatives 	<p>Importance of the relationship</p> <p>Critical for achieving business goals</p>	<p>Communication Channels</p> <ul style="list-style-type: none"> Channel partner meets Product training Lodha CP portal Website Business reviews 	<p>Importance of the relationship</p> <p>Critical for achieving business goals</p>	<p>Communication Channels</p> <ul style="list-style-type: none"> Periodical review meetings CSR interventions EHS training Skill building trainings 	<p>Importance of the relationship</p> <p>Reaching out to the society and various stakeholders to communicate about Company strategy, initiatives and achievements</p>	<p>Communication Channels</p> <ul style="list-style-type: none"> Press Conferences Press Releases Leadership conversations and interviews Industry events Product launches Facility Visits Social media
<p>Value proposition</p> <ul style="list-style-type: none"> Transform lives by doing good while doing well Empower underserved children, youth, and women through education and skill-building Improve the quality of life through better healthcare facilities Safe work practices to protect community near construction sites 	<p>Frequency of engagement</p> <p>Ongoing</p>	<p>Value proposition</p> <ul style="list-style-type: none"> Ethical and fair business practices Learning and skill development Enablement and capacity building Portfolio tailored to meet customer preferences and needs 	<p>Frequency of engagement</p> <p>Ongoing</p>	<p>Value proposition</p> <ul style="list-style-type: none"> Transparent and fair contractual terms Conducive workplace with quality amenities and healthcare services Robust occupational health and safety practices Experience and expertise from working on some of the world's finest developments 	<p>Frequency of engagement</p> <p>Ongoing</p>	<p>Value proposition</p> <p>Disclosing and sharing relevant information and updates with the public</p>	<p>Frequency of engagement</p> <ul style="list-style-type: none"> Ongoing Monthly Quarterly Annual
<p>Purpose and scope of engagement</p> <ul style="list-style-type: none"> Understand areas for sustainable development Drive fair and inclusive business practices Responsible citizenry and social concern 	<p>Material topics</p> <ul style="list-style-type: none"> Local community development Stakeholder engagement Responsible supply chain Biodiversity 	<p>Purpose and scope of engagement</p> <ul style="list-style-type: none"> Generating business and leads Expanding reach of innovative business models and offerings 	<p>Material topics</p> <ul style="list-style-type: none"> Business ethics Data privacy and information security Brand management 	<p>Purpose and scope of engagement</p> <p>Building responsible citizenry</p>	<p>Material topics</p> <ul style="list-style-type: none"> Health and safety Human Rights 	<p>Purpose and scope of engagement</p> <ul style="list-style-type: none"> Participate in industry news with trend stories Mitigate crisis situations Performance updates 	<p>Material topics</p> <ul style="list-style-type: none"> Brand management
<p>Vulnerable / Marginalised group</p> <p>Yes</p>		<p>Vulnerable / Marginalised group</p> <p>No</p>		<p>Vulnerable / Marginalised group</p> <p>Yes</p>		<p>Vulnerable / Marginalised group</p> <p>No</p>	
<p>Capital Linkages →  </p>		<p>Capital Linkages →  </p>		<p>Capital Linkages →  </p>		<p>Capital Linkages → </p>	



Materiality Assessment



Materiality assessments are crucial in identifying parameters that affect the value creation abilities of a Company. We engaged with a representative sample of key stakeholders across categories to identify a set of material topics relevant to us. The assessment also included evaluating peer reports and global megatrends for the real estate sector, specifying the most significant areas of risk and opportunities. The identified material topics were prioritised based on their significance to the Company and inputs from key stakeholders. Significance from a stakeholders' perspective was evaluated based on their key concerns and expectations from the Company. The importance of the issues to us was assessed based on business goals and risks.

The assessment was conducted in line with the IIRC's <IR> framework procedure of materiality and stakeholder inclusiveness. Expectation and interest of our stakeholders was a key reference point in our materiality assessment.

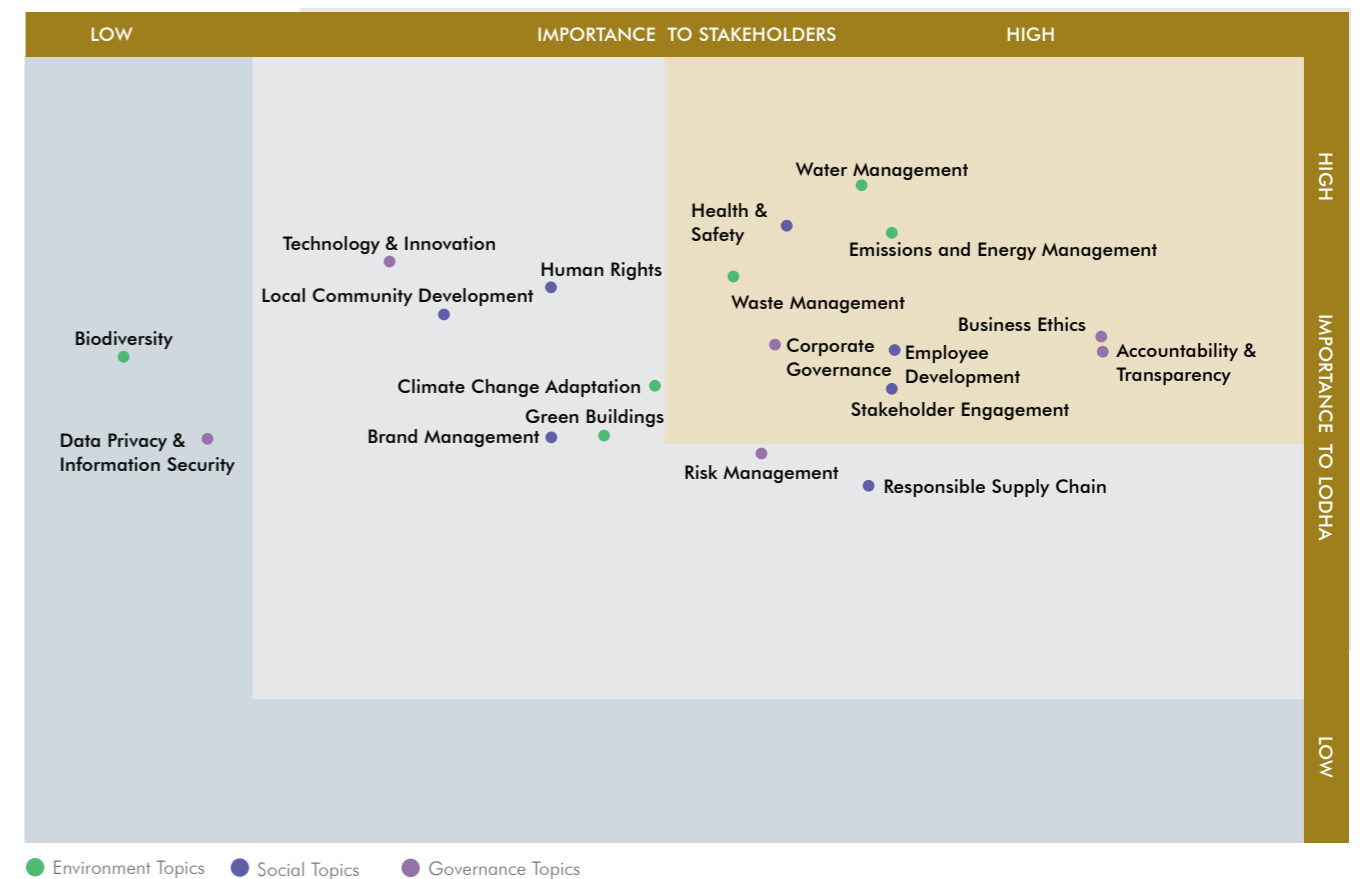
(GRI 102-29, 44, 47; GRI 103- 1)

MATERIALITY ASSESSMENT METHODOLOGY

Expectations and interests of stakeholders are a key reference point for sustainability strategy development

Identification of material issues	Comprehensive review carried out to identify material topics including		
	<ul style="list-style-type: none"> • Sector specific, current and emerging risks • Internal consultations • Global sustainability standards ESG Ratings 		
Mapping existing stakeholders	Identification of stakeholders who can impact or influence the Company and vice versa		
Stakeholder consultation	<ul style="list-style-type: none"> • Online surveys to assess stakeholders' perception of identified material topics • Interviews with identified stakeholders 	External stakeholders Objectives	Internal stakeholders
		<ul style="list-style-type: none"> • Understanding key concerns • Identifying and prioritising material issues 	<ul style="list-style-type: none"> • Understand top management vision on business goals and priorities and the emerging risks and opportunities • Incorporate their perception of material issues into the materiality assessment
Data analysis	Stakeholder responses collated and material issues prioritised		
	<ul style="list-style-type: none"> • To draw inferences on areas of concern to stakeholders and • Identify material topics from stakeholders perspective 		
Materiality universe	<ul style="list-style-type: none"> • Final list of material topics from point of view of internal and external stakeholders' populated and categorised as per level of priority high, medium and low 		

Our materiality matrix



● Environment Topics ● Social Topics ● Governance Topics

Our Sustainability Strategy

E

ENVIRONMENTAL



Ensure sustainability in our core operations by **positively impacting the natural environment**. **Not to contribute to global warming**, and operate through a **resilient value chain**

Be resilient to climate change while not contributing to global warming.

Achieve Carbon neutrality in operations by the year 2035 or earlier.

Align Scope 3 emissions reduction roadmap with 1.5°C ambition for 2050.

S

SOCIAL



Positively impacting our people and community through utmost respect to **human rights, diversity and inclusion, and philanthropy**

Create a more diverse & inclusive workforce, with a workplace gender diversity ratio of 44% by 2027. ^ Focus to make work environment more engaging & learning oriented.

Ensuring a safe working environment at our sites to achieve zero fatality, zero hospitalisation and lowest lost time injury in the industry.

Support bright and deserving minds in the country to get access to quality education to achieve their full potential.

Promote healthcare and vocational training in the community.

G

GOVERNANCE



Bring about an industry transformation by **leading ethically and bolstering trust** through high degree of transparency and accountability

Strong board with diverse experience to guide management through the business cycles.

Meet expectations of diverse set of stakeholders through deeper engagement, transparent communication & ethical business conduct.

Strong risk management framework.

We see ESG issues as long term business risks, and not simply as a compliance risk



We mitigate or adapt to the risks through action backed by organisational policies and processes; while engaging with our stakeholders all along



We endeavour to report our de-risking journey transparently to all stakeholders, to build trust and gain momentum



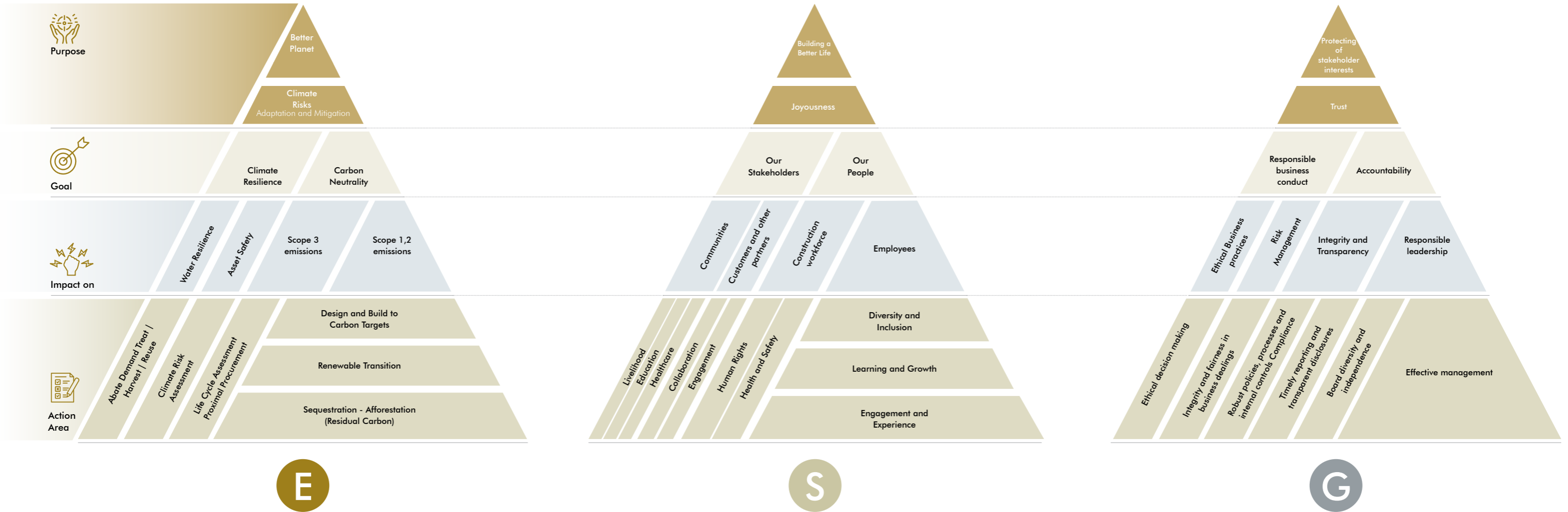
Establish credentials by taking leadership positions on all applicable benchmarks

^ excluding construction workforce



Our Sustainability Strategy (Continued)

OUR STRATEGY IS ILLUSTRATED THROUGH THE FOLLOWING DIAGRAMS



OUR SUSTAINABILITY TEAM STRUCTURE

We have constituted a core team of employees drawn from within the Company to focus on various aspects of Sustainability. The team is headed by a Sustainability Lead who has overall accountability on Sustainability (ESG) performance of the Company and reports to the Managing Director & CEO. The ESG Committee of the Board provides a strategic direction and oversees sustainability initiatives and disclosures at a Board level. Please refer page no. 226 for details on ESG committee.

With a view to embedding sustainability deeper into the DNA of the Company, our "Sustainability Champions"

program recognises employees who actively contribute to the implementation of sustainability initiatives. We had identified 76 Sustainability Champions in FY22 and seek to add many more as we progress.

We also have 2 focussed working groups to drive our key Sustainability initiatives for FY23 viz the "Lodha Net Zero Urban Accelerator" and "Sustainability in Design" which focus on specific areas of these initiatives.

KEY FOCUS AREAS

- Embodied carbon reduction
- Climate risks
- Performance analytics
- Renewable energy
- Biodiversity
- Circularity and materials
- Water resilience
- Energy efficiency
- EV integration
- Social Impact

Industry Megatrends



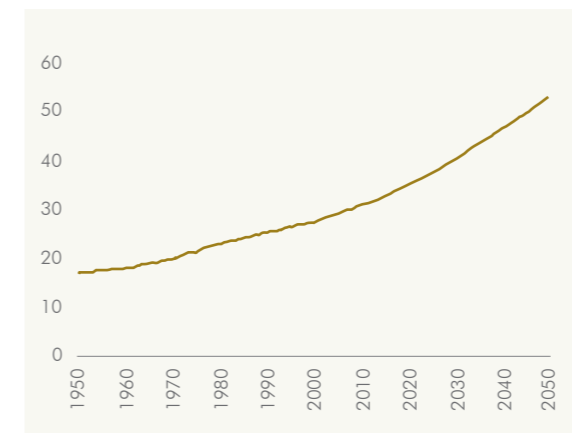
By virtue of its demography and development cycle, India is at a place where demand for quality urban housing is growing.

Megatrends driving the Indian housing industry

RISING URBANISATION

India is witnessing rapid urbanisation. This means that the urban population will see a significant population surge and a significant increase in households. As per United Nations, India's urban population will overtake the rural population between 2045 and 2050. This will create a need for a significant number of quality urban homes. Without the active efforts of the policymakers and the private sector, there is a risk of a considerable increase of shanty towns or slums in urban areas that lack hard infrastructure and supportive social infrastructure, thus lowering the productivity of the urban masses. Quality urban housing is considered as one of the necessary ingredients to improve the productivity of the urban population.

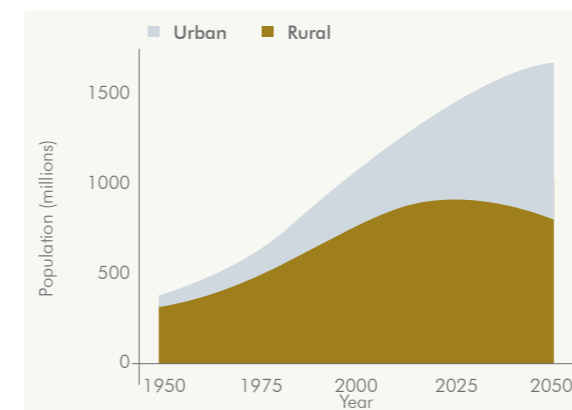
India's urbanisation to cross 50% by 2050



Source: United Nations, World Urbanisation prospects (2018)

More people will stay in urban centres by 2050

Urban and rural population India

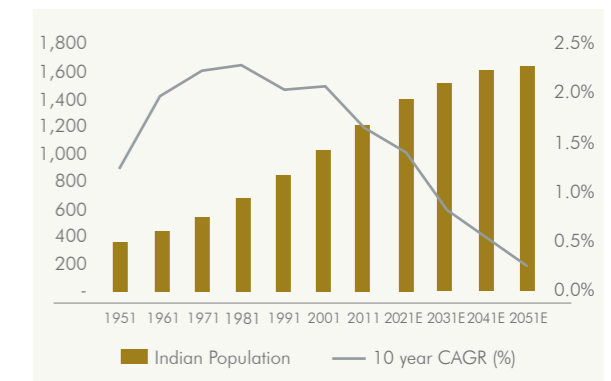


Source: United Nations

FAMILY NUCLEARISATION

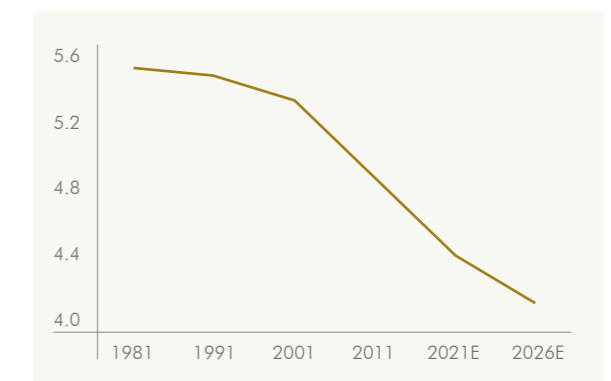
India's population growth is slowing but will remain positive until 2050. At the same time, due to the increasing nuclearisation of families, the size of households is continuously getting smaller. In cities, a household now consists of 4 people compared to 5.5 about four decades back. The rising population combined with falling family size will add to the number of urban households, creating a sustainable demand for quality urban housing.

India's population will continue to grow



Source: India Census

Urban Household size will continue to fall



Source: India census, industry estimates

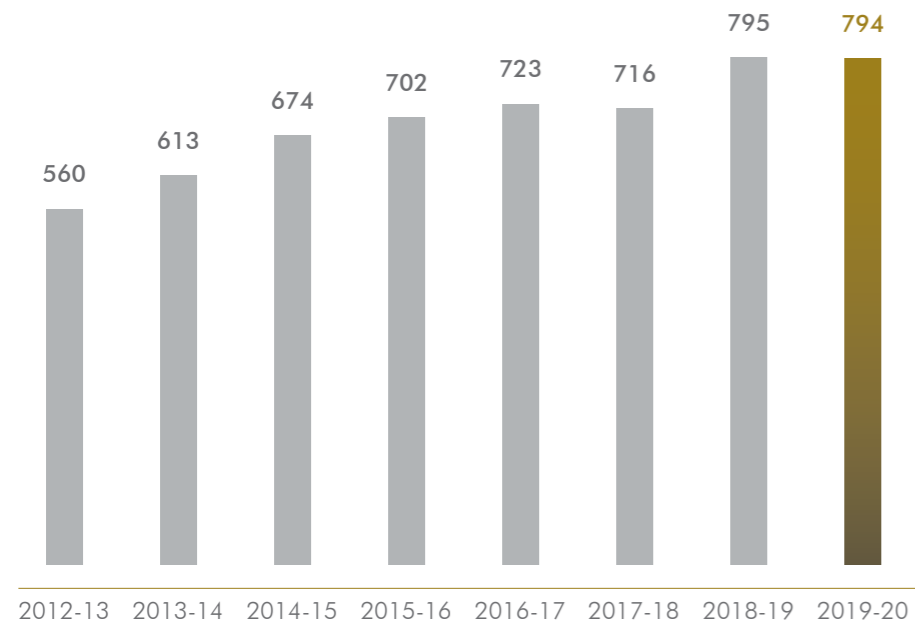
Industry Megatrends (Continued)

IMPROVED CONSUMER DEMOGRAPHICS

India has a young and aspirational society with more than 1.5 million students qualifying and completing professional courses in various fields, including engineering, finance and others. These budding professionals with robust and growing income will create a large segment of new customers for quality urban housing.

Total placement from AICTE approved institutes

(in '000s)



Source: Anarock Report (2021)

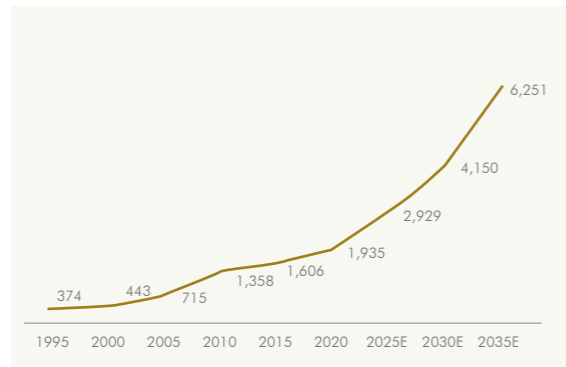


Industry Megatrends (Continued)

RISING INCOME LEVELS

As more of India's youth get educated, productivity will likely improve, leading to higher per capita incomes. The housing industry will benefit significantly as the household incomes cross the threshold of around US\$ 10,000 per annum. Urban India will likely cross this threshold during this decade. Rising income levels further stimulate higher aspirations to own quality homes.

Per Capita Income (US\$ p.a.)



Source: IMF est. (2022), CBER (World Eco. League Table 2021)



CONSOLIDATION IN INDUSTRY

Residential real estate is consolidating in favour of organised and branded developers at an accelerated pace. COVID-19 related stress and the NBFC crisis preceding the pandemic, coupled with several policy level implementations such as RERA and GST, have served as catalysts for consolidation on both the supply and demand sides. Customer preference for branded developers will lead to lesser known developers and landowners exiting the development business. Financially stronger branded developers are harnessing digital marketing tools to adapt to the emerging digital customer habits, a skill absent in unbranded developers. Housing as a product is becoming synonymous with a "Branded Product" that comes with an assurance of quality, trust, longevity and a commitment of timely delivery.

COVID-19-LED CONSUMER BEHAVIOUR CHANGE

On account of COVID-19, homes have become much more central to everyone's lives. Customers are increasingly realising the importance of having quality homes with good amenities and a social ecosystem as work from home continues and to be better prepared for future pandemics. Demand for bigger and better quality homes will be a trend in the foreseeable future.

MAINSTREAMING OF CLIMATE ACTION

Global warming is caused by unabated greenhouse gas emissions caused by human activity. Governments, businesses and the public at large have started to feel and acknowledge the impacts of climate change. It is now dawning upon the population that such events will intensify and increase in frequency if global warming is not tackled on priority. It is noteworthy to acknowledge that India is responsible only 6% of global emissions while being home to more than 1/6th of humanity. At the COP26 held last year, India pledged to achieve net-zero emissions by 2070.

As housing and transportation cause more than 50% of global

GHG emissions, they require major decarbonisation within this decade. Consequently, the Indian real estate sector, in consonance with its importance to the country's economy, is making sustainability a prime driver right from the planning stage and throughout the life-cycle of their projects. Policy initiatives like mandatory disclosures, renewable energy transition, and electrification of transportation also contribute as climate action. Last but not the least, customers and investors are accelerating climate action by demanding a sustainable approach as one of their critical selection criteria.



Risk management

Risk Management at Lodha is based on three pillars - Business Risk Assessment, Operational Controls Assessment and Policy Compliance. Risk monitoring, reviewing mitigation and reporting are critical components of the risk management process. Identified Risks are categorised based on the impact, likelihood, effectiveness of existing controls, and so on.

LODHA RISK MANAGEMENT FRAMEWORK

The objectives of our Risk Management Framework:



(GRI 102-11, 15, 29, 30; GRI 103-3; GRI 201-2)

RISK MANAGEMENT COMMITTEE

A Risk Management Committee comprising members of the Board and key executives of the Company is responsible for ensuring robust internal control systems and processes to manage risks effectively. Regular reporting to the Board on the effectiveness of the enterprise risk management programme in identifying and addressing material business risks.

INTERNAL RISK MANAGEMENT COMMITTEE

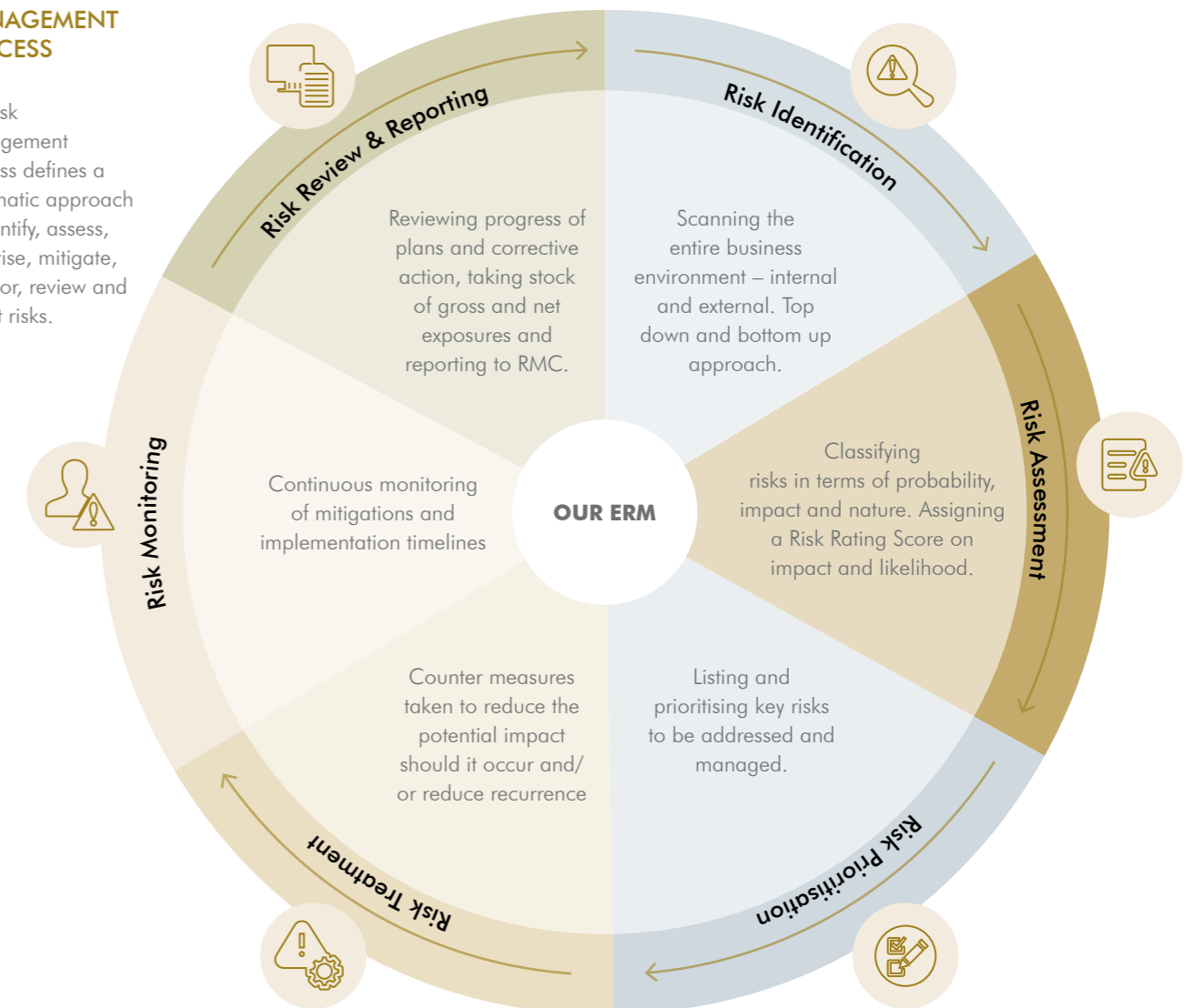
The Internal Risk Management Committee (IRMC), comprising members of the senior leadership team, responsible for monitoring the risk management process across the Company.

RISK MANAGEMENT POLICY

We have adopted a Risk Management policy to ensure sustainable growth with stability and promote a proactive approach to reporting, evaluating and resolving risks associated with the business. The policy establishes a structured and disciplined approach to risk management and guides decision making on risk evaluation and mitigation related issues.

ENTERPRISE RISK MANAGEMENT PROCESS

The risk management process defines a systematic approach to identify, assess, prioritise, mitigate, monitor, review and report risks.




Risk Management (Continued)


Identifying risks and implementing mitigation measures


We are exposed to and remain vigilant of macro, geopolitical, environmental, health-related, and sector-specific risks that could impact our operational and financial performance. Comprehensive mitigation strategies are in place to minimise the impact of such risks on our business.


● Risk description ● Mitigation measures

 GEOPOLITICAL TENSIONS LEADING TO SUPPLY CHAIN DISRUPTIONS	
Given the geopolitical tensions in Europe, there may be significant supply chains disruptions and result in price volatility. In case of prolonged conflict, this may impact the real estate sector and our Company.	The globalised nature of the world means that even if the conflict were to prolong, alternate supply chains would emerge to serve the world. Most of our inputs are domestic in nature and thus face muted global disruption risks. As a company, we are committed to sourcing inputs from diversified sources, lowering such risks.

 EXTREME COMMODITY PRICE INFLATION	
Commodity prices have surged on account of geopolitical tensions. Persistent high commodity price inflation presents a risk to our business as commodities form a significant portion of our construction cost.	The nature of current commodity price inflation is not demand driven but is led by geopolitical issues. Thus, it is likely to self-correct as tensions cool off or the supply chain readjusts. With all other costs largely remaining stable, the intensity of commodity inflation on total cost remains manageable as they can be passed on to the end consumers without impacting the demand, given the strong demand for quality residential real estate. Construction cost, in any case, is incurred over the entire construction lifecycle over 3 to 4 years, during which commodity costs could moderate. Additionally, we have ready unsold inventory as well as advanced under-construction inventory where the commodity linked costs are primarily incurred. This set of inventory provides a natural hedge to the commodity price inflation and would benefit in a rising home price environment.

 RESURGENCE OF COVID-19 OR ANY HEALTH-RELATED EMERGENCY	
Newer and more transmissible strains of the virus are emerging worldwide, leading to restricted mobility in those geographies. Restriction in mobility impacts construction activity as well as pre-sales due to customers not being able to visit the sites.	The impact of COVID-19 on the day to day lives is receding given the high levels of vaccination. Close to the entire eligible population of India has been vaccinated with at least one dose. A large population has received both the doses along with booster shots being administered to a sub-set of the people. As seen during the outbreak of the third wave in the early part of 2022, the impact of COVID-19 led restrictions has been receding. Additionally, pandemic led lockdowns have resulted in an intensification of housing demand as consumers are forced to stay at home. Thus, any pre-sales loss will be recovered quickly in the next few months.

 ECONOMIC SLOWDOWN	
India's real estate industry is closely linked with the domestic economy and mirrors the gyrations of business cycles. Central banks across major economies, including India, are raising interest rates to fight inflationary pressures. Any excessive monetary tightening may have a dampening impact on the economy resulting in slower housing demand.	Structural drivers for the Indian housing industry are very strong. On the back of rising incomes and improving demography along with factors like increasing urbanisation and the trend of nuclear families, the industry has the potential to grow 3x to 4x over the next decade. Additionally, attractive affordability means that any impact of economic slowdown will be overcome in a relatively shorter time frame.

 RISE IN MORTGAGE RATES	
Mortgage rates in India are currently at the lowest, which has supported the housing market, especially at the affordable end. The RBI has started increasing policy rates to tackle inflation, which will also transmit into mortgage rates over time. Any rise in mortgage rates could de-rail the momentum and slow down housing sales.	Mortgage lending is considered the safest avenue of lending by lenders. The transmission of rising policy rates will likely be the slowest in the mortgage rates. In our view, a small 50-75 bps rise in mortgage rates does not impact housing sales. In line with our endeavour to keep the affordability for consumers intact, our strategy would be to absorb any increase in mortgage rate beyond 50-75 bps for a period of two years, beyond which rising wages will take care of the shortfall. The cost of absorption for a 100 bps increase in mortgage rate (beyond 50 bps) would be around 1 to 1.25% of the capital value over a 2-year period. Given that the housing price is expected to rise by 6% to 8% annually, this cost can be taken care of without impacting the margins. This strategy will likely mitigate any impact of a rise in mortgage rates.

 CONCENTRATION RISK	
The majority of business volumes are primarily focused on the MMR region and residential sector. Any adverse impact on the regional and residential sector could adversely impact us.	We plan to expand into all micro-markets of the MMR, Pune, and enter into Bengaluru in FY23. The plan is also to diversify operations by developing digital infrastructure which includes warehousing, logistic etc. These steps for diversification of business and regions will help mitigate the concentration risk.

Risk Management (Continued)

Emerging risks

● Risk description ● Mitigation measures

CLIMATE RISKS	
<p>Extreme climatic events have already started getting more intense. To address this, more rigorous policies as well as change in market dynamics to abate global warming are imminent. All businesses will get affected by these developments. However, the timing of such impacts is not clear. It is also not prudent to wait for the policies to change and significant climatic events to unfold.</p>	<p>Climate risk mitigation and adaptation are central to our environmental strategy and we have a clear decarbonisation goal for our operations and products. We are also working on assessing physical climate risks to adapt our value chain and developments.</p>

DATA PRIVACY	
<p>There is an ever increasing proliferation of technology and digitisation of processes, including online engagement with stakeholders. This makes the robustness and reliability of the system critical for business continuity and data privacy. Governments are also enhancing their focus on data privacy and are coming up with stringent regulations that put accountability on the organisations holding and processing the data.</p>	<p>We have a robust business continuity policy and disaster management plan. Our information security policy also covers data privacy aspects and we continue to enhance the reliability and security of our systems.</p>

Aligning with Task Force on Climate-Related Financial Disclosures (TCFD)

Climate change presents financial risk to the global economy. This includes risks and opportunities presented by rising temperatures, climate-related policy, and emerging technologies in our changing world. The Task Force on Climate-Related Financial Disclosure (TCFD) released climate-related financial disclosure recommendations designed to help companies provide better information to support informed capital allocation by investors.

We are committed to sustainability which is guided by our vision of 'Building a Better life'. With climate change being

central focus in our sustainability strategy, we have identified transition risks and opportunities to decarbonise our operations in the long-term. Specific mitigation and contingency plans for each of the identified risks have been integrated within our long-term strategy. All our projects are planned with a pre-set performance criteria to reduce the scope 1 and 2 emissions. We also intend to limit our scope 3 emissions in line with 1.5° C ambition and have committed to becoming Carbon Neutral by 2035, and also be adaptive and resilient to physical climate risks.

OUR APPROACH TO TCFD

(A) Governance

Board's oversight of climate-related risks and opportunities

We have an operational ESG committee to oversee the implementation of programmes to meet the Company targets and Sustainability related disclosures. Mr Lee Polisano, an experienced Independent Director with expertise in sustainability, is the Chairman of the ESG Committee.

Management's role in assessing and managing climate-related risks and opportunities

As a matrix organisation, our businesses are organised by regions headed by Regional CEOs. A leadership team of experienced professionals all having more than 15 years of functional expertise across industries is instrumental in implementing business strategies. They are also responsible for identifying, assessing and managing climate-related risks and opportunities.

(B) Strategy

Climate-related risks and opportunities (R&O's) impact most aspects of our financial planning, and we evaluate these R&O's over the short-, medium-, and long-term financial and strategic time frames.

SHORT TERM

1-3 years

Aligned with the project construction period

MEDIUM TERM

4-10 years

Aligned with the estimated potential impact of regulatory and policy changes

LONG TERM

11-25 years

Aligned with the project operations and long term aspects

Risk and Opportunities

According to TCFD, risks can be categorised into:

Physical risks


which are further grouped as acute or chronic.

Transitional risks

which are further grouped as regulatory, market, technology or reputational.

Risk Management (Continued)

PHYSICAL

RISK	MITIGATION	OPPORTUNITY AND IMPACT	METRICS
<p>Acute hazards</p>  Storms  Floods	<p>We are conducting a detailed climate risk analysis using climate models to predict the most probable climate change outcomes in the geographies where we develop our projects. As a next step, we will deep-dive into projects selected zone wise in those geographies.</p> <p>The Shared Socioeconomic Pathways (SSP) considered are SSP2 - Middle of the road development (similar to RCP4.5) and SSP5 - Fossil fueled development (similar to RCP8.5), from the IPCC 6th Assessment.</p> <p>Framing climate risks in the context of potential future warming scenarios, would help us assess the impact of future risks arising from climate change, make the necessary preparations, and demonstrate resilience to stakeholders.</p>	<p>This exercise aims to achieve informed strategic planning and risk management.</p> <p>Sustained development potential and attractiveness of assets.</p>	<p>Risk ratings</p>
<p>Chronic Risks</p>  Cyclones			
 Drought  Sea Level			
 Heat	 For additional details refer page no. 087 Manufactured Capital		

TRANSITION

RISK	MITIGATION	OPPORTUNITY AND IMPACT	METRICS
<p>Regulatory</p>	<p>We ensure full compliance with regulations and undertake mandated Environmental Impact Assessments (EIA) across our projects.</p> <p>Our environmental sustainability policy has stated performance targets for the building designs that are aligned with or better than the best recommendation of policy guidelines (e.g. Energy Use Intensity guidelines aligned with Bureau of Energy Efficiency Star Rating System)</p>	<p>Staying ahead of the policy and delivering on customer commitments, as well as saving operational costs on our assets.</p>	<p>EIA conducted in FY22</p> <p>BRSR disclosures</p>  Refer to page no. 207

RISK	MITIGATION	OPPORTUNITY AND IMPACT	METRICS
<p>Technology</p>	<p>We have established the “Lodha Net Zero Urban Accelerator” to bring together sustainable real estate best practices with innovation, energy sector and building industry stakeholders to generate scalable solutions that will transform India’s burgeoning built environment toward zero carbon.</p> <p>We make consistent investments in technologies through high efficiency equipments, water treatment plants, high performance facades, etc. to enable us to tap functional benefits for our customers and our assets.</p>	<p>Strengthening Lodha’s industry leadership</p> <p>Differentiated product offering to gain market share and serve larger segment of customers.</p> <p>The accelerator will craft and deliver innovative initiatives toward Lodha’s net zero commitment, using facilitated multi-stakeholder engagement, integrative design, and research & development.</p>	<p>Absolute GHG reduction (Scope 1, 2)</p> <p>GHG reduction programmes</p>  Refer to page no. 196
<p>Market</p>	<p>Our eco-sensitive growth model helps us to conserve resources and reduce volumes of materials needed and applicable costs.</p> <p>We are consistently transitioning to renewable energy, apart from reducing emissions. This approach will also help stabilise long term energy costs for our operations.</p>	<p>Savings in capital and operational expenditure.</p> <p>Competitive advantage in the market.</p>	<p>GHG, Energy and water intensity reduction</p> <p>Reduction in Waste generated</p>  Refer to page no. 204
<p>Reputation</p>	<p>Our commitment to becoming carbon neutral reaffirms the responsible approach of our business and enhances our brand equity.</p> <p>All our projects are green certified, or in the process of getting certified.</p>	<p>Customer preference for the Lodha brand and product</p> <p>Enhanced capital availability from investors owing to exceptional performance and responsible business approach.</p>	<p>Pre Sales</p> <p>Green certifications</p>  Refer to page no. 084

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Sustainability Performance Six Capitals



Integrated Thinking and Interplay of Capitals

On Of

	NATURAL CAPITAL	HUMAN CAPITAL	MANUFACTURED CAPITAL	INTELLECTUAL CAPITAL	FINANCIAL CAPITAL	SOCIAL AND RELATIONSHIP CAPITAL
NC		Reward and recognition programmes for new and scalable energy and water conservation ideas	Building resource efficient projects that are water resilient and have a lower carbon footprint. Green certification coverage across portfolio	Eco sensitive growth model driving innovation in the design and execution of our developments	Resource optimisation leading to a reduction in capital expenditure	Net zero roadmap to reduce socio economic impact of climate change
HC	76 sustainability champions identified to fast track implementation of initiatives		34% of workforce in construction management ensuring high quality construction and timely delivery	In-house design team of 200 employees	Revenue per person of ₹~ 2.7 crore (~ 33% increase)	8% of workforce for engaging and supporting the resident communities on healthcare, safety, transportation, arts and culture and sports
MC	Use of recycled materials promoting circular economy	Project sites governed by safety protocols and ISO 45001-2018 certified.		Tunnelling through cost barriers for innovative product offerings due to economies of scale	8 million sq. ft. area sold leading to presales of ₹ 9,024 crore	Over 60% of pre-sales from affordable and mid income housing
IC	Development of scalable solutions as a part of our larger initiative, "Lodha Net Zero Urban Accelerator" in partnership with Rocky Mountain Institute, (RMI)	Opportunity to participate in innovative and industry transforming initiatives like the real estate digital services platform, Lodha Net Zero Urban Accelerator.	Deploying innovative technological solutions to improve efficiency, customer experience and delivery time		Improved return on capital employed (ROCE) with the deployment of innovative construction techniques	Unique product offering of integrated township and city development influencing social transformation within and around the development
FC	Investment in reducing dependency on natural resources. Procurement of renewable energy (18% of total construction energy consumption)	Continual investments in training resulting in higher revenue per employee and improved project delivery timelines	Total construction expenditure: ₹ 2,209 Crore	Investment to cater to requirements of digital native customers		Total CSR spend: ₹ 5.98 Crore
SRC	Creating sustainable urban habitats Greening the supply chain (100 suppliers assessed on ESG parameters) Sustainability awareness driven initiatives and engagement with the communities	100% of women returned to work after maternity leave Vaccination drive for employees and dependents Improvement in gender diversity 18%	Customer satisfaction score (CSAT) of 4.6	Most sought after real estate brand	Repeat and referral customer base accounting for approx. 15% of pre-sales	

Financial Capital

Stronger balance sheet to build better

SUSHIL KUMAR MODI
Chief Financial Officer



“Aiming for strong sustainable growth in a consistently profitable manner upholding the highest ethical standards for all stakeholders”

FOCUS AREAS

- Low leverage balance sheet
- Strong profitability
- Improved ROE

A strong foundation of financial prudence is the edge that helps us realise our vision of ‘Building a Better Life’ and creating sustainable value for our stakeholders. Judicious deployment of financial capital in all segments of our business and maximising returns for our shareholders and investors are critical for the long-term sustained growth of our Company.

We reported our best ever pre-sales performance in FY22, a true testimony to our strong brand value and the stakeholder trust we enjoy. All segments of our business portfolio witnessed significant strong interest and uptake from customers.

The year FY22 was a defining year for us. We got listed on the Indian stock exchanges following a successful Initial Public Offer (IPO) where marquee global and domestic investors focused on creating long term value became our shareholders. Investors’ trust was reinforced with our maiden Qualified Institutions Placement (QIP) within the first seven months of the IPO. This was not only the first such capital market transaction in the past two decades in India, but it was also a validation from investors of the Company’s sustainable growth strategies and our value creation model. We are honoured to have capital partners who share our focus on long term growth in a sustainable manner, positively impacting society.

Particulars	₹ crore		
	FY22	FY21	Variance (%)
Pre-sales	9,024	5,968	51%
Collections	8,597	5,052	70%
Revenues	9,233	5,449	69%
Adjusted EBITDA [#]	3,243	1,540	111%
Adjusted EBITDA [#] (%)	35.1%	28.3%	680 bps
PAT [*]	1,262	340	271%
PAT [*] (%)	13.2%	5.9%	730 bps
Net Debt	9,300	16,076	(- 42%)
Net Debt/ Adjusted EBITDA	2.9x	10.4x	
Exit Cost of Debt (%)	10.3%	12.3%	180 bps
Net Worth	12,162	5,126	137%
ROE [^]	15%	-	-

[#] Adjusted EBITDA = EBITDA After grossing up of finance cost included in the cost of projects and forex gains/ losses

^{*} PAT before the impact of forex and exceptional Items

[^] RoE for FY22 = PAT excluding forex & exceptional items/ networth (Average of FY21 & FY22 excluding revaluation reserves)

Financial Capital (Continued)

VALUE CREATION – FUTURE PRIORITIES TO BOOST FINANCIAL CAPITAL

We see opportunities in the housing and digital segments, which we plan to capitalise on and significantly scale up our business and improve the returns on our financial capital. Higher accretion of financial capital will enable us to deepen the positive impact we can create for society and our employees.

Our CSR spend in FY22 was ₹5.98 Crore.

ASSET-LIGHT MODEL TO DRIVE GROWTH

While our primary objective remains to build a low leverage balance sheet, industry consolidation has presented us with several lucrative opportunities to grow into newer geographies in a capital light manner thus enhancing our return on investment ROI in the long run. We are presented with several JDA opportunities where upfront investments including refundable deposits and initial working capital requirements is to the tune of 5% to 7% of Gross Development Value (GDV). In contrast the potential PBT for us in such projects is ~18% to 20% of the GDV, thus generating significant internal rate of returns (IRR).

Our enhanced financial profile post listing, the capital raised through our QIP and a track record of consistent profitability will stand us in good stead as we expand our footprint and reach. Strong execution capabilities and the scale of operations combined with our ability to quickly convert any land asset into a tangible project has helped us become a partner of choice for landowners for JDA projects.

In FY22, we signed 11 JDA projects in MMR and Pune with a GDV of ~₹ 14,600 crore. Our JDA project pipeline remains strong, and we expect to add new projects continuously in our targeted micro-markets.

We are creating new milestones in the efficient management and return optimisation of our Financial Capital. At the same time, we stay equally focused on interweaving our sustainability goals within our financial value creation journey to create holistic value for our investors and other stakeholders in the long run.



Financial Capital (Continued)

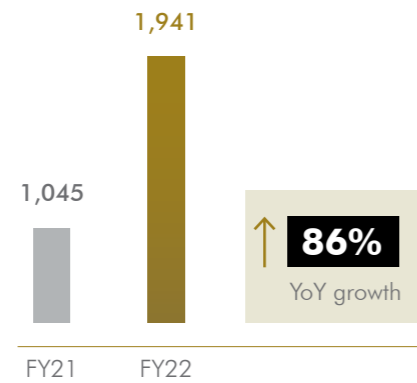
TOWNSHIPS AND DIGITAL INFRASTRUCTURE BUSINESS TO BOOST CAPITAL EFFICIENCY

We are developing two large townships in Palava and Upper Thane near Mumbai in the affordable and mid-income housing category. With nearly 1.5 lakh residents staying in our Palava township, we have created a 'one of a kind' destination inclusive of a robust social infrastructure, including a retail mall, hospitals, schools, and places of worship. We have designed the master plan so that a 'walk-to-everywhere' concept is feasible for all residents with accessible social infrastructure within walking distance. This reduces the personal carbon footprint of our residents significantly. Our ability to develop such townships, the strength of our brand, and innovative sales and marketing strategies help us drive business volumes. Given that these townships are being built on land already paid for, we generate substantially high cash flows that are recurring in nature, similar to an annuity stream. This provides us with significant capital to invest in future growth opportunities, reducing our dependence on outside capital.

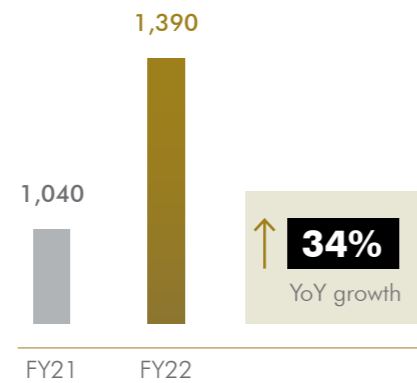
Township pre-sales and collections

(All figures in ₹ Cr. unless stated)

Pre-Sales



Collections



Financial Capital (Continued)

We are also developing a large scale green digital infrastructure business around our townships on land we already own. The digital infrastructure business will entail developing warehousing, logistics, data centres and light industrials catering to the digitisation of the economy. The strong growth witnessed in this business segment will enable us to monetise the large land holdings around our townships and provide us with significant cash flows to invest in future growth and thus lowering our dependence on outside capital. We have earmarked more than 3,500 acres of land area around our townships to be developed under this business segment. Of this, over 300 acres are under development or complete. Recently, we have concluded a Green Digital Infrastructure Partnership with Ivanhoé Cambridge and Bain Capital. The platform will establish a pan-India presence in the digital infrastructure space that includes logistics and light industrial parks as well as in-city fulfilment centres. The platform will jointly invest over US\$ 1 billion to create approximately 30 million sq. ft. of operating assets to serve India's digital economy as well as create new employment. The first project in this Platform is a ~110-acre logistics and industrial park development at Palava. Rising monetisation of land around our townships either through the platform or otherwise will release significant capital which will be available for investing into future growth.

ECONOMIC VALUE GENERATED AND DISTRIBUTED

	₹ in Crore	
	FY22	FY21
Economic value generated		
a. Revenue [Revenue from operations plus Other income]	9,579	5,772
Economic value distributed		
b. Operating costs [Cost of projects* plus Other expenses plus Depreciation & Amortisation]	5,765	3,525
c. Employee wages & benefits [Employee benefits expense]	354	286
d. Payments to provider of capital [Finance cost ^]	1,744	1,465
e. Payments to Government [Current tax plus payment made to government towards GST]	108	157
f. Community investments [CSR spends]	6	15
Net	1,602	324
g. Net GST collected from customers	96	55
Economic value retained [a-b-c-d-e-f+g]	1,698	379

*excluding interest expense included in cost of project

^ including interest expense included in cost of projects





Manufactured Capital

Robust capabilities to build better

DEEPAK CHITNIS
Chief Designer



“Urban communities that are resilient and inclusive - socially, environmentally, and economically, are the need of the hour. We make it happen by playing an assertive role in shaping the narrative and adopting global best sustainability practices.”

FOCUS AREAS

- Green portfolio
- Climate responsive design

With a legacy spanning four decades, we believe that real estate development is more than just building the proverbial four walls. Our motto “Building a Better Life” has driven us to deliver some of the world’s finest developments in India. Our asset and product development activities represent our Manufactured Capital and significantly impact our performance in other capitals.

We have set an ambitious goal to become carbon neutral before 2035 and committed to the Science Based Targets initiative (SBTi) to reduce emissions, which is reflected in the assets we develop. We have also brought our entire portfolio under the ambit of ‘green certifications’.

A robust and responsible Manufactured Capital base coupled with innovative technology solutions will help us optimise resource usage through human creativity and operational efficiencies to meet our sustainability goals.

HIGHLIGHTS FY22

5.3 Mn. Sq. ft.

area completed

3.3 Mn. Sq. ft.

area completed under affordable and mid-income housing projects

26.7 Mn. Sq. ft.

of area under construction

6.0 Mn. Sq. ft.

of ready unsold inventory

14.3 Mn. Sq. ft.

of under-construction unsold inventory

1.9 Mn. Sq. ft.

of commercial rental assets ready or under development area

300 acres

of digital infrastructure park being developed or completed

Manufactured Capital (Continued)

OUR PORTFOLIO

Our projects can be classified into the following:

- “For Sale” primarily comprising of residential projects in all segments like affordable, mid-income, premium and luxury
- Leased commercial projects for office spaces and medical hubs, retail and family entertainment
- Digital infrastructure in the form of warehousing, logistics, data centres and light industrials for use by the booming digital economy. Almost 3500 acres of land have been earmarked for development in this segment.



RESIDENTIAL

Affordable and Mid-income housing



Premium and Luxury housing



RETAIL



OFFICE SPACES

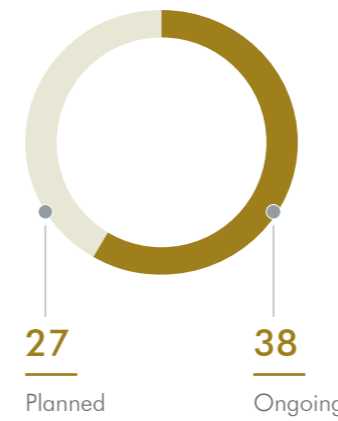


DIGITAL INFRASTRUCTURE

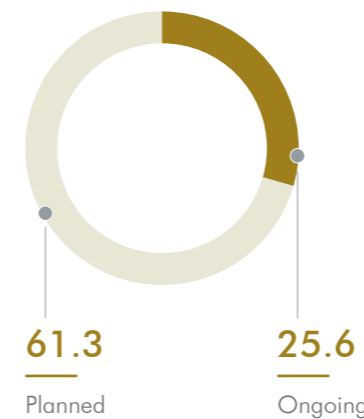


‘FOR SALE’ SEGMENT (Largely residential)

No. of projects*

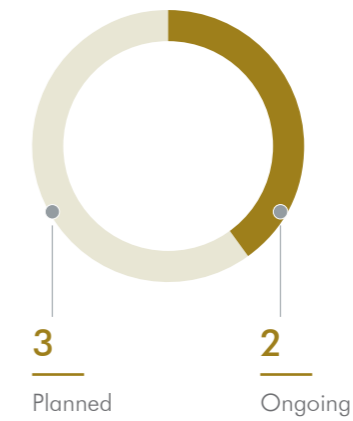


Area (msf)

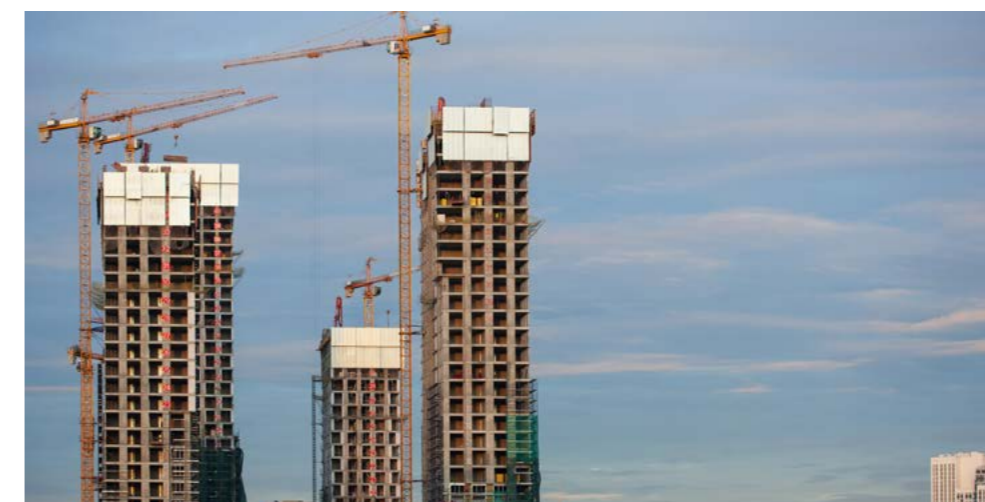
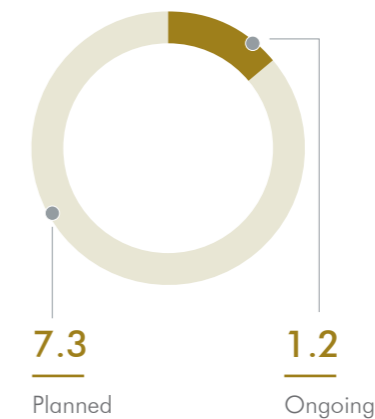


COMMERCIAL ‘FOR LEASE’ SEGMENT

No. of projects*



Area (msf)



WHAT WE OFFER



Pride of ownership



Superior living standards



High quality and sustainability



On-time delivery and outstanding service

Manufactured Capital (Continued)

PALAVA - A SMART AND SUSTAINABLE CITY

Palava is an integrated smart city that is being developed near Mumbai. Our vision is to develop Palava as a 'pedestrian first' smart city designed to have all the basic necessities within walking distance. This will solve the problem of inefficient public transport and enhance the quality of life by promoting a 'live-work-learn-play' environment. Palava is emerging as a 'model of urbanisation' in developing economies like India, which needs new urban centres due to migration. Palava is already home to around 1,50,000 residents and is expected to host over a million people living and working in the ultimate build out.

Palava has been master-planned with keen attention to parameters that define a liveable city. The city is designed to have schools, hospitals and gardens within walking distance. To achieve this vision, we have developed infrastructure such as roads, water and power as well as health, educational and recreational facilities as a part of the project.

In line with our vision, Palava not only has residential developments but also four schools, including the Shri Ram Universal school, a collaboration with one of India's leading network of schools, and two hospitals (under development) and the Xperia retail mall.

More schools and other social amenities will be developed as future residential sectors develop. The current amenities also include a sports complex, grand clubhouses, multi-level car parks, a lakeside park, high street retail, fine dining, the Palava waterfront and temples and a Lodha Institute of Teacher Education.

A team of professionals oversee the management of the city operations through an e-governance model. We engage and support resident communities in healthcare, safety, transportation, arts and culture and sports. Key initiatives include the Palava online portal for information and engagement, emergency and helpdesk services along with an integrated command centre for emergency response. We are working with global service providers to implement smart city solutions and develop Palava as a model of sustainable urbanisation. Palava is often compared to the world's leading emerging cities on sustainability parameters. JLL has rated Palava as having the highest Livability Quotient (2017) among all the smart cities in India.



Manufactured Capital (Continued)

ONE LODHA PLACE – OUR SIGNATURE OFFICE BUILDING

One Lodha Place combines the advantages of a prime location with world-class design elements. It brings to life our commitment to reducing the carbon footprint and moving towards net-zero through different facets. The core principles of Reduce, Reuse and Recycle are evident at every stage of the project - conceptualisation, design, construction and operations. It runs on 100% renewable energy.

An economic base-case model suggests that energy consumption will be lower by 20.3% due to centralised air conditioning, close to 100% use of LED lighting, air cavities and aluminium composite panels in exterior walls, rock wool insulation in partition walls and the use of double-glazed glass. The installed chillers have a high-performance coefficient, providing optimal temperature with less energy consumption. All pumps in the project have a variable frequency drive to align the consumption with the requirement, the motors are also premium efficiency class (IE3). Similar principles have been used while providing variable speed drives to our air handling units and heat recovery systems. A 128 kW rooftop solar panel has been installed to offset part of the energy use.

We have installed rainwater harvesting systems. We use a drip irrigation system for landscaping to reduce water offtake and also use native plants which require less water. More than 30% of the site area is covered with drought-resistant plants. An on-site STP of capacity 350 KL treats all wastewater generated at the site. The water reclaimed from this installation is used for gardening, flushing and HVAC makeup. We control water usage with the help of low-flow water fixtures. This has helped us record water savings 57.4% higher than the LEED specifications.

Some of the other sustainability-led elements at One Lodha Place include:

- Use of sustainably harvested FSC certified wood
- Carpets made from recycled denim that are CRI certified and compliant with Environmental Product Declarations (EPD)
- Paints and adhesives with low volatile organic compounds (VOC)
- Extensive use of recycled material in construction
- Construction materials used for the build phase sourced largely from within the region, reducing emissions and fossil fuel use during transportation
- Natural daylight available in more than 76% of regularly occupied spaces
- More than 2% of parking spaces have electric charging points station (EVSE) to encourage the use of electric/hybrid cars
- All exterior lights face downward to reduce light pollution
- The centralised air conditioning systems use R134A refrigerant to minimise leakage and the resultant impact on the ozone layer
- MERV 13 or EU7 filtration media in all fresh air fan units. Treated fresh air units provided for better indoor air quality
- Vehicles used for carpooling are provided preference in parking areas
- Prevention of adverse health impacts on residents by the use of eco-friendly housekeeping chemicals
- Smoking prohibited in common areas.

Few Salient features of One Lodha Place



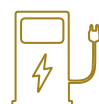
100% powered by renewable energy



Energy efficient glazing for the facade



Improved indoor **air quality** using active air filtration and use of non toxic materials



EV ready building



100% water recycling & 50% reduction in potable water use

LEED Platinum
Pre Certified

IGBC Net Zero Energy
Design Certified



Manufactured Capital (Continued)

DIGITAL READY INFRASTRUCTURE

The digital lifestyle of the residents who stay or work in our projects guides the way we conceive, design, build and maintain our projects. All our projects have 100% fibre to home connectivity provisions where residents also get wi-fi connectivity in critical common areas. Our projects' security and maintenance systems use an optic fibre backbone, improving security, connectivity, and responsiveness for residents. Central command centres tie in different facilities like access control, parking, building management, CCTV coverage and analytics, fire warning and evacuation processes in lifts and common areas.

CERTIFIED GREEN BUILDINGS

We are a founding member of IGBC and a member of the USGBC, the organisations which promote the cause of and certify green buildings. These green certifications demonstrate that our buildings are sustainably designed, constructed and operated. They are climate-resilient, consume less water, energy and natural resources, generate less waste, enhance biodiversity, and offer healthier living spaces with better ventilation, adequate daylight, superior air quality, and an active lifestyle.



Highlights:

- Our entire residential portfolio will now be certified by IGBC. We have received the following IGBC certifications – Green Homes, Green Affordable Housing, Green Residential Societies
- LEED v4 BD+C:CS Platinum Pre-certification, the highest rating for green buildings and IGBC Net Zero Energy (design) certification for our flagship office building - One Lodha Place
- The Xperia Mall inside Palava is the second mall in the country and the first in Maharashtra to get 5-star rating from the Bureau of Energy Efficiency (BEE)
- Registered for Global Real Estate Sustainability Benchmarking (GRESB) in FY22.
- A wellness policy has been designed for all office developments with a predefined target score. One Lodha Place registered with Fitwel for wellness certification.
- ISO 14001-2015 certification for our Environmental Management System and ISO 45001-2018 for Occupational Health and Safety.

Green certification statistics for FY22:

Residential (with IGBC)		
Green Homes	Affordable Houses	Green Society
12.80 Million Sq. ft. registered	15.50 Million Sq. ft. registered	22.12 Million Sq. ft. registered
Digital Infrastructure (with IGBC)		
Green Logistics Parks & Warehouses		
135 Acres (pre certified Platinum)		
Commercial (with USGBC)		
Lodha Business Park, Thane	One Lodha Place	The Park Signet
0.879 Million Sq. ft. certified (LEED Gold)	1.16 Million Sq. ft. pre-certified (LEED Platinum)	0.3 Million Sq. ft. registered

KEY FACTORS THAT DETERMINE GREEN RATINGS

<h4>Location Benefit</h4> <p>Developments that enhance environmental and social ecosystems. Proximity to amenities, jobs and shared transportation.</p>	<h4>Water Efficiency</h4> <p>Reduced dependence on natural water resources, by initiatives like metering, reuse of treated water and deployment of efficient water fixtures.</p>
<h4>Energy Efficiency</h4> <p>Limiting of carbon emissions by deployment of passive design measures (natural ventilation, daylight, etc), active measures (like high efficiency pumps and air conditioners) and optimally switching to sources of renewable energy.</p>	<h4>Material & Resources</h4> <p>Responsible use of resources to achieve a lower embodied carbon footprint, through the maxim; Reduce, Reuse and Recycle.</p>
<h4>Innovative Design</h4> <p>Exceed quantitative performance targets through deployment of innovative materials, systems and technologies.</p>	<h4>Well-being</h4> <p>Certain spaces that ensure health & well-being of the occupants and enables a better, flourished life for the community.</p>

Manufactured Capital (Continued)

SCALE, EFFICIENCY AND SUSTAINABILITY

Our proven experience of delivering quality projects at scale over the last 40 years has made us one of India's most respected real estate companies. We leverage the best talent and global partnerships and draw on responsible processes to develop these spaces.

Some of the measures to enhance the sustainability and efficiency of our construction process are outlined below.

<p>1</p> <p>We have successfully tested the option of modular partition walls, and will be ready to use them in upcoming projects. This will help reduce labour dependence to a large extent as the product is manufactured in factories. Further, the materials used for manufacturing these walls are carbon-friendly compared to brick and mortar construction.</p>	<p>2</p> <p>The use of pre-fabricated cages for RCC work gives us enhanced productivity and saves time and costs.</p>	<p>3</p> <p>The use of modern equipment for survey work such as 3D lasers, heavy duty concrete scanners, and concrete auto levellers is being tested.</p>	<p>Key Facts:</p> <p>85 Mn. Sq. ft. Area developed so far</p> <p>40 ongoing projects</p> <p>30 planned projects</p> <p>95 Mn. Sq. ft. Area under planning and development</p>
<p>4</p> <p>The structural framework of a building decides its strength and longevity. Hence, adopting advanced methods for constructing the shell is essential. Most of our buildings are built using aluminium shuttering which not only facilitates the monolithic concreting but also ensures faster delivery and a leakage-free structure.</p>	<p>5</p> <p>The use of Building Information Modelling (BIM) environment on complex projects to identify potential hazards in advance, making operations more efficient.</p>	<p>6</p> <p>The use of compact crusher on sites to crush concrete debris for and use in lean concrete.</p>	<p>75,000+ Families staying in developments managed by us</p>

Data as of March 2022

ASSET SAFETY - CLIMATE RISK ANALYSIS


The world today is facing unprecedented, interconnected environmental challenges. If we do not urgently change course, we risk missing our chance to avoid runaway climate change, with disastrous consequences for people and all the natural systems that sustain us. We are undertaking a detailed climate risk study using global climate models to predict the most

probable climate change outcomes in the geographies where we operate. We propose to deep-dive into select projects once zone wise geographical risk profiling is complete.


This study is important as the likelihood of global warming reaching unprecedented levels is high as the present emission pledges fall far short

of the target to limit global temperature rise to 1.5°C above pre-industrial levels. The present set of emission commitments limit global temperature rise to around 2.5°C to 3°C above pre-industrial levels. Achieving even that is an uphill task given today's emission levels and will require concerted efforts by all during this decisive decade.


We intend to tackle this climate challenge through the three step approach, as follows:

A  **Analyse**

Understand the risk with a high level of granularity. Move from referencing traditional historical data while designing to a more modern approach of using science-based projections.

A  **Adapt**

Ascertain that mitigation provisions are in place by creating a toolkit that the design teams can use to ensure that the right kind of provisioning is done for all future projects.

R  **Recover**

Publish a more relevant disaster recovery plan against each probable risk arising of from the analysis.

Manufactured Capital (Continued)

HABITAT DEVELOPMENT

One of the most important criteria for identifying a good urban habitat is its ability to conveniently integrate with the existing ecosystem and infrastructure both physical and socio-economic. Integration does not only indicate proximity to work, public transportation, educational institutions, retails, public cultural arena and so on, but it also means a lifestyle where the residents can have a wholesome and flourishing life with a myriad set of meaningful pursuits on offer. Habitat development must also be integrated with the existing ecology in a manner that enhances biodiversity and makes it suitable for life in all its forms - from humans to flora and fauna. Many of our sites are either brown-field or on unvegetated lands, this gives us an opportunity to significantly enhance biodiversity through thoughtful landscape designs.

OUR SITE SELECTION CRITERIA

1

Environmental impact assessment of sites to ensure alignment with ecological requirements. Sites away from eco-sensitive zones

2

Walking distance from high quality education facilities and work places

3

Proximity to public transport facilities

4

High livability quotient

5




Availability of basic utilities like energy, water, gas, and optic fibres etc.



Manufactured Capital (Continued)

GREEN MOBILITY

While our site planning strongly focuses on and enables walkability, we understand that transportation cannot be avoided completely. The emissions from private transportation is a component that can be reduced or completely avoided by providing greener options. It can create positive impacts beyond the reduction of emissions and reduce pollution, travellers' safety, and more.

Initiative	Description	Impact
<p>Bicycle sharing</p> 	<p>Partnered with TILT which has provided more than 80 shared bicycles at few of our projects, distributed from their multiple bicycle stations. A typical bicycle station has a mix of both fitness and electric bicycles for use by residents.</p>	<p>Enabled ~90,000 rides of average ride duration of 30 min, avoiding motorised travel and associated emissions.</p> <p>Also contributed to the health and wellbeing of the residents.</p>
<p>Buses</p> 	<p>Partnered with multiple local and regional mobility players to ensure internal connectivity and with key commercial or transportation hubs.</p>	<p>Switching of over 10 million passenger-km/annum of private transportation to shared mode, with a potential reduction in emissions of over 900tCO₂e.</p>
<p>EV charging infrastructure</p> 	<p>Partnered with Tata Power to provide EV charging infrastructure across all our projects.</p>	<p>At the close of FY22, we had 32 active common chargers across our sites. We expect the number to cross 100 active chargers during FY23.</p>

Manufactured Capital (Continued)

BIODIVERSITY

We undertake several measures to improve the biodiversity of our operations, including:

- i. Create large green spaces to enhance the overall well-being and generate passive benefits like reducing the heat island effect, providing shade, improving biodiversity, purifying air and so on.
- ii. Landscape designs that keep resident experience, function and maintainability at the forefront by considering prevailing ecology and hydrology. Use of native species, lowering light pollution by optimising external lighting, and integrating climate action by focusing on walkability, non-motorised transport and so on.

Planted 7,835 trees

68% native trees

62% trees with high biodiversity value



Natural Capital

Contributing to a better planet

ABHISHEK LODHA
Managing Director & CEO



“Over the past few years, climate change and sustainable development have become ever contextual. So, it is important to develop the right perspective towards climate change, and the significant transition and physical risks that global warming confronts us with. We have realised that we have a much larger responsibility as a leading player and we have been setting benchmarks for high quality and sustainable developments, across price segments in India.”

FOCUS AREAS

- De-carbonisation
- Renewable integration
- Water resilience
- Circularity

(GRI 302-1, 3; GRI 302-3; GRI 303- 1, 2, 4; GRI 304 2; GRI 305-1, 3; GRI 307-1)

In our pursuit of Building a Better Life, we are committed to leaving a Better Planet for our future generations. We recognise the environmental impact of our operations and the industry as well as growing climate risks, both physical and transitional. Being the industry leader, we have a significant responsibility to tackle climate change.

The real estate industry is not only a critical economic value creator for India but also a resource-intensive one. Buildings account for 35% of the country’s energy usage. The real estate development process generates a sizable volume of waste as well.

The recent early onset of summer and extreme heat waves in many parts of India have shown the real life impact of climate change. It is now dawning upon the population that such events will intensify and increase in frequency if global warming is not tackled on priority. Global warming is caused by unabated greenhouse gas emissions caused by human activity. These challenges get magnified when we consider that India's urban infrastructure is expected to double over the next decade. It is noteworthy to acknowledge that India is responsible only for 6% of global emissions while being home to more than 1/6th of humanity. We have made environmental sustainability a prime driver right from the planning stage and throughout the life-cycle of our projects. We endeavour to decelerate global warming; by moving on a path of carbon neutrality. We aim to also be resilient or antifragile to the physical climate risks that may unfold due to global emissions breaching tipping points.

HIGHLIGHTS FY22

More than **50%**

reduction in absolute GHG emissions - Scope 1, 2 since FY18

19%

share of renewable energy in overall energy consumption in FY22

Almost **two-thirds**

of the energy used at our construction sites is from renewable sources

100%

portfolio under the ambit of green certifications

Close to **50,000**

trees planted on our projects in the last 5 years

Over **40MLD**

capacity of STPs installed across our projects

More than **25 tonnes**

capacity of organic waste management plants installed across our projects

Over **2000 tonnes**

of construction waste processed through recyclers in FY22

Two-thirds

of direct material purchased (in value) for construction in FY22 is from local suppliers located within 400km radius

Natural Capital (Continued)

We have developed an integrated sustainability strategy



Refer page no. 046

where goals and action areas have been identified to prioritise and reduce the environmental impact of our activities. To achieve the desired resource conservation and efficiency, we are focusing on GHG reduction (Scopes 1, 2 and 3), energy efficiency, water efficiency and resilience, waste reduction and management.



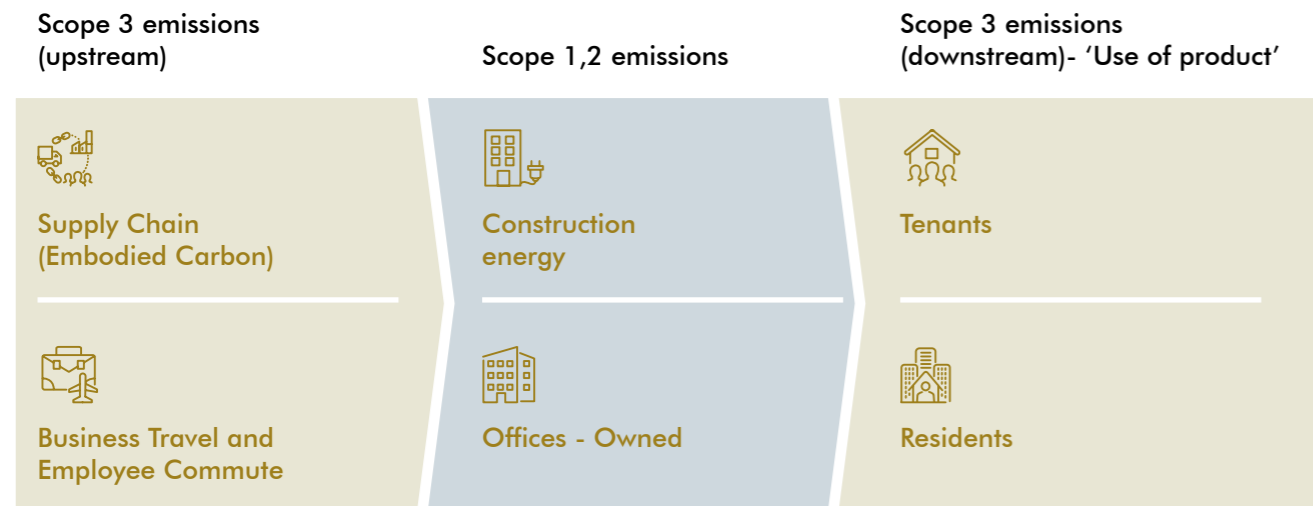
Please refer to the Principle 6 in the BRSR (page no. 204) for detailed data disclosures.



Natural Capital (Continued)

REDUCING OUR CARBON FOOTPRINT

Practically all human activities at an industrial scale directly or indirectly lead to GHG emissions. It is the same for us, except that we are working to decarbonise each component of GHG emissions in our ecosystem. We follow the GHG Protocol to account for our carbon emissions. A spectrum showing the main components of our GHG emissions is given below:



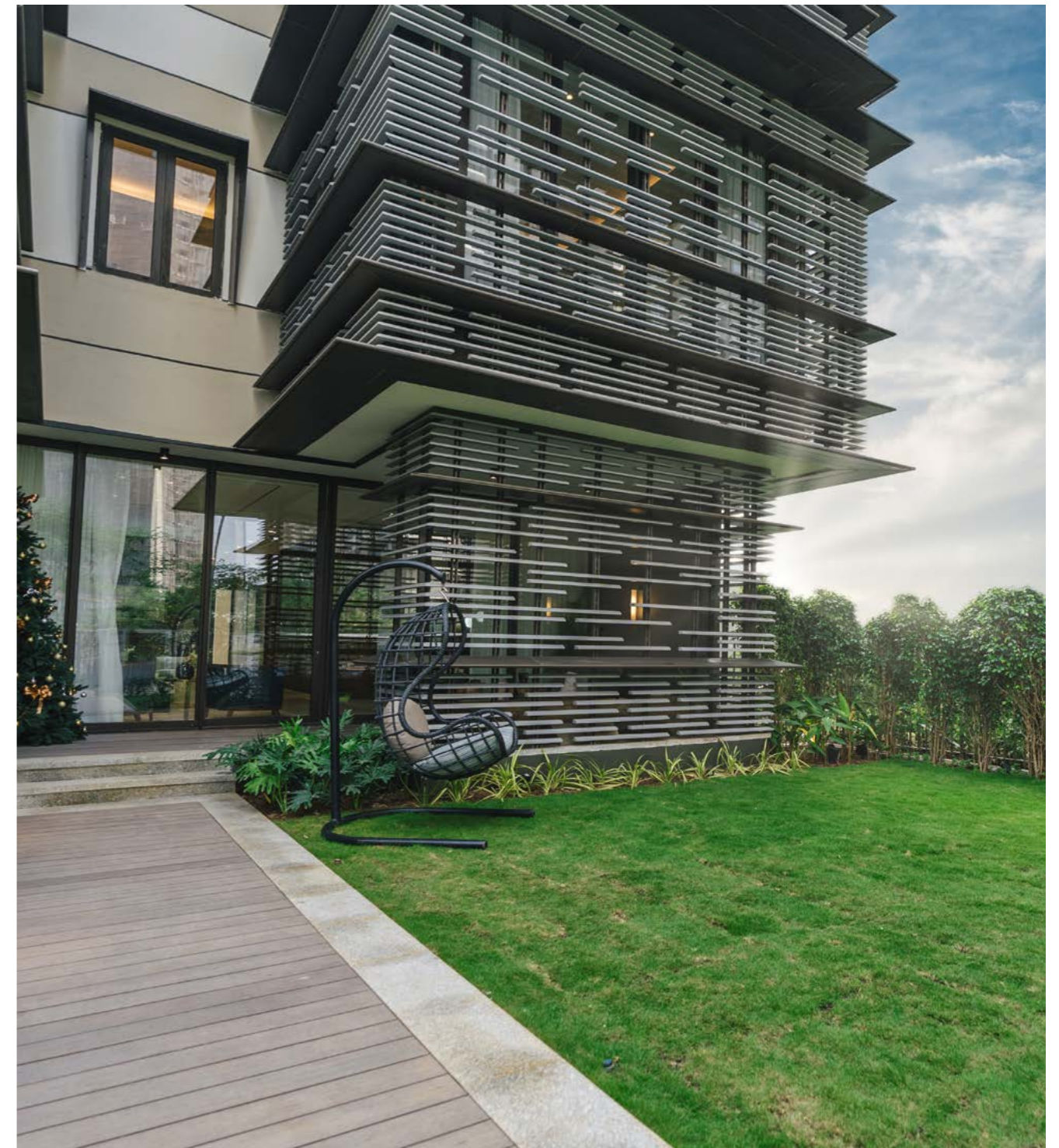
We have developed a Net Zero Carbon roadmap with the Rocky Mountain Institute (RMI), USA, in FY22. We have publicly committed to being operationally carbon neutral (Scope 1 and 2 emissions) by 2035. We have taken a science-based approach and aim for a net-zero future (including Scope 3 emissions) while keeping a 1.5° ambition. Through early and focused action, our operational net zero target is expected to be achieved much earlier than 2035. Our efforts to lower our emissions across Scope 1, 2 and 3 are detailed below.

We take a lifecycle approach on the carbon emissions and through our recent studies note that typically our embodied carbon is 12-18%, emissions during construction are another 1% and rest of the 80-85% lifecycle emissions happen during the use of the product.

Our intention is to make net zero a new normal for the built environment, through the launch of “Lodha Net Zero Urban Accelerator”.

As we have kept climate risks central in our environmental sustainability strategy, this entails developing an organisation wide carbon consciousness, such that all decisions are made while considering ensuing GHG emissions as material. To channelise capital for mainstreaming the low carbon alternatives, we have set an internal carbon price of US\$40 per tCO₂e. This is despite no regulatory influence or policy on carbon taxation being applicable on us. We anticipate that this will help us progress on our net zero goal and will strongly influence our value chain to innovate and deliver competitive advantage in the medium to long term. Our internal carbon price will also help us accelerate transition and derisk growth in a disciplined manner.

We continue to engage with wider stakeholders and have also signed a charter “Value-chain Approach to Decarbonise the Building and Construction Sector in India”, Launched by WRI India in an effort to combat climate change and achieve net zero emissions by 2070.



Natural Capital (Continued)

Scope 1 and 2

Our Scope 1 and 2 emissions come mainly from our construction activity and from our assets.

1

We have initiated an end to end renewable energy transition at our construction sites. The share of renewable energy in our operations for FY22 was around 18%. Two-thirds of the electricity used on our construction sites comes from renewable sources. We intend to progressively increase this share through a mix of renewable energy purchase and on-site generation.

2

Our energy use intensity at construction sites has significantly reduced from our past peak output in FY18 and FY19.

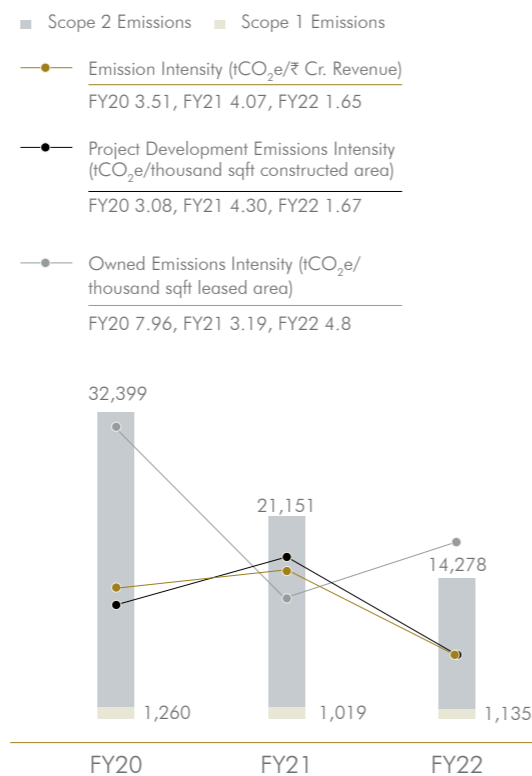
3

This year we have instituted a reward programme to recognise new and scalable energy conservation ideas shared by employees and top it with a reward programme under "Above & Beyond" for the highest impact idea at the end of the year.

4

We are also greening the energy used on our assets, with the largest of the interventions being the 1MW captive solar plant at Palava for the Xperia Mall. One Lodha Place, our upcoming office building, will be fully powered by renewable energy through direct renewable energy purchase from the utility. Progressively we intend to use open-access renewable energy on all our assets.

GHG Emissions and Intensity



Note: FY21 intensities got impacted due to the pandemic

Scope 3

Our scope 3 emissions broadly come from our supply chain and the product. We believe that our influence on designing and construction of our projects is significantly higher than the supply chain and we are focussing on areas where we can impact the most.

Upstream:

We have conducted a life-cycle analysis (LCA) on a few representative projects. The purpose of the study was to establish an order of magnitude of the embodied carbon emissions and understand critical categories to focus on faster decarbonisation. Our initial insights from the study suggest embodied carbon intensity in a range 400kgCO₂e/sqm to 500kgCO₂e/sqm. We intend to prioritise the reduction of the embodied carbon by interventions that we have a higher control on like design and construction methods. We also continue to engage with the industry and other relevant stakeholder segments to influence and drive the supply chain emissions down.

We now intend to create an embodied carbon reduction roadmap to guide low embodied carbon designs, including specifications and substituting the current material palette with lower embodied carbon alternatives. Our existing practices include various measures to contain embodied carbon emissions include:



The use of recycled materials like AAC blocks, cement mixes, modular Mivan construction to reduce plastering and water needs helping in reducing the use of new materials

WASTE MANAGEMENT

Construction

Through the 3R approach-Reduce, Reuse and Recycle- we protect our business from market and policy impacts and remain competitive. We reduce waste by setting limits in applicable categories, we segregate waste and engage with agencies to manage recyclable wastes, and also encourage the reuse of applicable waste in backfilling, finishing the back of the house areas, construction logistics, temporary offices and so on. We processed >2,000 tonnes of waste through recyclers in FY22.



Projects

Solid waste management plants are part of the infrastructure that we provide on our projects. We have >25 tonnes of organic waste plants installed across sites. Certain large plants are self sustaining in terms of energy as they generate energy from the waste they process. The plants also generate manure as a by-product that is used on the landscapes of the projects. We also engage with the residents with awareness programmes on waste reduction and benefits of segregation and recycling.

Natural Capital (Continued)

Downstream (mainly use of product):

We design all projects mapped to predefined post-occupancy energy intensity targets. Our approach is to stay ahead of the national and international benchmarks to mitigate the transition risks arising from policy changes, customer expectations, and other market dynamics.

Our sustainability policy defines the energy use intensity targets for each of our project categories. Our approach of Abate, Transitions and Neutralise is detailed in our Environmental Strategy, which includes the following approach:



Abate

Our approach is to stay ahead of the national and international benchmarks to mitigate the transition risks that may arise due to policy changes, consumer expectations and other market dynamics. We undertake many efficiency measures, both passive and active, in the early stages of our design to ensure that the project performance is best in class.

- a. Passive design features like shading, natural ventilation to allow more daylighting, insulation, performance facade, solar reflective paints and so on.
- b. Use of high efficiency equipment like premium efficiency motors, drives, high coefficient of performance in chillers, star rated equipment like air conditioners and geysers, LED lights, lighting control systems and more.



Transition

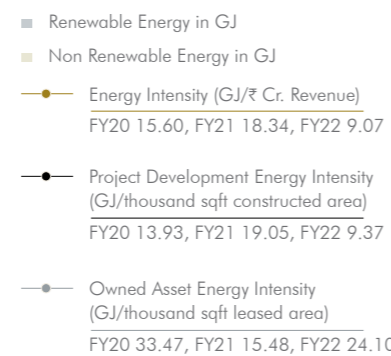
- a. Enhancing the use of renewable energy primarily in the form of solar PV integration or solar hot water modules.
- b. During Q4 FY22, we engaged with solar energy providers to enter into additional Power Purchase Agreements for on-site solar energy generation of close to **~1MW**.
- c. We intend to increase the overall scale and coverage of such agreements to **5MW** by the end of FY23.



Neutralise

- a. We will explore methods to responsibly sequester the residual energy needs, which cannot be transitioned directly to renewable energy sources now
- b. The methods can be nature-based like afforestation or technology-based or offsets

Energy Consumption and Intensity



Note: FY21 intensities got impacted due to the pandemic



Natural Capital (Continued)

Water resilience

Potable water is a common good, a human right and a planetary treasure. This is why urgent action is needed to tackle the global water crisis. Access to clean water and sanitation is also a key UN Sustainable Development Goal. We optimise the utilisation of water in an integrated manner as outlined below:

Construction activity

Our construction activities source water mainly from third parties like municipalities or tankers. We are reducing this dependence by using stored rainwater where feasible and also drawing excess water from the permanent Sewage Treatment Plants (STPs) of the master developments whenever we can.

Assets

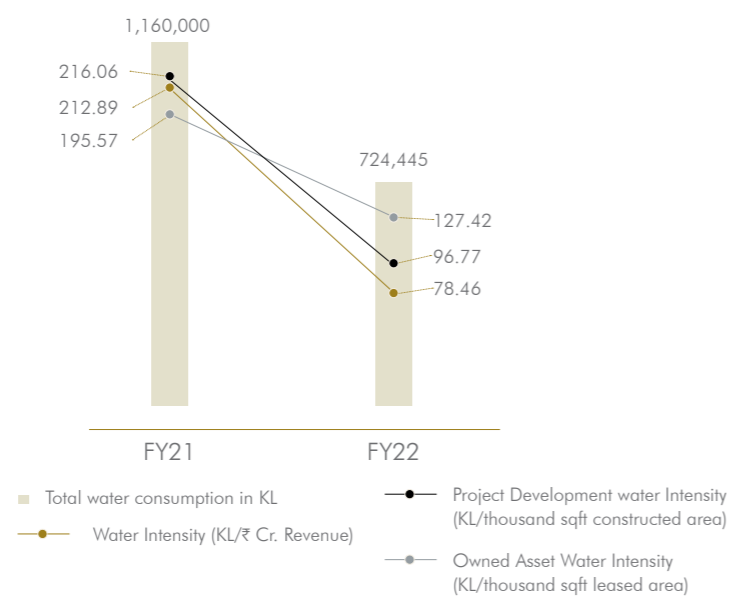
Most of our assets are part of a larger master development, where they are connected to the township or city STPs. The secondary water demand on commercial projects is generally higher than the treatment potential of a standalone STP. We draw the excess treated water from the larger developments in such instances.

Developments

The water in our projects is mainly drawn from Municipal supplies. However, all our projects are installed with STPs to treat 100% of sewage and wastewater. This treated water is used for secondary purposes like flushing and irrigation, HVAC make-up and construction needs on larger developments. We also have rainwater harvesting infrastructure across our projects to improve ground hydrology and store water for use during non-monsoon months.



Water Consumption and Intensity



Our mantra of 'Conserve, Preserve and Rejuvenate' guides us in our water resilience journey. Some of the measures that we undertake on our projects are:



Conserve

- i. Reduce water demand by using low flow fixtures, aerators, and pressure reducing valves, measuring water demand and engaging with users to encourage conservation
- ii. Treating the sewage and using the recycled water for secondary uses like flushing toilets, irrigation, cooling towers and so on.

Preserve

- It is critical to preserve and ensure that polluted water does not enter natural water resources.
- i. Steps to preservation involve treating water to bring it to a minimum quality that can be discharged to natural water bodies and deployment of filtration chambers and oil interceptors in the drainage systems
 - ii. As floods are a major cause of water contamination, we aim to protect our properties from them by suitably assessing the risks and deploying correct passive and active mitigation measures. This ensures that the underground reservoirs and groundwater sources are saved from the polluted deluge. It also helps us safeguard the community from water-borne diseases that may result from contaminated water.

Rejuvenate

- i. Harvesting rainwater and recharging groundwater to improve the ground hydrology of the site
- ii. Restrict runoff by limiting excessive concretisation of urban areas. By softer landscaping, abundant greenery, and respecting natural ground hydrology, we aid in rejuvenating the exploited and vulnerable water sources.

Intellectual Capital

Smarter competencies to build better



SHAISHAV DHARIA
CEO, Townships & Rental Assets



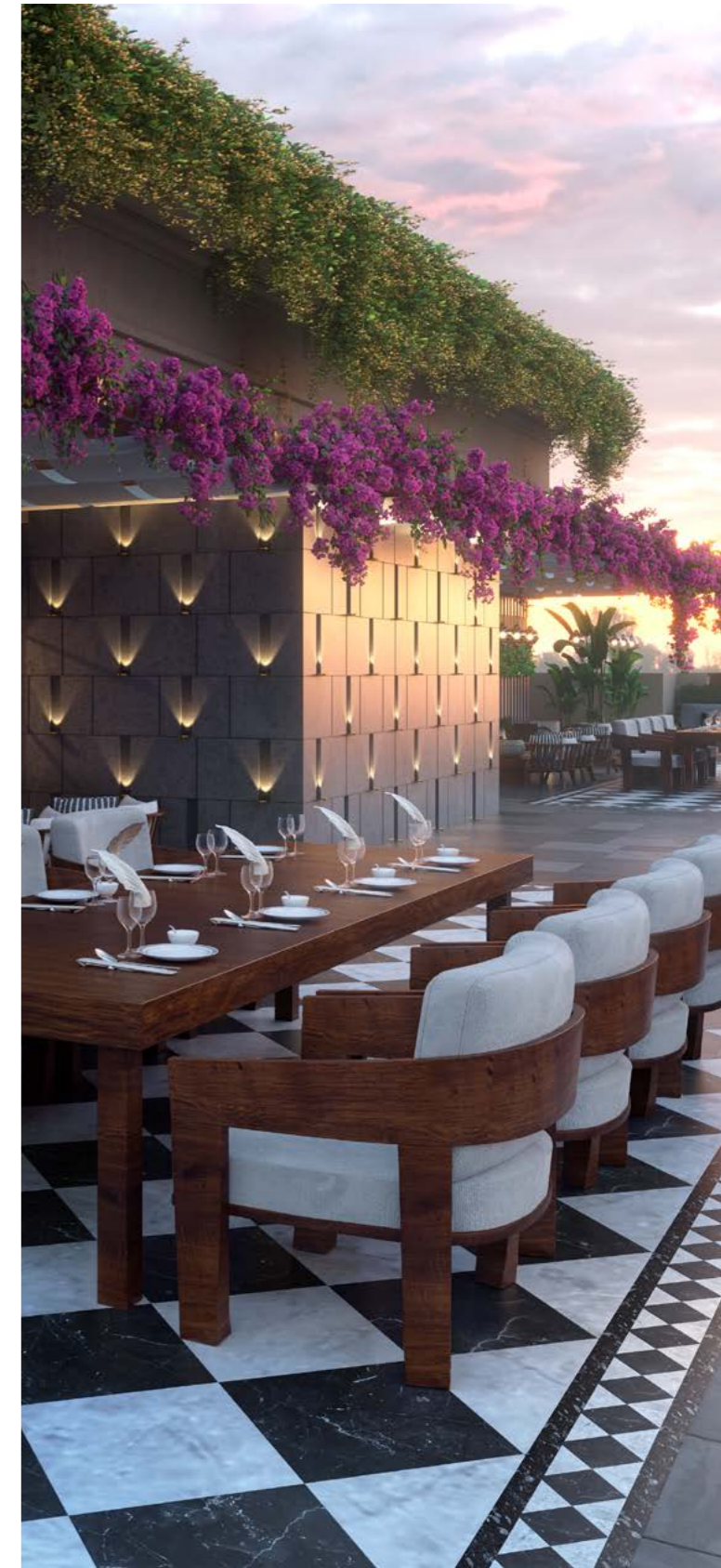
“By forging the finest global partnerships and deploying the best people and processes, we have been able to create landmark developments time and again. Our world-class design, excellent execution, differentiated branding and marketing and evolved sales process work well together to create the best value for customers.”

FOCUS AREAS

- Brand
- Transformative innovations in the built environment
- Operational excellence through technological intervention
- Building in-house capabilities

Our ability to deliver scale, innovative design, superior execution, differentiated branding and marketing, and efficient sales teams create unparalleled value for our customers, winning their trust and appreciation. These unique abilities have helped us effectively extend our vision of ‘Building a Better Life’ across geographies, markets and price points for consumers across residential, retail, and office segments.

We consider our powerful brand, efficient product designs, state-of-the-art and ahead of time processes, ease of operations through digitisation, customer centricity and in-house capabilities as our Intellectual Capital. We use these capabilities to build the world’s finest developments, create sustainable and vibrant communities, and cater to the requirements of a digital-first generation of customers.



Intellectual Capital (Continued)

OUR BRANDS

Lodha is amongst the most sought after brands in the real estate space



India's No. 1* real estate developer

*By Pre-sales FY16-22.

Our brand stands for creating the world's finest developments and providing experiences that enable customers to live a flourished life.

As a brand, we have carved a niche in the country's real estate industry. We are setting new benchmarks – be it in construction, design, services, operational excellence or marketing communication. Our brand is recognised for transforming the way customers live with self-contained eco-systems, great outdoor spaces and robust infrastructure, offering every facility and convenience at their doorstep. We have firmly established 'Lodha' through our differentiated communication as one of India's most aspirational real estate brands.

4.6/5

FY22 customer satisfaction score

Our brand experience journey is designed around making the customer's home-buying experience a simple and joyous one. Pro-active service, simplicity in communication, ease of transaction, and real-time accessibility through various channels enhances advocacy of our brand. Our customers' trust in us is reflected in our year-on-year customer satisfaction scores.

We have successfully handed-over ~6,000 homes in the last financial year. Nearly 15% of our pre-sales for FY22 were through repurchase and referrals, a testimony of the trust our brand enjoys.





Intellectual Capital (Continued)

TRANSFORMATIVE INNOVATIONS IN THE BUILT ENVIRONMENT

We have undertaken several initiatives to generate insights on customer behaviour and create design interventions for new product launches to meet their needs.

Creating world's finest developments

Whether it's presenting India its most iconic business address or crafting the world's most coveted residences, adding a glittering icon to Mumbai's skyline or creating designer residences for the city's glitterati, delivering meticulously designed offices, or conceiving India's No.1 smart city with the highest liveability quotient[^] – Lodha has been creating some of the world's finest developments.

Ranking by JLL in its 'Livability Quotient- A paradigm shift in India's Emerging Cities Report



Intellectual Capital (Continued)



Lodha Business Park, Thane



Palava
India's No. 1 smart city[^]

[^] Based on livability quotient ranking by JLL in its 'Livability Quotient – A Paradigm Shift in India's Emerging Cities' Report

Some of the innovations that set us apart:

- 1 We modularised the aluminium formwork, commonly used in high-rise buildings for speed and quality of construction, to allow usability beyond typical buildings. This innovative approach was implemented by issuing modularity guidelines to all formwork vendors and setting up a central formwork facility which controls the formwork assets across projects. Procurement and stocking of materials are changed from typology-based to component-based. We train modification carpenters on ways to reduce wastage. Scraping of materials is undertaken at a component level, resulting in the increased utilisation of small-sized panels and extrusions. Steps are being taken to refurbish and galvanise MS items like props and brackets.
- 2 The launch of the Lodha Net Zero Urban Accelerator, in collaboration with the Rocky Mountain Institute (RMI). It will link our leading sustainable real estate practices with the energy sector and industry stakeholders to generate scalable solutions to help India's burgeoning built environment accelerate progress towards zero carbon.

This innovation helps us save time and cost, and is also aligned with our Reduce, Reuse and Recycle policy.

Intellectual Capital (Continued)

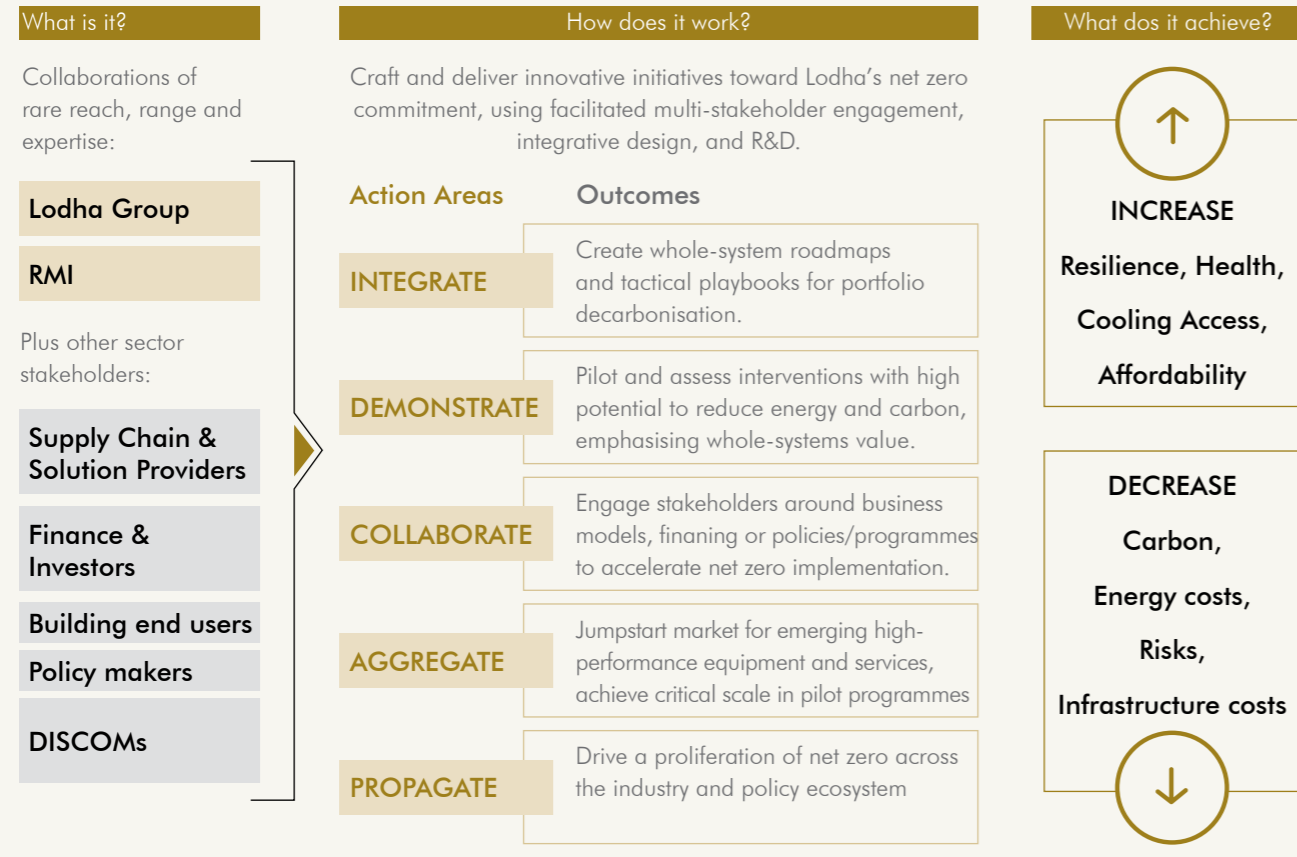
Lodha Net Zero Urban Accelerator

Our most ambitious initiative to design a sustainable future for us and India is the recently launched, The Lodha Net Zero Urban Accelerator, in collaboration with the Rocky Mountain Institute (RMI). The Accelerator aims to bring together leading real estate industry stakeholders, innovators, experts, and energy sector players to generate scalable solutions to accelerate India's burgeoning built environment's progress toward zero carbon. It intends to maximise the real estate sector's contribution toward India's 2070 net-zero emissions target while increasing resilience, health, affordability, and energy services.

The Accelerator will support five categories of initiatives that can enhance the sustainability impact of the urban real estate ecosystem across materials and construction, passive design, ultra-efficient equipment, clean energy, and zero-carbon mobility.

We are using one of our largest projects, Palava, as a broad canvas where we will test our ideas for viability. Palava is a smart city designed to let residents live, work, learn, and play at places within walking distance. We foresee many liveability features being deployed at Palava becoming an industry standard and propelling policy and behavioural shifts.

NET ZERO ACCELERATOR



OPERATIONAL EXCELLENCE THROUGH DIGITALISATION AND INNOVATION

Our sustained industry leadership position results from constant innovations and focus on customer satisfaction. One of the key factors that has enabled us to achieve our growth goals has been the right usage of technology, though real estate is one of the least tech-driven industries. Technology usage forms the core of our DNA and leads the way for the real estate industry. We constantly evaluate and implement innovative technology solutions that are changing the existing innovation landscape in the real estate sector, which differentiate us and set new benchmarks. We have undertaken several measures to stay ahead of the technology curve.



Technology Roadmap

We have put in place a detailed road map concerning different solutions we plan to deploy over the years across the company.



People and Capability building

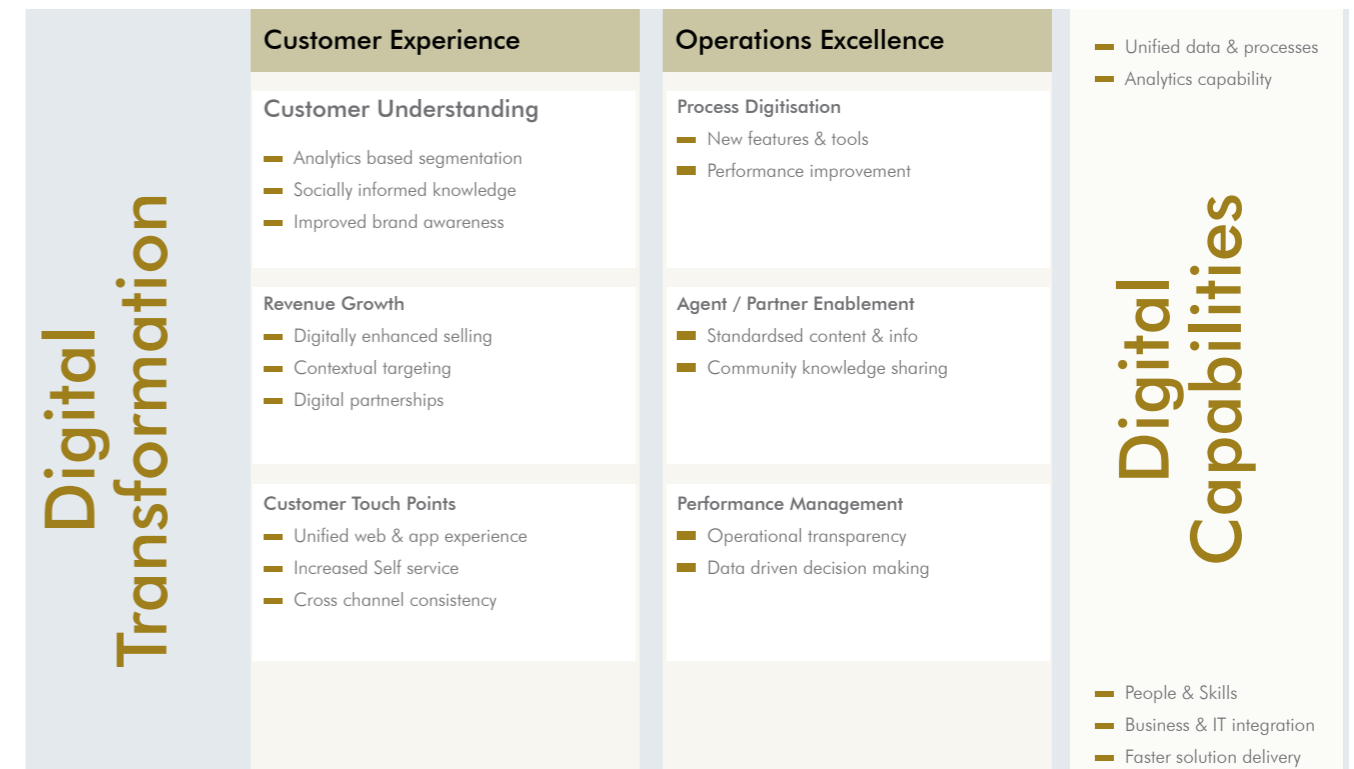
A team of highly skilled tech specialists help us develop technology solutions in-house that are relevant to the real estate industry.



Start-up focused platform

We offer a platform for start-ups to try and test the products across our developments. This helps us provide our customers with a wide variety of products and services, enhancing customer experience. At the same time, it allows early-stage start-ups to test the viability of their products and grow their business.

How Intellectual Capital is being used to transform



Intellectual Capital (Continued)

WE HAVE DEPLOYED VARIOUS SOLUTIONS TO ENSURE SEAMLESS CUSTOMER EXPERIENCE ACROSS THE PROJECT LIFE CYCLE

Innovation and technology interventions to enhance sales



Srijan

A programme launched in FY21 to drive sales volumes through Channel Partners, leading to a significant increase in pre-sales from top distributors.



Easylease

₹ 1,000 + crore pre-sales in FY22.

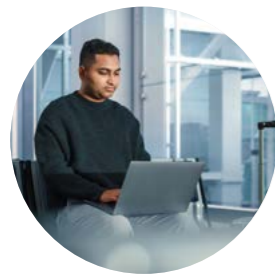
A sales innovation rolled out in Palava City and subsequently across many of our projects. Any home buyer who does not want to shift immediately is given an option to put the unit on rent and earn a return on their investment while staying protected from pricing fluctuations in the secondary market.



Priva

₹ 1,200 + crore pre-sales in FY22.

A one-of-a-kind customer loyalty programme in the real estate industry, provides customers with an opportunity to upgrade their unit or buy a new one as an investment.



Digitisation

of the entire process from lead generation to conversion utilisation for a seamless experience.



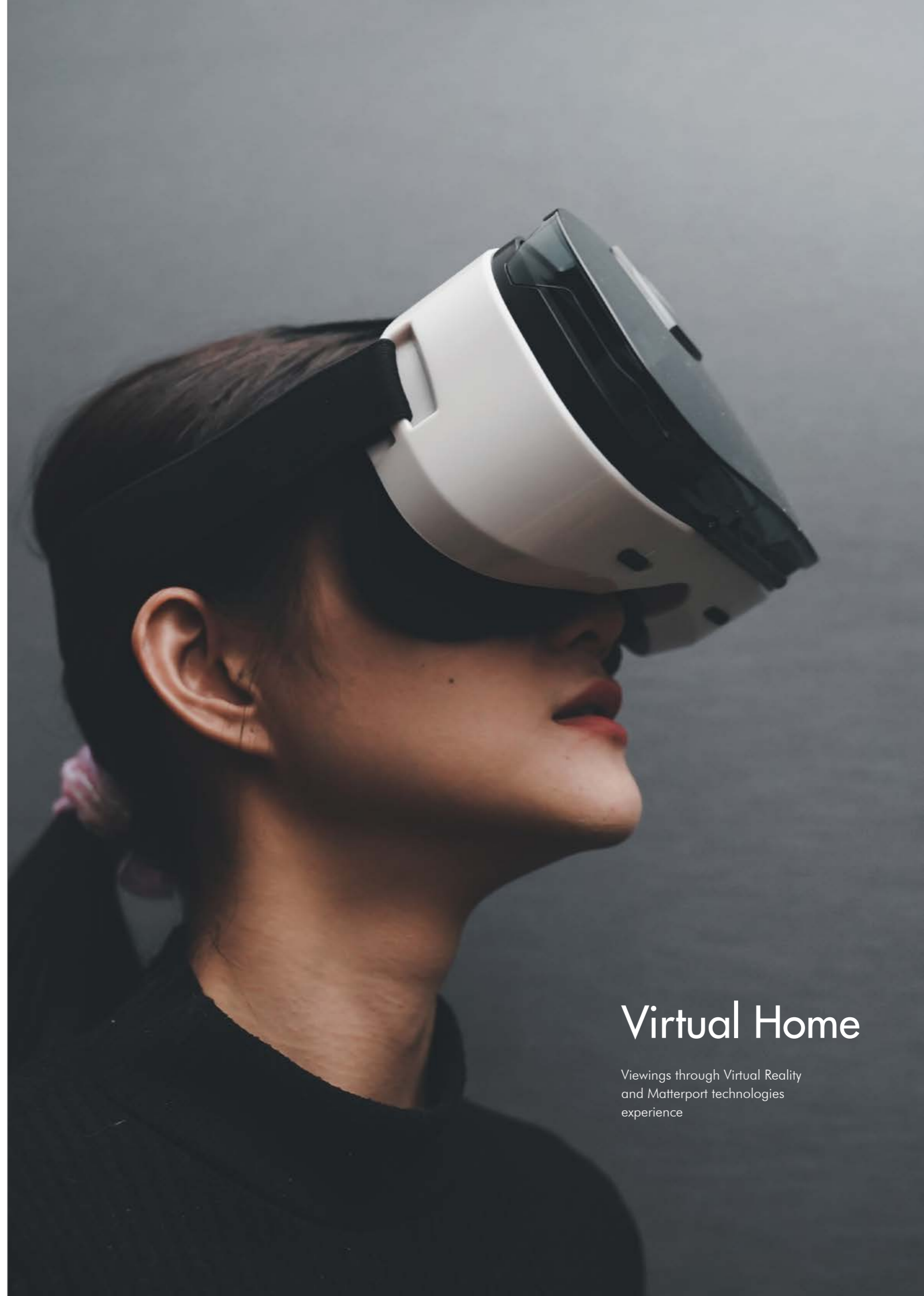
Chatbots

for quick query resolution and enhanced customer experience.



Data analytics

Smart use of data analytics for data led insights to help create demographic, psychographic and behavioural profiles to identify the 'ideal' set of customers to expand market share by driving sales and designing 'customer-centric' product propositions.

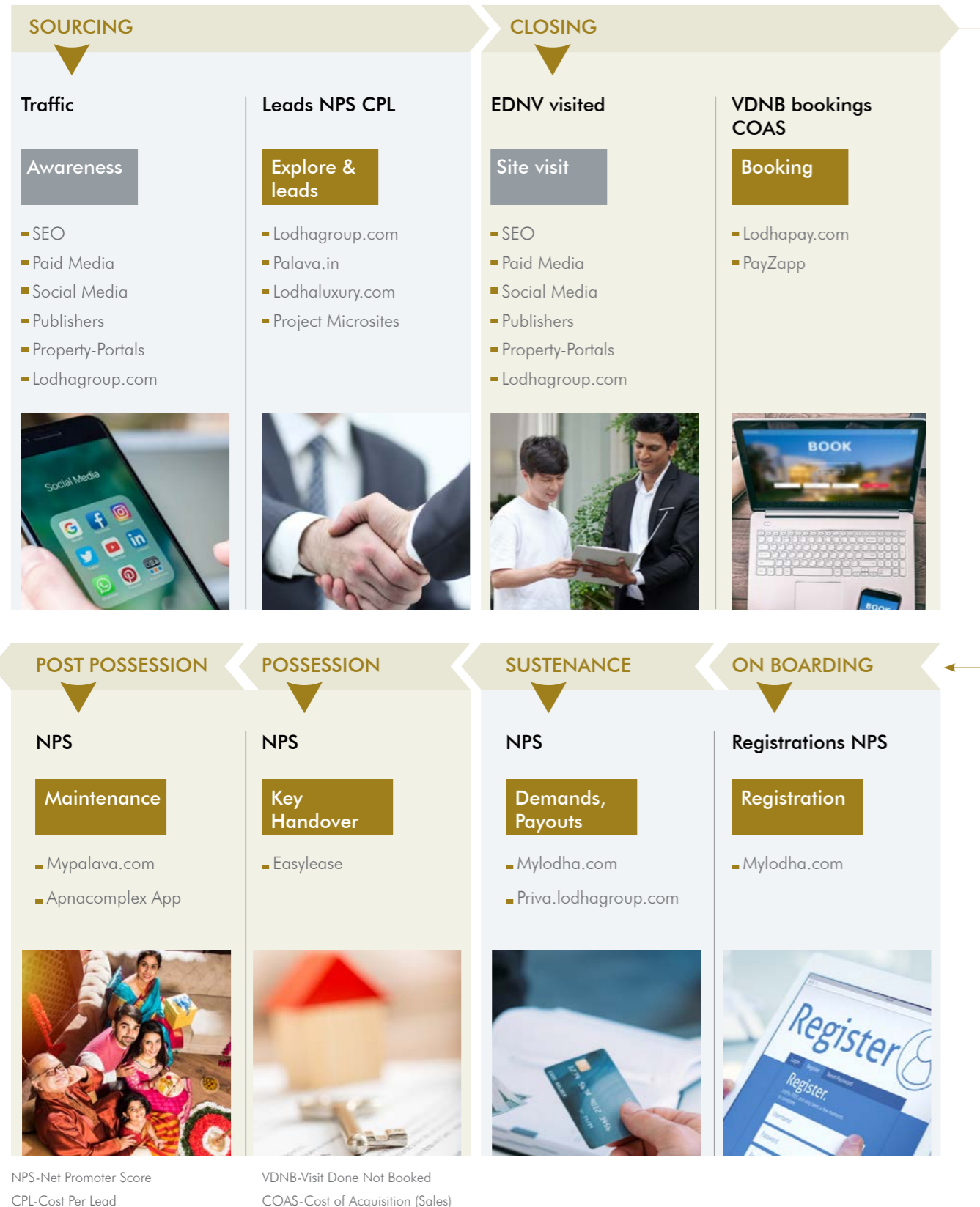


Virtual Home

Viewings through Virtual Reality and Matterport technologies experience

Intellectual Capital (Continued)

Intellectual Capital at play in the customer lifecycle



EMBRACING DIGITAL TECHNOLOGIES FOR OPERATIONAL EXCELLENCE

- Digitisation of the Customer Care calling systems and processes by transitioning to cloud telephony rather than on-premise.
- Digitisation of the designing using the latest software like Sketch-up, Revit, 3DS max, Vray rendering engine and 3D vista for virtual tours. We also use the best drawing documentation control systems (DMS) like N pulse along with conducting “design knowledge sharing sessions” once a month where we invite speakers, consultants and vendors to share their experiences, experiments and innovations
- Digitising construction management through advanced project management tools. We also use advanced scheduling tools like Primavera for schedule tracking and SAP for budget control, enabling us to review each project's performance closely. Preparing a detailed construction time and cost schedules and monitoring the same are the two major elements that ensure timely completion of the projects.
- Marketing and sales teams track market trends to position our projects appropriately in terms of location and price points and develop cohesive marketing strategies to secure and build brand value and awareness. Some of the innovative strategies pioneered by us include: Invitation-only sales for our luxury projects; limited edition designer residences, exclusive code names for each project etc.

At Lodha, we care for and value our employees and utilise technology to ensure they can be efficiently productive. We have developed an 'All in one App' to ensure that our employee needs are addressable in a streamlined manner.

- Efficiency and experience of the post possession phase are enhanced through technology solutions. For example, we have built a customised IBM solution for the Palava project, which is one of the most advanced post possession solutions available
- Deployed various solutions like SAP, VMS, SFDC and others across departments to enhance process efficiencies and deliver a more holistic end customer experience.

BUILDING IN HOUSE CAPABILITIES

We believe that our employees are our key assets and play a critical role in achieving our vision and growth objectives.

Our 'talent-first' paradigm which emphasises inclusivity, diversity and fairness has enabled us to attract and retain the best talent. With our focus on recruitment from institutes like IITs, IIMs and other top institutes and universities, we are committed to creating an ecosystem of exceptional talent to foster innovation and deliver unique products and set new sectoral benchmarks.

Our team of more than 3,000+ employees work to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces. We have in place robust learning and development, clear career paths and cross-functional training to enable growth of our employees and set them on path to success. Our people oriented policies ensure we support our people with their life goals as well with industry best remuneration, people-friendly policies and programmes to support their overall health and well-being.

Human Capital

Empowering our talent pool to build better

JANHAVI SUKHTANKAR
President - Human Resources



“ Our culture of inclusivity, learning and meritocracy, has helped us build a diverse, motivated and engaged team which instils a sense of pride and belongingness to the organisation. We want to build the best and be the best in all our endeavours.”

FOCUS AREAS

- Diversity & Inclusion
- Learning & Growth
- Safety & Wellbeing
- Human Rights

(GRI 102-8, 41; GRI 201-3; GRI 205-2; GRI 401-1, 3; GRI 403- 1, 2, 3 4, 5,6 7, 8, 9, 10; GRI 404-1, GRI 406-1)

Our body of work revolves around the credo of ‘Do Good, Do Well’, and it is in our people approach that this philosophy finds its holistic and most impactful expression.

With an overarching goal to create a joyous and productive work environment with highly engaged employees, our people approach has helped in realising our vision of ‘Building a Better Life’ and helped our employees realise their potential.

Our policies, processes and systems empower our employees to go beyond defined boundaries without compromising on ethics and help us create a conducive workplace that is diverse, inclusive, flexible, encouraging, innovative and safe.

HIGHLIGHTS FY22

25%
Increase in employee strength

Women represent **18%** of our employee strength

More than **82,200** Learning hours

Employee attrition reduced by more than **42%**

Employee Net Promoter Score **59**

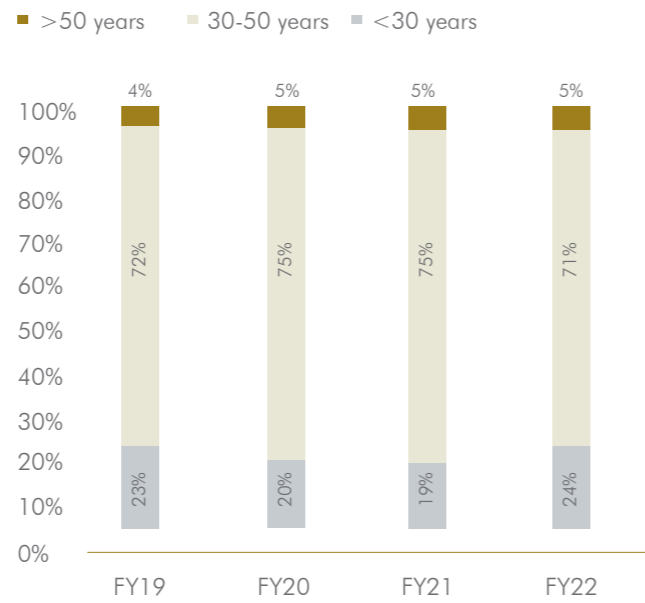
Human Capital (Continued)

Realising the potential of our employees

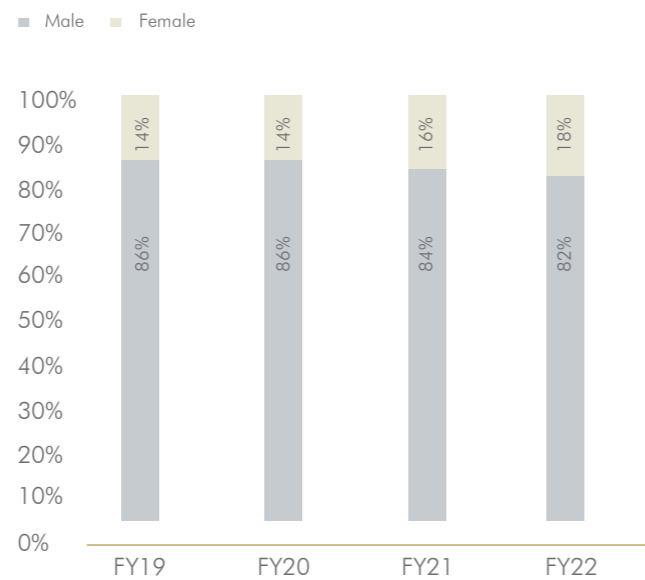
Our dynamic workforce with a diverse mix of gender, age and experience is a key contributor to our continued success. At Lodha, we are focused on employees' wellbeing and development and we strive to create a culture where our employees feel inspired, valued and engaged

Our progressive policies, continual investment in skill upgradation and the philosophy of empowering individuals has helped us in building a committed and engaged workforce

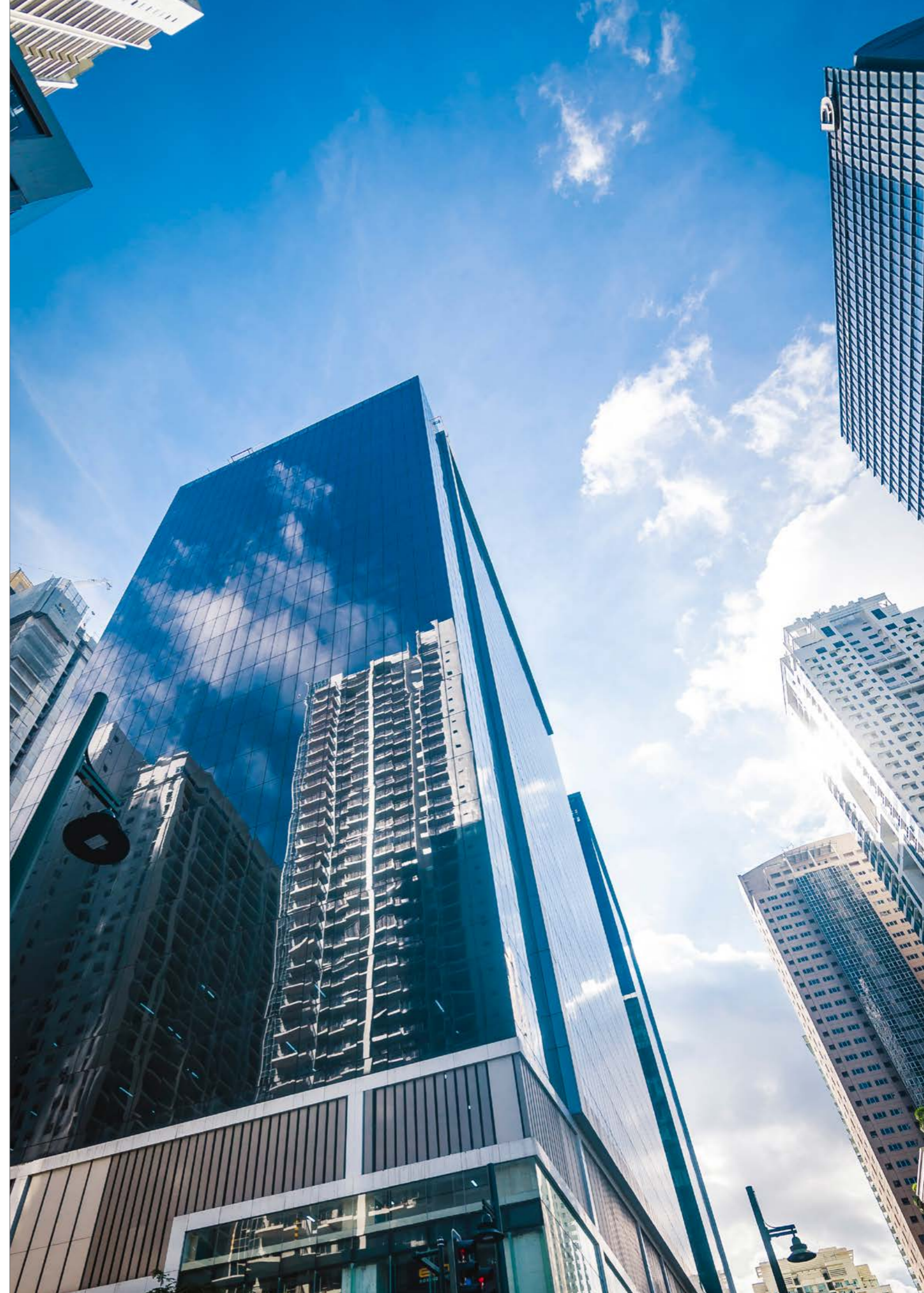
Our employee strength by age group



Our employee strength by gender



Reference to BRSR file for – Workforce data breakup – gender, level, age group



Human Capital (Continued)

A. ATTRACTING THE BEST TALENT

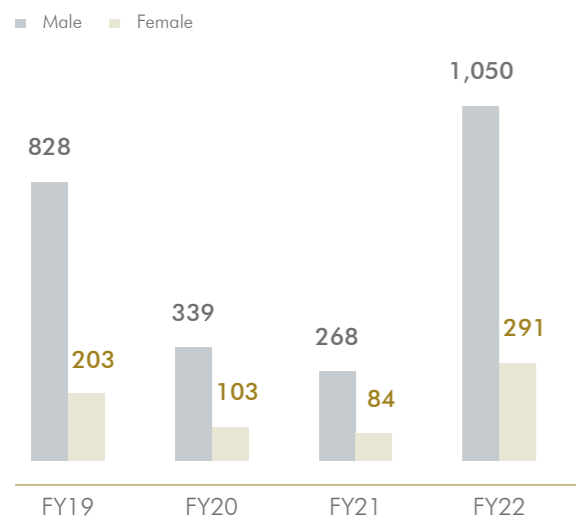
Attracting the right talent is critical for us to realise our ambitious goals. We therefore endeavour to build a strong talent pool, from leading colleges and companies from across the country and hone them for mutual growth. We have a comprehensive talent acquisition strategy with a robust evaluation approach at its core. We focus on hiring professionals with high technical, behavioural competence and we value cultural alignment and commitment to be part of a responsible, ethical, transparent and sustainable business.

We follow a merit-based transparent selection process which ensure adherence to equal employment opportunities and international human rights.

After two years of cautious hiring, we hired more employees in FY22 than we had done in FY19.

We hired 291 female employees in the reporting year, the highest in the last four years.

Hiring trend – Gender wise



Reference to BRSR file for – Workforce data breakup – gender, level, age group

At Lodha hiring decisions are authority that comes with responsibility



Our commitment of creating a diverse and inclusive workforce, where exceptional talent can put their minds together to deliver the best products and set new benchmarks, is supported by our Talent Assessment Champions (TAC).

TAC, a group of 70+ experienced employees from across different departments at Lodha, are entrusted with the final decision on hiring of talent. TAC assesses candidates on culture fitment, based on the 4 Lodha DNA parameters (Intellectual Excellence, Achievement Orientation, People Orientation and Hands on Approach). They are also deeply involved in assimilation and success of the new recruit for first 12 months.

The TAC programme is our endeavor to hire and retain high-performing professionals who will contribute meaningfully and succeed in our organisation.

B. LEARNING AND GROWTH

The success of an organisation is determined by the capabilities, engagement and commitment of its employees. To remain relevant in this ever-evolving landscape, we encourage and support our employees to keep learning. We offer a conducive and enriching learning environment to our employees and help them grow and flourish in their career.

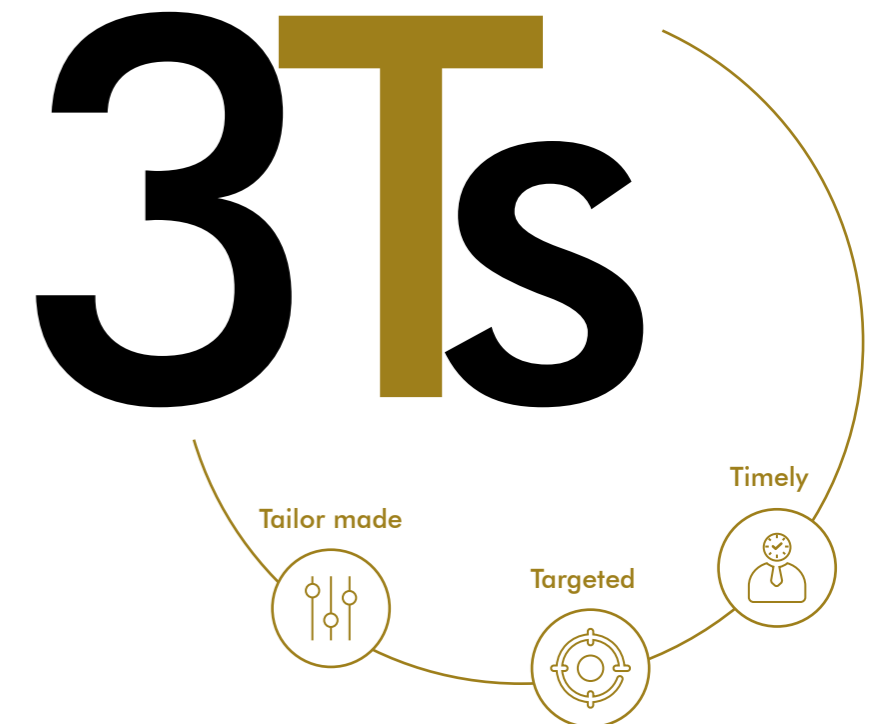
Our purpose-centric growth and development programmes have helped us build a culture of continuous learning, innovation, and collaboration. It has also helped us in grooming talent that is aligned with our values and sustainable growth aspirations.

Technical, behavioural and cultural fitment are equally important for us, hence our learning interventions focus on training our employees on aspects of Human Rights, Code of Conduct, Ethical business practices, sustainability along with technical and behavioural competencies.

We leverage on our horizontal and vertical collaboration and the abundance of internal talent in our ecosystem to train our employees.

In FY22 we invested more than **82,200** hours on training and development

Our training programmes are customised on the fundamental of 3Ts.



DCH development journey:

Initiated in 2014, this programme aims at grooming aspiring young engineers to become Project Managers and Deputy Construction Heads (DCH). The programme includes technical and behavioural training sessions, cross-site functional exposures, and leadership connects. More than 70% of the employees who completed this programme had a significant change in their role.



Human Capital (Continued)



People Manager Series:

At Lodha People Managers play a crucial role in creating a joyous, fulfilling and growth orientated experience for their teams. Our People Manager Series was launched in October 2021 with a focus to make them adept at managing their teams effectively and build constant focus on the team's growth, development and overall wellbeing. The programme follows the blended learning methodology and covers aspects of self evaluation with respect to tenets of leading self and others, performance potential analysis of the team, situational leadership and driving engagement in the team. The key highlights of this journey includes real time feedback interactions with the team members, understanding various employee processes, leader connects, best practices sharing, creation of individual action plans. 237 people managers have participated in this programme so far.



Lodha foundation programmes

Our byte-sized learning interventions are designed specifically for our junior management employees. The programme lays the foundation and then build upon various behavioural skills like



Effective Communication skills



Personal Effectiveness



Accountability



Ownership



Team Work



500+

employees have participated in this programme.



Reference to BRSR file for - Learning details

C. MANAGING TALENT



Our Key Associate Group (KAG) programme is a targeted initiative of priming our high potential talent into future leaders. The programme focuses on individualised and holistic development for KAG members through multi-pronged interventions including on-the-job learning, mentoring, coaching, cross functional projects and giving them an exposure of different aspect of business and people management.

Experience Career Enhancement at Lodha (EXCEL)



Our people are accelerators of our growth and success. We always encourage our employees to explore new roles and career paths within Lodha. Lodha's career management programme - Experience Career Enhancement at Lodha (EXCEL), allows every associate to design their dream career path with-in the organisation and strive to achieve them. We have some examples of exceptional leaders who have grown from within our talent pool to lead the Company into the next era of growth.

FY22 we closed

25%

of vacancies by internal hires

Employee Stock Option Schemes

The Company has two Employee Stock Options schemes, namely the "Macrotech Developers Limited Employee Stock Option Scheme 2021" (ESOP Scheme 2021) and the Macrotech Developers Limited Employee Stock Option Scheme 2021-II (ESOP Scheme 2021-II) (ESOP Schemes). The primary objective of the Schemes is to reward employees for their association, dedication and contribution to the goals of the Company. The Company also uses this scheme to attract, retain and motivate key talent within the organisation by rewarding good performance and motivating them to contribute to the overall corporate growth and profitability.

Human Capital (Continued)

D. ENGAGEMENT AND EXPERIENCE

We believe that engagement and experience are keys to nurturing and deepening relationships between an organisation and its employees. We facilitate various engagement activities to foster connect, empathy and bonding amongst our employees, including celebrating festivals, organising events and creating platforms for teams to come together.



Net Promoter Score

We use employee Net Promoter Score (eNPS) to measure engagement and advocacy of our employees.

In FY22, our employee Net Promoter Score was 59, a leap of 44% over the last score.



Talent Retention

Strong employee brand equity, ample growth opportunities, comprehensive learning and development programmes and a fair workplace are drivers of high employee retention at Lodha.

Our motivating culture, an ethos of investing in people and their career growth prospects supported by proactive HR policies, lays a robust ground for talent retention.

In FY22, overall attrition (turnover) reduced by more than 42 % over FY21.



Reference to BRSR file for Attrition data



Employee communication

Transparent communication with our employees has helped us build mutual trust and engagement. 'Coffee With Abhishek' is an interactive session with our MD & CEO, Mr Abhishek Lodha. These sessions help employees get the latest updates on business and other accomplishments and understand the long term plans of the organisation.

Additionally, departmental town-halls and team meetings are held regularly to provide updates and share future roadmaps with the teams.

In FY22, we have increased the frequency of employee engagements using multiple connect programmes and internal surveys using both in-person and digitally-enabled interactions.



Rewards and recognition

We believe employee appreciation is essential to boost morale, performance and engagement. It is a constructive way to encourage actions to 'Do Good while Doing Well'. We have instituted several individual and team rewards and recognition programmes under our flagship initiative, 'Lodha Associates Celebrate Excellence' (LACE), to motivate our employees and recognise their good work.

In FY22, more than 1,000 employees were recognised under LACE.



Above and Beyond: An instant award for employees' additional efforts / innovative techniques while undertaking responsibilities beyond their KRAs.



Circle of Excellence: A semi-annual award for collaboration between cross-functional teams to achieve exceptional outcomes



Manager of the year: An annual award acknowledging inspirational people managers for empowering their team and leading with integrity



Ace of Excellence: A monthly award for raising the bar through exceptional performance



Exceptional Hire: A semi-annual award for outstanding performance in employees' first 6 to 12 months at Lodha.



Hall of Fame: A memento to commemorate employees' career milestones and thank them for being an integral part of Lodha's growth journey.

Incredible journeys @ Lodha

Being exceptional has become a way of life for us and we can boast of innumerable extraordinary achievements by our employees. Our people form the most significant part of our success and we take pride in their remarkable growth stories. On a periodic basis, we publish success stories of our employees under the 'Incredible Journeys at Lodha' series. Started in January 2020, we have published 23 stories that speak about unparalleled achievements and career progression within the organisation. This platform provides vast visibility to the respective employees and brings in motivation for rest of the organisation who can also aspire for similar career paths, growth and success in future.

EARLY LIFE & CAREER
Chirag Shah comes from a business family based in Mumbai. He is an Architect by education, who went on to do his Masters in Construction Management from Texas, USA. After working there for 7 years in construction of Luxury Residential and Educational institutions segment, he moved back to India in 2011 and joined Oberoi Realty in their iconic project Three Sixty West in Worli, Mumbai. With a rich and diverse experience in both international & domestic landscape in strategic as well as operational roles, Chirag joined Lodha in 2014 as AVP - Operations Strategy.

A DREAM RUN SO FAR AT LODHA
For initial 4 years at Lodha, Chirag handled a central role in Operations Strategy team which gave him exposure to projects across the spectrum like Luxuria, Splendor, NCP and Amara. With his exceptional technical due diligence and leadership qualities, he made some significant turnarounds in terms of business results & also gained vertical growth for himself. In 2018, he was promoted as Development Director wherein he was responsible for spearheading society formation, handling customer issues & much more. For a brief period, he also played a pivotal role of Central Planning as a part of COOs office in 2019.
In 2021 Chirag was given the chance to head Business Development for Lodha's Joint Venture projects, a completely new role which was different from his earlier portfolio. He considers this as the turning point of his career. This role pulled him out of his comfort zone and introduced him to newer aspects of project viability, market understanding, external stakeholder management, project specifications, costing & pricing analysis. Chirag is putting his best foot forward in the new role and his biggest encouragement is the trust shown by our Management in spite of knowing that he is still in a learning phase.

THE PERSONAL SIDE & PEOPLE WHO INSPIRE HIM
Chirag comes from a close knit family that consists of his parents, wife, son and his brother, Bhavin Shah, who is also his idol and biggest inspiration on both personal and professional fronts. Chirag is a sports enthusiast with keen interest for Cricket, Squash & Tennis.

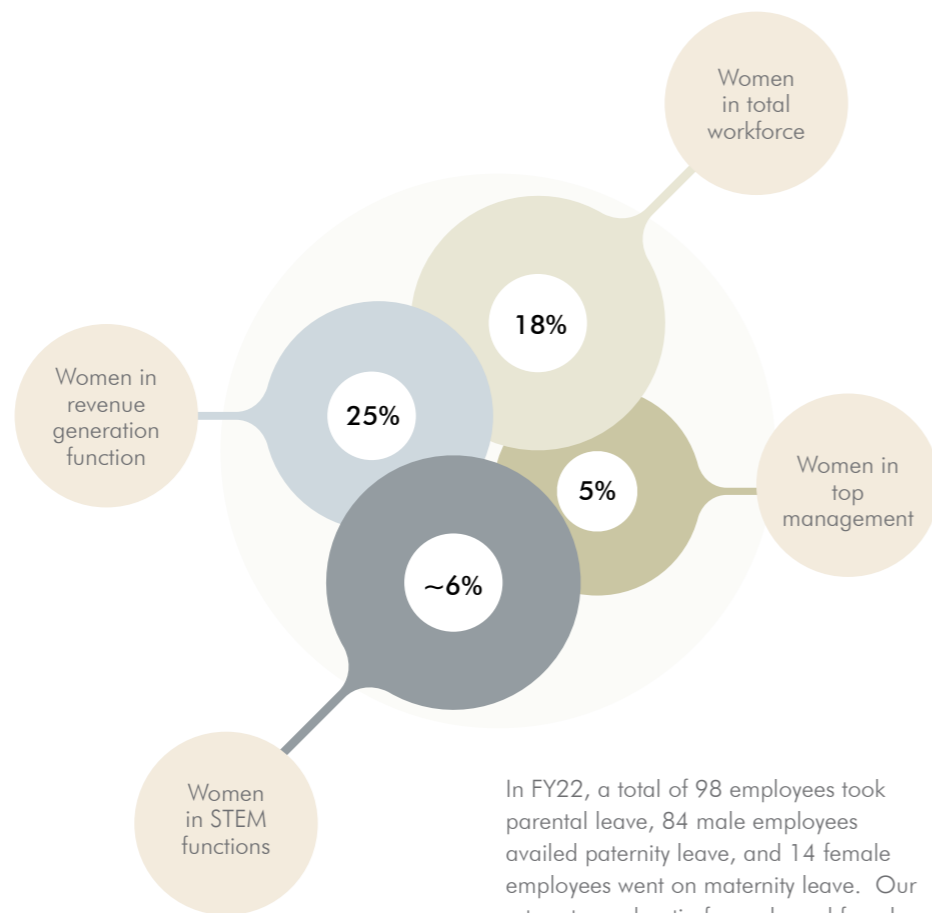
Career Timeline:
2014: ASSOCIATE VICE PRESIDENT - OPS STRATEGY
2017: DEPUTY VICE PRESIDENT (OPS STRATEGY)
2018: DEVELOPMENT DIRECTOR
2019: COO OFFICE HEAD - CENTRAL PLANNING
2021 ONWARDS: SENIOR VICE PRESIDENT - BUSINESS DEVELOPMENT

Human Capital (Continued)

E. DIVERSITY AND INCLUSION

We believe in the paradigm of 'talent first' and ensure that no other reason determines the success of individuals in our ecosystem. Our belief is that a workplace that respects diversity not only motivates, integrates and energises employees as one team but also gains a competitive edge. It fosters a culture of innovation, thereby creating long-term sustainable value.

For us, gender diversity goes beyond a balanced mix of men and women in the organisation. Our focus is on building a 'fair and meritocratic' workplace culture without any gender biases, assumptions and prejudices. This philosophy is reflected in all our policies or processes across the employee life cycle, including hiring, role assignments, internal mobility, growth opportunities, and so on.



In our effort to make Lodha an equitable and preferred workplace for women employees, we have designed various maternity benefit initiatives under our flagship programme 'We Care'. These facilities include flexible working hours, travel support, healthy diet and nutrition, learning sessions on health and wellbeing, and 24 weeks of maternity and 12 weeks of child adoption leave.

Our parental support also includes 5 days of parental leave for male employees and crèche facility for employees' children.

In FY22, a total of 98 employees took parental leave, 84 male employees availed paternity leave, and 14 female employees went on maternity leave. Our return to work ratio for male and female employees post parental leave is 100%.

With our belief that diversity goes beyond the gender ratio, we regularly revisit our processes and systems and continuously work towards making our workplace equitable for all, including differently-abled people.

In FY22, three of our employees were foreign nationals and two employees were differently-abled.



Reference to BRSR file for gender diversity data

Reference to BRSR file for parental leave

Reference to BRSR file for people with disability

F. SAFETY AND WELL-BEING CORE TO GROWTH

The safety and well-being of our workforce is a key priority for us and core to our holistic growth strategy. Our efforts to build safety capability at all levels are in line with our business goal of 'zero hospitalisation and zero fatality'. We consistently demonstrate our resolve in this regard by proactive and regular review of our operations, updating policies and procedures, creating awareness and educating our workforce on safety practices.

Our sites are governed by safety protocols to prevent unforeseen incidents or accidents. Regular inspections help us ensure that the site and office electrical systems operate safely. A monthly colour coding system for power tools enables the flagging of potential hazards and safety equipment. Regular toolbox talks and mock drills at sites keep our employees and workers abreast and alert on safety protocols.

Lodha has zero tolerance for substance abuse or the use of any substance which imperils/ impedes the health and wellbeing of its employees or threatens the service to the public, and places other company employees at risk. So to develop and promote a work environment which is free of substance abuse, company has implemented 'Substance Abuse Policy' in all its projects. This policy is applicable to all employees, contractors, sub-contractors personnel, vendors and visitors.

We have multiple welfare measures



Reference to BRSR file for Safety Data

to foster the holistic well-being of our construction workers, which includes hygienic labour camps, access to clean water and restroom, medical centres and ambulances, as well as dining, recreational and resting areas at sites. Our sites are certified for ISO 45001 (Occupational Health and Safety Management Systems) and ISO 14001 (Environmental Management System).

The processes for worker participation and consultation in the development, implementation and evaluation of the occupational health and system is done through weekly review meetings, tool box talks, suggestion box and training.

Our Health & Safety committee works closely with worker representatives to ensure their involvement in our health and safety initiatives and programmes.

The Committee periodically reviews site observations, performance, implementation progress and effectiveness of health and safety programmes. Incidents (including 'near miss' incidents) are reviewed by the Committee and communicated to project execution teams for implementation.



Human Capital (Continued)

The Company believes that mental wellbeing of our workforce is as important as physical and financial well-being. In FY22, we tied-up with Silver Oak Health, a leading provider of Employee Assistance Programme (EAP) services. This tie-up gives our employee access to 24/7 counselling services, wellbeing programmes, digital assessments, webinars and workshops to help them resolve growing stress-related challenges.

Under our flagship initiative 'We Care' 'an emergency medical assistance programme' has been launched to ensure necessary medical assistance to employees within the golden timeline of 60 minutes in case of an emergency besides basic first-aid and other medical support.

Our fight against COVID -19 pandemic continued in FY22. We provided customised Covid assistance programme for impacted employees including home testing kits, oxygen concentrators, 7 days special leave, wellness advice by empanelled medical practitioners through M-fine mobile app and tele consultation, delivery of Covid essential immunity kit, and home sanitisation services by professional agency post recovery.

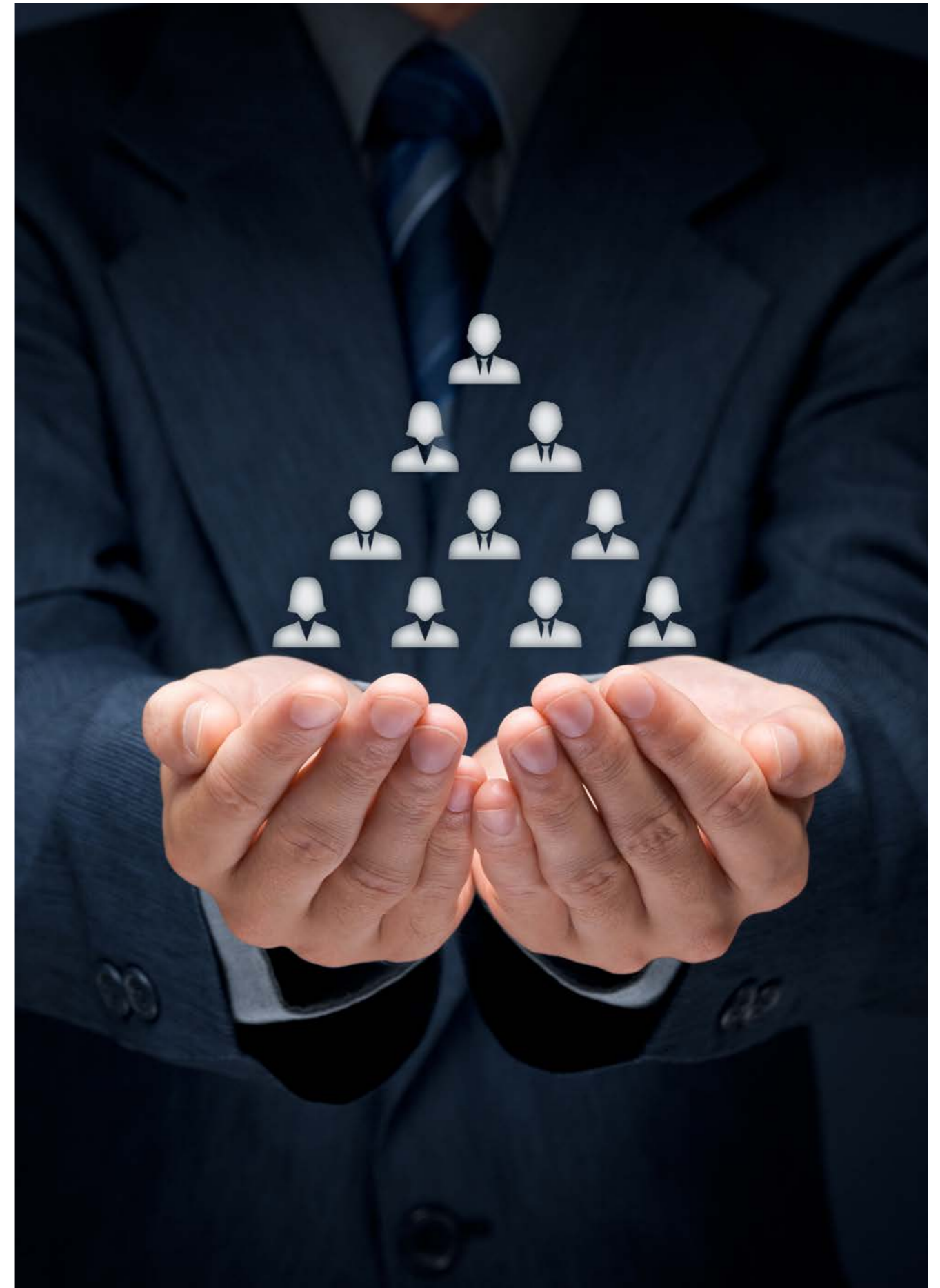
We have vaccinated more than 14,500 people including employees, their dependents, 3rd party staff, channel partners, key vendors and our construction labour workforce.

The Company recognises that each of our employee is valuable for us, their family, friends, and society at large. In-case of a sad demise of an employee, the Company considers it as a responsibility to ensure the future stability and security of the employee's family. We continue to pay the legal heir of the deceased employee, the monthly salary for next 12 months after the demise so that the family can get back on its feet.

Our wellness partners



Reference to BRSR file for:
Employee benefits details



Human Capital (Continued)

G COMMITTED TO HUMAN RIGHTS

Our commitment to human rights is reinforced through our Code of Conduct (COC) and Human Rights Policy. We are directly or indirectly responsible for a huge workforce across our value chain. The complexity of our operations carries within it the implicit risk of human rights violations. Our proactive measures ensure that there is no infringement on human rights across our operations or within our supply chains, communities and business relationships.

Our human rights policy has been developed in accordance with the Indian Constitution and applicable labour laws and international standards such as those enumerated in the United Nations Universal Declaration of Human Rights, United Nations Guiding Principles on Business and Human Rights and the International Labour Organisation’s Declaration on Fundamental Principles and Rights at Work.

Our policy provides guidelines for our own operations and suppliers to respect internationally recognised human rights, such as equal opportunity, freedom of association, collective bargaining, and prohibition of child labour, forced labour, modern slavery and human trafficking. Moreover, we have zero tolerance for all forms of discrimination and harassment. We are committed to promoting a harassment-free workplace prohibiting both sexual and personal harassment.

We have a policy on the Prevention of Personal and Sexual Harassment (POPSH). Any such incidents can be reported to the POPSH committee as per the process defined in the policy. Each reported allegation is taken seriously and handled confidentially. If allegations are confirmed, disciplinary action is taken against responsible employee(s).

All employees receive annual training on POPSH and COC to ensure awareness of human rights. Every employees affirms the COC that mandates acceptable business behaviours. We also actively engage with our employees to understand their perceptions of workplace discrimination, harassment and wellbeing, which serves as the first step towards our commitment to identify, assess and mitigate risks of human rights violations.

99.9%
of employees trained on POPSH in FY22.

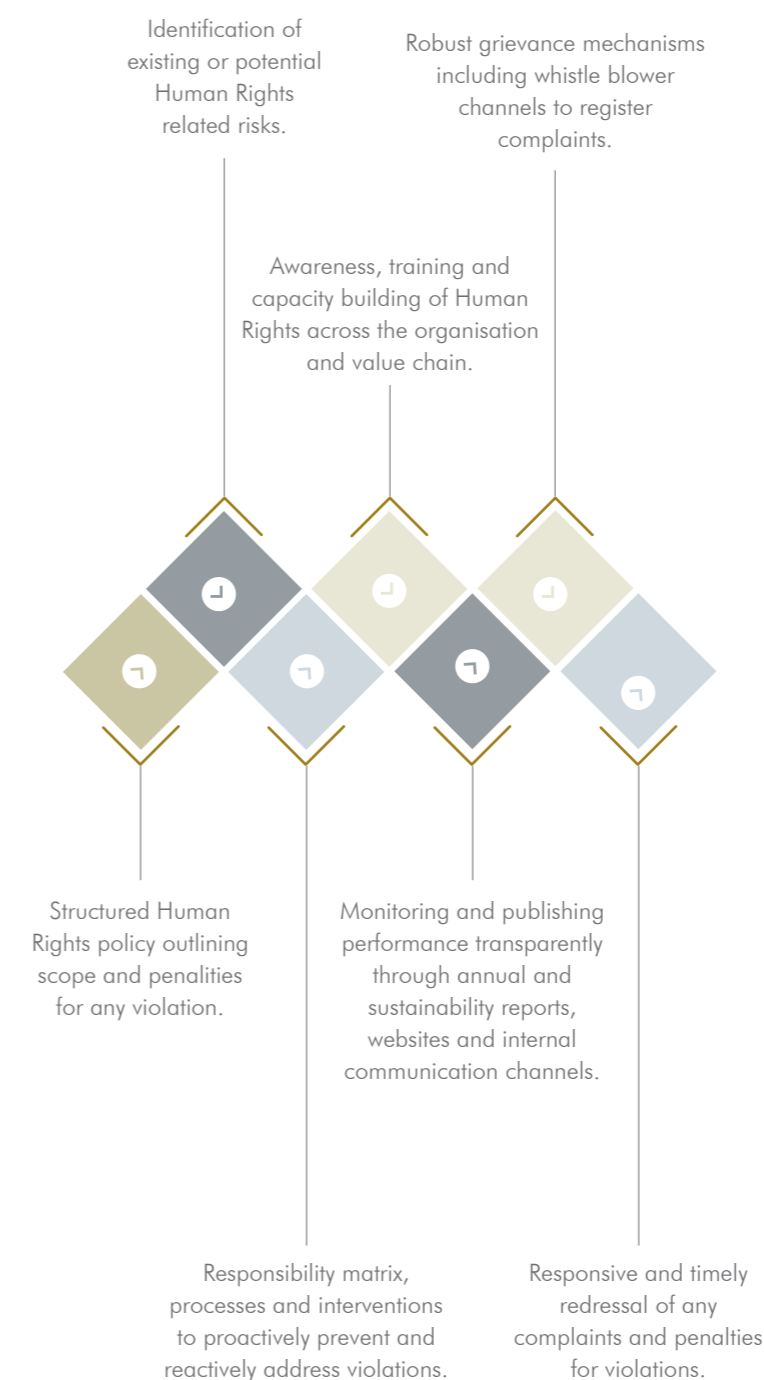
Our Supplier Code of Conduct defines guidelines for all our suppliers and partners to uphold human rights and adopt practices consistent with applicable labour laws, the ILO Convention and modern slavery laws to ensure respect for human rights.

Redressal mechanism

We have institutionalised a mechanism to allow for reporting and remediation of all human rights violations through our ombudsman process and whistle-blower policy. This enables all employees, contractors and suppliers to report any human rights-related concerns in a timely manner. All actual violations are dealt with seriously, and remediation actions are implemented. Depending upon the severity of the violation, remediation action may also include termination of employees and business contracts.

Human rights management process

We have a process in place to identify, assess, and mitigate actual and potential human rights-related risks in our own operations and across our value chain.



In FY22, no case of human rights violation was reported in our operations.

 Reference to BRSR file for Human Rights details

Social and Relationship Capital

Doing Good while Doing well

RAUNIKA MALHOTRA
President - Marketing & Communications



“ A positive contribution to the community is the soul of our vision, ‘Do Good while Doing Well’. We strive to strengthen the nation’s economy by creating positive value for society.”

FOCUS AREAS

- Community Development
- Customer Satisfaction
- Supply chain management

(GRI 102-9, 10, 12; GRI 204-1; GRI 308-1; GRI 408-1, 409-1; GRI 412-3; GRI 413-2; GRI 417-2, 3; GRI 418-1, 419-1)

As an organisation, we recognise our responsibility towards the environment, improving the urban fabric and the lives of those who live and work in our developments. We nurture long-term, trust-based relationships with our customers, partners, community members and other stakeholders. We are focused towards ‘Net Positive’, because Tomorrow should be better than today.

As a responsible corporate, we are committed to securing our country’s current and future possibilities, especially for children, youth, and future generations by investing in providing quality education and engaging in sponsoring talent.

We engage with and involve our customers in our journey to create sustainable urban habitats through interactive workshops and campaigns and incubators and accelerators which foster the well-being of the larger ecosystem. An enabling framework of policies, engagement channels and strategic interventions helps our partners and suppliers grow, led by ethical and transparent business practices. Our strong foundation of Social and Relationship Capital that enables us to function efficiently without disruptions and create sustainable value for all.

HIGHLIGHTS FY22

With an overall CSR spend of approximately **₹5.98 crore** we have impacted the lives of over **2,00,000** beneficiaries through the reporting year

Quality education to **10,000+** students and scholarship endowments to over **4,800** students

Over **40,000** free meals distributed to the underserved during the pandemic

Skill and vocational training for more than **1,000** young adults and women

Promoting and encouraging hygiene and sanitation in **3,000+** societies

5 mobile libraries providing access to over **10,000** books and reaching out to more than **9,200** readers

Facilitated community covid vaccination drive; procurement of more than **40,000** vaccine doses and setup 8 vaccination centres and 1 Covid Relief centre

Mobile health clinics ensuring access to quality health to **60,000+** patients

Social and Relationship Capital (Continued)

CARING FOR OUR COMMUNITIES

Fostering positive relations with the communities strengthens our societal licence to operate. It also enhances our brand appeal to customers and employees. A Corporate Social Responsibility (CSR) policy, developed in compliance with the requirements of the Companies Act, 2013 and the Companies (CSR) Rules, 2014, outlines the scope of our community development activities which are taken forward by the Lodha Foundation.

Our community-facing engagements are aligned with the global UN SDGs and have four key focus areas.



Enabling Livelihoods

Empowering women and young adults in building a sustainable livelihood through vocational skill training



Quality Education

Ensuring uninterrupted learning and access to quality education to all strata of the community through scholarships and other initiatives



Healthcare

Making quality healthcare easily accessible to the community through various social initiatives



Disaster Management

Responding to disaster through relief and rehabilitation

The Lodha Foundation

Lodha Foundation, under the aegis of the Sitaben Shah Memorial Trust, was set up in 2007. The foundation aims to improve the lives of communities by making need-based investments in activities that benefit both people and society in the short and long term. It carries out social development programmes in the Mumbai and the Kalyan-Dombivli micromarkets in partnership with community-level stakeholders.

ENABLING LIVELIHOODS

We focus on bridging learning gaps in young adults related to technology and life skills. Targeted initiatives train and upskill women and young adults on essentials like computer literacy and other life skills like financial and digital literacy.

Experienced professionals conduct 12 programmes in a month, impacting close to 280 young adults who are upskilled and certified to build sustainable livelihoods for themselves. We run two training centres for women imparting livelihood skills to enable them to

create alternative livelihoods and financially contribute to the family.

We plan to particularly engage with our contractual support staff families and empower them through upskilling initiatives





Social and Relationship Capital (Continued)

QUALITY EDUCATION

Our efforts under this pillar focus on broadening access to quality education and ensuring learning is never interrupted, even for the financially distressed. We deliver quality education to students at 7 Lodha school that cater to our communities in the micromarkets we operate with a focus on academic excellence and cultivating 21st century skills. The Lodha Scholarship Endowment fund offers scholarships to children whose families suffered a financial setback during the pandemic to ensure uninterrupted access to quality education.

Lodha Brain Gain Scholars Programme

India has the potential to become the world's third-largest economy in the next 20 years if our youth are educated and empowered. We aim to select and support exceptional talent aspiring to grow in the STEM space through the newly launched Lodha Brain Gain Scholars Programme. It will look at supporting at least 9000 students across the country in the next five years, enabling them to get into top educational institutions like the IITs and the IIMs.



Social and Relationship Capital (Continued)

QUALITY HEALTHCARE

The two years of the pandemic thoroughly tested the healthcare infrastructure across the country. Ensuring easy access to quality healthcare remains a key focus area for the Lodha Foundation. We have deployed mobile medical clinics that

deliver quality medical services to community members at their doorstep. We promote sanitation and hygiene through awareness campaigns and interventions to ensure precaution over cure. We undertook proactive initiatives to contain malaria and

dengue through awareness sessions on preventive measures. A water tank cleaning campaign helped throw light on hygienic practices to avoid waterborne diseases.



COMBATTING COVID

We pull together our resources to deliver rapid relief and long term rehabilitation support to the communities affected by natural calamities and other disasters. The COVID-19 pandemic last year elicited a focus on mitigating the situation at hand, and we beautifully came together to deliver our best as one big family. From a wholly sponsored vaccination drive to distributing free meals and setting up COVID care centres, we stood by our communities as they battled the pandemic.



IMPACT ASSESSMENT

The core CSR team at Lodha is responsible for setting up the monitoring and evaluation framework for our community facing programmes. It also defines activity and project level key productivity indicators (KPIs) to monitor and evaluate the efficacy and impact. We continuously monitor and strengthen our existing systems and processes to track the impact of our programmes and share the progress report with the CSR Committee and the Board of Directors.

CSR GOVERNANCE

The constitution and charter of the CSR Committee are available on our website on [•] and in the corporate governance report, which forms part of this report



Social Impact beyond CSR

We strive to incorporate measures to reduce barriers for low-income residents by introducing energy-efficiency schemes to reduce energy bills. We have also launched dedicated affordable housing projects under the brand 'Lodha Crown' in collaboration with MHADA so that the low-income population can invest in a home. We also engage in certain rehabilitation and resettlement projects with the intention of building a better life for our community. Over the last year we have redeveloped two plot areas of 6291 sqm and 6558 sqm into a BUA of 33152 sqm and 32477 sqm respectively rehabilitating around 298 tenements in the first project and 97 tenements in the other.



Social and Relationship Capital (Continued)

CUSTOMER RELATIONSHIPS

We engage and involve our customers in our journey to create sustainable urban habitats and foster the wellbeing of the larger ecosystem. Relationship with our customers commences when they start looking for a quality home or work space and continues long after as we maintain the developments and deliver superior after-sales services. Formal customer satisfaction surveys and informal feedback sessions enable us to monitor and measure their experience with Lodha.

We have a 300+ customer care team available to our customers 24*7 - from evaluation of properties to possession.

The team is responsible for coordinating with other departments, such as legal, accounts, planning, product development and sales, to ensure a seamless customer experience. Our customers can reach us through phone, email and a self-service portal. We have a dedicated Hospitality and Property management team which is responsible for managing and maintaining the projects which are not yet handed over to society federations. The HPM team continuously engages with the customer living at our project developments to ensure a seamless experience from a lifestyle and liveability perspective.

The team not just focuses on providing housekeeping, concierge and food and beverage services to the resident but also takes on the initiative of organising customer meets to enable a more flourishing life for our residents.



Social and Relationship Capital (Continued)

Accelerating sustainability with our customers

We align our customers to our sustainability goals through awareness campaigns, engagement activities and infrastructure enhancements. We are bringing in enhancements like setting up EV chargers and regularly sharing energy reduction tips and best practices to encourage responsible practices. Periodically, we circulate comparative energy usage trends of clusters and buildings to trigger affirmative action by residents to reduce energy usage. Additionally, awareness programmes on the benefits of rooftop solar are run for residents to garner their support for installations. Through such collaborative efforts, we have installed 0.4 MW of solar power in residential projects, reducing 400 tons of CO₂ emissions annually and optimising common area energy consumption.

Almost 95% of our assets are located within walking distance of 10 minutes or less from a transportation hub such as the local train, metro rail, monorail, bus stop or a taxi stand. Our major developments in Mumbai are strategically connected to the national highways as well as public transportation options of the western/central/harbour railway lines and the monorail services.

We organise various engaging workshop sessions with industry experts to educate our community on key sustainability topics like Carbon neutrality, upcycling waste and introducing alternative lifestyles to imbibe a sustainable future.

Cultural community building

We exemplify our vision of 'Building a better Life' through our series of cultural community engagement initiatives. We try to ensure our community comes together to celebrate important cultural days as one Lodha family. Whether it is cultivating Arts, sports or culture our HPM team ensures the celebrations are grand through engaging cultural meets and events.

We celebrate the diversity of our community and also extend our appreciation by celebrating topical days like Mother's day, Doctor's Day, International Yoga day etc. The team follows an annual calendar of celebrating festivals, cultures and topical days around the year to drive productive engagement throughout the community.

We run a 'Lodha Knowledge Series' and a 'Lodha Upskill Series' which delivers information based webinars to educate and equip the customer.

We also create opportunities for our communities to bond with each other through various sports tournaments and resident volunteering programmes of our CSR initiatives.

We have seen an enthusiastic participation in each of these engagements from our community reinforcing our commitment towards truly building a sustainable future not just through our business but in our community as well.



BUILDING RESPONSIBLE VALUE CHAINS: PARTNER ENGAGEMENT

An enabling broad framework of sound policies and supportive interventions, including training and development, safe and conducive workplaces, and fair contractual terms, aims to nurture a transparent and seamless supply chain. We are building a network of suppliers who will grow with us as our operations evolve and grow, drawing on technological advances, expertise and new skills. Our complementary strengths will help us meet the time, and cost quality goals of our projects and deliver assets that exceed customer expectations.

Supplier screening and assessment

When selecting contractors, we go for the most competitive rates rather than the cheapest to strike the desired balance between price, quality of work, capability, capacity and so on.

Sustainable sourcing:

We have a sustainable procurement policy, which is also reviewed time to time to align with market and supplier feedback:

- Integrating sustainability considerations into the sourcing of suppliers, procurement processes and activities
- Implementing the Supplier Code of Conduct and complying with all environmental regulatory requirements
- Preference for locally sourced products wherever practical to minimise carbon footprint from transportation
- Encouraging suppliers to improve performance on sustainability parameters and assessing critical suppliers on their performance
- Enhancing awareness of responsible procurement among employees and suppliers
- Purchasing environment-friendly products wherever practical and minimising purchase and usage of single-use disposable items
- Reducing waste across the product life cycle by sourcing materials and other items that have a low impact on the environment, water and other natural resources.

Aligning Suppliers with our sustainability Goals

Last year we assessed the ESG awareness of our suppliers by surveying 50 key suppliers who represented 30% of our construction spend. Follow on one to one meetings with the survey respondents helped us make them aware and align with our ESG goals. This year we ran this survey across 100 suppliers representing ~50% of our construction spend and we propose to cover more suppliers in this exercise in subsequent years.

We also conducted a carbon emissions training through CII for package leads handling more than 80% of the construction spend. Two ESG awareness sessions were conducted for all our procurement employees this year.

Social and Relationship Capital (Continued)

Integrity and ethics

We have implemented guidelines in our Supplier Code of Conduct (SCoC) that mandate fair and ethical business conduct across our value chain.

We mandate that our suppliers be fair and humane with their employees, adopt non-discriminatory employment practices, and comply with all relevant

regulations. They are forbidden from indulging in or accepting any form of modern-day slavery, including human trafficking. They must have communication mechanisms and grievance handling procedures that enable employees to raise concerns to the management and seek redressal.

Our Human Rights Policy applies to the entire value chain, including our suppliers and their ecosystems. We are also conducting human rights due diligence covering certain segments of our supply chain, the findings of which will be published in the Human Rights Diligence Report.



A sustainable supply chain

A well-defined Procurement Policy and initiatives implemented systematically by central and site procurement teams help us weave sustainable practices across our sourcing value chain. This includes consolidation of high volume requirements across sites and close co-ordination with Project and Design teams to optimise material planning, decrease inventory and reduce wastages.

We aim to develop and nurture trusted relationships with reliable vendor partners through sustainability measures built into the supply chain processes that cover:



Design and cost optimisation



Vendor empanelment and evaluation



Material planning



Tenders



Contract management

This year we have progressed on our journey to enhance the sustainability of our value chain through the following three targeted initiatives.

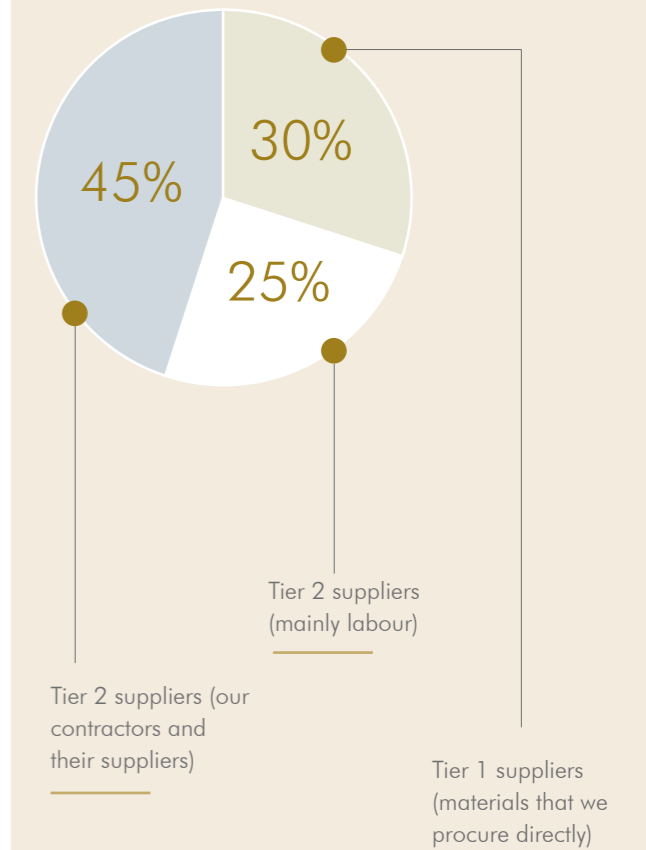
Sustainability governance and oversight

The existing Supplier Code of Conduct (SCoC) was updated in FY22 to make it more relevant to our evolving sustainability goals. We added sections on human rights and modern slavery along with health, safety and environmental parameters. Additional audit requirements were incorporated to strengthen compliance with our stated goals. We also added clauses on confidentiality.

This SCoC is now an integral part of the empanelment process of new suppliers who need to agree to abide by its requirements before being empanelled. For suppliers already working with us, we are obtaining confirmation of their compliance with the SCoC this year. This confirmation was received from 30% of active suppliers this year. We will ensure that all of our active suppliers confirm their adherence to SCoC in FY23.

Local sourcing

Our sourcing structure is a three-tiered one which includes:



The geo-mapping of our Tier 1 suppliers last year and the source of the materials provided by them made it clear that 60% of their supplies travelled less than 400 km before reaching us. This year's geo-mapping exercise extended to critical suppliers of the Tier 2 group as well. We found that this group supplies 70% of materials from a distance of less than 400 km. Going ahead, we aim to progressively increase our local procurement to be in line with our overall sustainability goals.

Our Supplier Code of Conduct is available on <https://www.lodhagroup.in/sustainability>.

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Directors' Report

To the Members,

The Directors are pleased to present the 27th Annual Report (and the 1st Integrated Report) of the Company for the financial year ended March 31, 2022.

OVERVIEW OF OPERATIONS

We are the largest real estate developer in India, by residential sales value for FY16 to FY22. Our core business is residential real estate developments with a focus on affordable and mid-income housing. Recently, we have diversified into Digital Infrastructure Park development focusing on the needs of the digital economy like warehousing, logistics, light industrial parks, R&D centers etc. In furtherance of the same, in partnership with two marquee financial investors, we have created a next-generation pan India green digital infrastructure platform in the current year entailing an investment of US\$ 1 billion. We also develop commercial real estate as part of mixed-use developments in and around our core residential projects. In our commercial portfolio, our office space projects comprise corporate offices, IT campuses and boutique office spaces, concentrated in suburban locations. and our retail projects focus on high street retail with shopping and entertainment options for the local community.

A year of remarkable business

FY22 has been a remarkable year in which we achieved our best ever pre-sales of ₹ 9,024 crore (a 57% YoY growth), despite two COVID waves. The last quarter of FY22 saw our best ever quarterly performance with pre-sales of ₹ 3,456 crore (a 37% YoY growth). The share of our affordable and mid-income portfolio continues to expand and stood at 62% for FY22.

During the financial year, the Company launched 13 new projects or subsequent phases of existing projects with total saleable area of ~5.6 million square feet. Some of the key launches for the year included Codename Premier at Palava, Lodha Woods at Kandivali, Casa Supremo at Mira Road, Lodha Bellagio at Powai in MMR and Lodha Bella Vita in Pune etc.

In FY22, the Company added 11 new projects located largely in the micro-markets of MMR and Pune currently underserved by us, having 8.8 million square feet of saleable area under the capital light JDA route. Four of these projects having saleable area of 2.0 million square feet were launched in the micro-markets of Western Suburbs, Eastern Suburbs and Pune. This showcases our ability to quickly monetize any land asset making us the partner of preferred choice for landowners.

In terms of completion, the Company received occupation certificates for 5.3 million square feet. Significant ramp up in construction was seen in H2 FY22 as effects of the severe Delta wave of Covid waned, resulting in completion of nearly 2.8 million square feet in Q4 FY22. With construction now in full swing, we expect completions to go up further in FY23 and onwards.

Focusing on green growth

During the year, we made significant progress towards creating a truly 'sustainable enterprise' in line with our corporate philosophy of "Do Good, Do Well". Your Company is committed to becoming a 'net zero emission' company by 2035 and is making rapid progress in achieving this goal much ahead of time.

During the year, the Company committed to set de-carbonization targets with Science Based Targets initiative (SBTi). We brought all our under-construction residential projects within the ambit of Green Certifications. With this, the entire portfolio of the Company - commercial, residential and digital infra will be green certified. We were ranked amongst the top 13% of real estate companies by S&P global in the Corporate Sustainability Assessment in 2021 and aim to be a global leader in Sustainability in the real estate industry in coming years.

We are also one of the signatories to a charter 'Value-chain approach to decarbonize the building and construction sector in India', launched by WRI India in an effort to combat climate change. We are certified for ISO 45001:2018 and ISO 14001:2015, both internationally recognised standards for Environmental, Health and Safety management.

We received several awards during the year which showcase the strength of our brand. Notable awards received during the year include 'Iconic Luxurious Real Estate Brand of the year', 'Times Real Estate Conclave Award 2021', 'Top 30 Companies with Great Managers Awards 2021', 'Best Brand 2021' at Economics Times Best Brands 2021 and 'Award for PR communication strategy' in the 'Real Estate & Construction category Kaleido Awards 2021' by ET Brand Equity.

HIGHLIGHTS OF OPERATING & FINANCIAL RESULTS

Operating Results

Particulars	UoM	Year ended March 31, 2022	Year ended March 31, 2021
Pre Sales (Developable Area)	Million square feet	8.0	5.1
Pre Sales	Number of units	7,237	5,053
Pre Sales Value	₹ in crore	9,024	5,968
Collections	₹ in crore	8,597	5,052
Completed Developable Area	Million square feet	5.3	2.7
Completed units	Number of units	4,551	2,865

Financial Results

Standalone Financial Highlights

Particulars	(₹ in Crore)	
	FY 2021-22	FY 2020-21
Revenue from operations	8,366	5,926
Total Income	8,520	6,023
EBIDTA before exceptional items	1,904	1,438
Interest	403	850
Profit Before tax	1,598	156
Profit for the year	1,133	122

Revenue from operations increased by ~41% YoY to ₹ 8,366 crore, primarily due to significant ramp up in construction activity leading to higher project completions and consequently higher receipt of occupancy certificates. The ramp-up in sales momentum especially in the second half of FY22 also contributed significantly to the revenue increase.

Profit for FY22 was ₹1,133 crore as compared to profit of ₹122 crore during the previous FY. The sharp improvement in profit was on account of higher revenues as well as improving operating margin on the back of rising realizations and operating leverage. Sharp drop in debt and lower interest cost has further boosted profit for the year.

Consolidated Financial Highlights

The Audited Consolidated Financial Statements for the financial year ended March 31, 2022 have been prepared in accordance with Indian Accounting Standard (Ind AS) - 110 on 'Consolidated Financial Statement' read with Ind AS-28 on 'Investments in Associates and Joint Ventures', notified under the Act, read with the Indian Accounting Standards Rules as applicable and same are in compliance with the Companies Act, 2013.

Particulars	(₹ in Crore)	
	FY 2021-22	FY 2020-21
Revenue from operations	9,233	5,449
Total Income	9,579	5,772
EBIDTA before exceptional items	2,125	1,372
Finance Costs	680	1,126
Profit Before tax	1,717	33
Profit for the year	1,209	48

Revenue from operations increased by ~69% YoY to ₹ 9,233 crore, primarily due to significant increase in pre-sales and area completed. Finance costs decreased by ~40% to ₹ 680 crore in FY22, primarily on account of sharp reduction in debt levels and lower interest rates.

Profit for the year was ₹ 1,209 crore as compared to ₹48 crore in FY21. The sharp improvement in profit was due to positive operating and financial leverage due to strong revenue growth and substantial reduction in finance cost on account of lower debt.

The consolidated financial results and the results of operations are further discussed in the Management Discussion and Analysis which forms part of this Integrated Annual Report.

Performance of UK Investments

UK projects achieved their best ever annual Pre-sales performance at GBP 531 million of which Grosvenor Square alone had a pre-sales of GBP 439 million. This enabled us to pre-pay US\$ 170 million of the US\$ 225 million bond - a year prior to its scheduled maturity. Receivables from sold units now completely cover the entire debt associated with the UK projects. Surplus from the projects is expected to be repatriated back to India, partly during FY23 and balance in FY24.



COVID 2019

The 2nd wave of the COVID-19 pandemic starting April 2021, registered a much higher rate of transmission and greater intensity and caused significant disturbance and led to a slowdown in economic activity and business operations. The 3rd wave which hit us in January 2022 was more infectious but less virulent and caused far lesser disruptions in the business. The situation continues to evolve and is being closely monitored to identify key risks and mitigants to minimise potential disruption to our business. The Company had all necessary protocols in place to handle and mitigate the business impact of the pandemic to a certain extent. As COVID-19 cases reduced and restrictions started easing in the domestic market, a faster-than-anticipated recovery in demand in the second half led to a healthy growth for the full year.

DIVIDEND AND RESERVES

The Board does not recommend any dividend for the FY under review. The Company has not transferred any amount to General Reserve during the year. The Dividend Distribution Policy is available on our website at <https://www.lodhagroup.in/investor-relations>.

CHANGES IN SHARE CAPITAL

As on March 31, 2022, the authorised capital of the Company was ₹1,270.42 crore divided into 1,25,77,31,750 equity shares of ₹10 each aggregating to ₹1,257.73 crore and 1,26,86,250 Preference Shares of ₹10 each aggregating to ₹12.69 crore. The authorised equity share capital increased by ₹ 0.09 crore on account of merger of certain subsidiaries with the Company.

During FY22, the Company issued and allotted 5,14,40,328 equity shares of face value of ₹10 each aggregating to ₹2,500 crore pursuant to its Initial Public Offering (IPO) and 3,41,88,034 equity shares of face value ₹10 each to Qualified Institutional Investors aggregating to ₹4,000 crore pursuant to a Qualified Institutions Placement (QIP). The issued and paid up equity share capital of the Company as on March 31, 2022 is ₹481.51 crore divided into 48,15,06,362 equity shares of face value of ₹10 each.

The promoters' holding in the Company post the IPO & QIP is 82.22%. The Company intends to comply with Minimum Public Shareholding requirements within the stipulated timelines available upto April 19, 2024.

MAJOR CORPORATE EVENTS

Initial Public Offering

The Company completed an Initial Public Offering (IPO) of its equity shares comprising a fresh issue of 5,14,40,328 equity shares having a face value of ₹ 10 each at premium of ₹ 476 per share, aggregating ₹ 2,500 crore. The equity shares of the Company are listed on BSE Limited and National Stock Exchange of India Limited (NSE) with effect from April 19, 2021.

The IPO witnessed strong participation from marquee anchor investors including some of the largest long only, pension and sovereign funds amidst extremely volatile market conditions due to increasing Covid cases. The net proceeds of the IPO were utilised for the purposes for which they were raised i.e. deleveraging, capital expenditure including acquisition of land, land development rights and general corporate purposes.

Qualified Institutions Placement (QIP)

The Company raised ₹ 4,000 crore by way of a QIP in November, 2021. 3,41,88,034 Equity shares were allotted to Qualified Institutional Investors at a price of ₹ 1,170 per Equity Share (including share premium of ₹ 1,160 per Equity Share), at a discount of ₹ 14.70 per Equity Share (i.e. 1.24%) on the floor price of ₹ 1,184.70. The net proceeds of the QIP were utilised for the purposes for which they were raised i.e. deleveraging, capital expenditure including acquisition of land, land development rights and general corporate purposes.

Merger Schemes

Details on the merger schemes approved, filed and withdrawn during FY22 are provided in note 63 to the Standalone financial statements.

Debentures

During the year, the Company has redeemed Non-Convertible Debentures of ₹ 1,960 crore.

Early redemption of Senior Notes by subsidiary

Lodha Developers International Limited, Mauritius, wholly owned subsidiary of the Company has redeemed US\$ 170 million out of the US\$ 225 million, SGX listed 14% Senior Secured Notes, on March 12, 2022, one year prior to its contractual redemption date.

Repayment of debt by Promoters

The promoters repaid the entire debt of ₹1,596 crore owed by them to the Company during Q1FY22

Credit Ratings

Domestic rating agencies upgraded our ratings during FY22:

- India Ratings upgraded to A /positive in May 2022, a two notch upgrade from their previous rating of 'BBB+/ Positive' of November 2021.
- CRISIL Ratings gave a first time rating of A/Stable in February 2022
- Brickworks upgraded to 'A- Stable' by Brickworks, a two notch upgrade from their previous rating of 'BBB+/Stable' and

The present ratings reflect the exceptionally strong improvement in the Company's balance sheet and the growth achieved over the last twelve months. With these upgrades, the Company has become an investment grade rated entity in domestic markets.

Exceptional ESG Score

We were ranked amongst the top 13% real estate companies which participated in the S&P Global Corporate Sustainability Assessment (CSA 2021) and received a score of 58 out of 100 in our very first attempt.

Employee Stock Option Schemes

The Company has two Employee Stock Options schemes, namely the "Macrotech Developers Limited Employee Stock Option Scheme 2021" (ESOP Scheme 2021) and the Macrotech Developers Limited Employee Stock Option Scheme 2021-II (ESOP Scheme 2021-II) (ESOP Schemes), framed under SEBI (Share Based Employee Benefits) Regulations 2014 as amended from time to time. The primary objective of both schemes is to reward employees for their association, performance and contribution to the goals of the Company and to attract, retain and motivate key talent by rewarding good performance and motivating them to contribute to the overall corporate growth and profitability of the Company. The NRC administers and monitors the Company's ESOP schemes.

The Company has recently amended ESOP Scheme 2021-II to align with the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (SBEB 2021). Both ESOP schemes are in compliance with ESOP regulations. The Company has received a certificate from Shravan A. Gupta & Associates, Secretarial Auditor of the Company, certifying that the schemes are implemented in accordance with the ESOP Regulations and the resolutions passed by the members. The certificate is available for inspection by members in electronic mode. Details of ESOPs granted and vested are available in note 62 of the Standalone financial statements.

Disclosures as required under SBEB 2021, with respect to the Company's ESOP Schemes, as on March 31, 2022 are available on our website at <https://www.lodhagroup.in/investor-relations>.

DIRECTORS AND KEY MANAGERIAL PERSONNEL

Appointments

Mr Lee Polisano was appointed as an independent director for a period of five years by the Board of Directors with effect from July 30, 2021 and by the shareholders at the previous Annual General Meeting held on September 3, 2021. Mr Mukund Chitale was re-appointed as independent director for a second term of five years and Ms Raunika Malhotra was re-appointed as Whole Time director for a period of two years by the shareholders at the previous Annual General Meeting held on September 3, 2021.

Mr. Rajeev Bakshi was appointed as an Additional Director of the Company with effect from June 29, 2022 by the Board of Directors on the recommendation of the NRC in accordance with Section 161(1) of the Act and the Articles of Association. He was also appointed as an Independent Director for a period of 5 years with effect from June 29, 2022 and holds office upto the date of the forthcoming AGM. A notice under Section 160(1) of the Act has been received from a Member signifying its intention to propose his appointment as a Director.

Mr Abhishek Lodha will complete his present term as Managing Director & CEO of the Company on February 28, 2023. On April 26, 2022, the Board re-appointed Mr Abhishek Lodha as Managing Director & CEO of the Company for a further term of five years w.e.f. March 1, 2023, based on the recommendation of the NRC and subject to the approval of the shareholders.

Mr Rajendra Lodha will complete his present term as Whole time Director of the Company on February 28, 2023. The Board re-appointed Mr Rajendra Lodha as Whole time director of the Company for a further term of five years w.e.f. March 1, 2023, based on the recommendation of the NRC and subject to the approval of the shareholders.

Retiring by rotation

Mr. Rajinder Pal Singh retires by rotation and being eligible, offers himself for re-appointment.

A brief resume, nature of expertise, details of directorships held in other companies of the Directors proposed to be appointed/re-appointed, along with their shareholding in the Company, as stipulated under the Secretarial Standards and SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 (Listing Regulations), is appended as an Annexure to the Notice of the ensuing AGM.

Key Managerial Personnel

Key Managerial Personnel as per Section 203 of the Act as on March 31, 2022 are:

- Mr. Abhishek Lodha, Managing Director & CEO
- Mr. Rajendra Lodha, Whole time Director
- Ms. Raunika Malhotra, Whole time Director
- Mr. Sushil Kumar Modi, Chief Financial Officer
- Ms. Sanjyot Rangnekar, Company Secretary

Declarations by Independent Directors

The Company has received declarations from all Independent Directors of the Company confirming that they continue to meet the criteria of independence, as prescribed u/s 149 of the Act and the Listing Regulations. The Independent Directors have also confirmed that they have complied with the Company's Code of Conduct.

Policy on appointment and Remuneration of Directors, Key Managerial Personnel and Other Employees and Board Diversity Policy

The Board has adopted a Nomination & Remuneration Policy which sets out the criteria for determining qualifications, positive attributes and independence of a Director. The Company also believes that a diverse Board will leverage differences in thought, perspective, knowledge, skill, regional and industry experience, cultural and geographical background, age, race and gender and will contribute towards driving business results, make corporate governance more effective, enhance quality and responsible decision making capability, ensure sustainable development and



enhance the reputation of the Company. Accordingly, the Board has adopted the Board Diversity Policy. These policies are available on our website at <https://www.lodhagroup.in/investor-relations>. Salient features of the NRC Policy are annexed as **Annexure 1** to the Board's Report.

Board Evaluation

The Board carried out an annual evaluation of its own performance, board committees, and individual directors pursuant to the provisions of the Act and the Listing Regulations. The Evaluation process focused on various aspects of the functioning of the Board and Committees such as composition of the Board, Board oversight and effectiveness, performance of Board Committees, Board skills and structure, etc. Separate exercise was carried out to evaluate the performance of individual Directors on various parameters and procedure as prescribed in Company's "Policy on Evaluation of Performance of Board". Performance of the board and committees was evaluated after seeking inputs from all the directors and committee members. The Board and the NRC reviewed the performance of individual directors on the basis of various parameters as stated.

In a separate meeting of independent directors, performance of non-independent directors and the board as a whole was evaluated, taking into account the views of executive directors and non-executive directors. Performance evaluation of independent directors was done by the entire board, excluding the independent director being evaluated.

All Directors participated in the performance evaluation process. The results of evaluation were discussed in the NRC and Board meeting held on April 26, 2022, where it was concluded that there was a high level of board effectiveness with no areas of major concerns and the Board committees and the directors were performing their duties adequately.

BOARD COMMITTEES AND MEETINGS OF THE BOARD

In compliance with the statutory requirements, the Company has constituted five mandatory Committees viz. Audit Committee, Nomination & Remuneration Committee, CSR Committee, Risk Management Committee and Stakeholders' Relationship Committee. The Company has also constituted three operating / special purpose committees for better administration viz an Executive Committee, an ESG Committee and a Committee for Fund Raise.

All the recommendations made by all Board Committees, including the Audit Committee, were accepted by the Board. The Board of Directors met seven (7) times during the FY22. A detailed update on the Board, its composition, governance of committees, terms and reference of various Board Committees, number of Board and Committee meetings held during FY22 and attendance of the Directors at each meeting is provided in the Corporate Governance Report, which forms part of this integrated report.

SUBSIDIARIES, JOINT VENTURES, ASSOCIATES

As on March 31, 2022, the Company had 29 consolidating subsidiaries, 18 subsidiaries considered as joint ventures under IND AS 28 and 2 associates (including 1 associate considered as subsidiary under IND AS 110). A statement containing the salient features of financial statements and details of performance of the Company's subsidiaries and associates is attached to the financial statements of the Company in Form AOC-1.

The following entities became subsidiaries of the Company during FY22:

1. Digirealty Technologies Private Limited
2. Bellissimo Digital Infrastructure Development Management Private Limited
3. Thane Commercial Tower A Management Private Limited
4. Bellissimo Digital Infrastructure Investment Management Private Limited
5. Palava Induslogic 4 Private Limited
6. 1GS Quarters Holdings Limited

The following entities ceased to be subsidiaries of the Company during FY22:

1. Copious Developers and Farms Private Limited
2. Ramshyam Infracon Private Limited
3. Palava Dwellers Private Limited

The following entities ceased to be subsidiaries of the Company on account of mergers in April 22:

1. Anantnath Constructions and Farms Private Limited
2. Sitaldas Estate Private Limited
3. MMR Social Housing Private Limited
4. Bellissimo Estate Private Limited
5. Renovar Green Consultants Private Limited
6. Kora Constructions Private Limited
7. Luxuria Complex Private Limited
8. Odeon Theatres and Properties Private Limited
9. Palava Industrial and Logistics Park Private Limited

Audited financial statements of subsidiaries are available on our website at <https://www.lodhagroup.in/investor-relations>.

Pursuant to Regulation 16(1)(c), Cowtown Infotech Services Private Limited (Cowtown) and Palava Dwellers Private Limited (Palava) were material subsidiaries of the Company during FY22. Cowtown did not qualify as a material subsidiary in terms of Regulation 24(1) of the Listing Regulations, but Palava was qualified, therefore Mr. Ashwani Kumar, independent director of the Company was appointed only on the Board of Palava. Palava merged with the Company in December 2021. A copy of the

Secretarial Audit Report of Cowtown is provided in **Annexure 2** to the Boards' report. It does not contain any qualification, reservation, adverse remark or disclaimer. Cowtown continues to remain a material subsidiary of the Company.

AUDITORS & AUDITOR'S REPORTS

Statutory Auditors

MSKA & Associates, Chartered Accountants were re-appointed as Statutory Auditors of the Company at the AGM held on September 3, 2021, for a term of five consecutive years and hold office upto the conclusion of the AGM for FY26.

The statutory auditor's report for FY22 does not contain any qualifications, reservations or adverse remarks and is enclosed with the financial statements with this Integrated Annual Report. No frauds have been reported by the Auditor during FY22.

Internal Auditors

The Company has an Internal Audit department which is led by the Chief Internal Auditor. The scope of internal audit is based on an internal audit plan approved annually by the Audit Committee.

Secretarial Auditors

The Company had appointed Shraavan A. Gupta & Associates Practicing Company Secretary to conduct Secretarial Audit for FY22. The Secretarial Auditor has confirmed compliance by the Company of all the provisions of applicable corporate laws. The Report does not contain any qualification, reservation, disclaimer or adverse remark. The Secretarial Audit Report is annexed as **Annexure 2** to the Board's report. The Board has reappointed Shraavan A. Gupta & Associates Practicing Company Secretary as Secretarial Auditor of the Company for FY23.

Cost auditors and cost audit

The Company is required to maintain cost records and have the cost records audited by a cost auditor as specified u/s 148 of the Act. Cost records have been prepared and maintained by the Company for FY22. The Cost audit report for FY22 does not contain any qualification, reservation, disclaimer or adverse remark.

The Board on the recommendation of the Audit Committee has approved the appointment of D. C. Dave & Co, Cost Accountants, as Cost Auditors, for FY23. The resolution for ratification of remuneration payable to the Cost Auditors for FY23 forms part of the accompanying AGM notice.

RISK MANAGEMENT

Your Company has adopted a Risk Management policy which is based on three pillars: Business Risk Assessment, Operational Controls Assessment and Policy compliance. The policy lays down broad guidelines for timely identification, assessment and prioritisation and mitigating risks.

The Company has constituted a Risk Management Committee consisting of members of the Board and key executives of the Company to identify and assess business risks and opportunities. The scope of the Risk Management Committee includes identifying and reviewing risks at both enterprise level and at project level, risk mitigation planning, implementation and monitoring. The Audit committee evaluates internal financial controls and risk management systems. The composition, scope and terms of reference of the Risk Management Committee are in compliance with Regulation 21 of the Listing Regulations. The Company has engaged Ernst & Young LLP for the purpose of developing and assessing our Enterprise Risk Management framework.

ADEQUACY OF INTERNAL FINANCIAL CONTROLS

The Company has a robust internal financial control system commensurate with the size, scale and complexity of its operations. It has put in place adequate controls, procedures and policies for ensuring orderly and efficient conduct of its business including adherence to policies, safeguarding its assets, prevention and detection of frauds and errors, accuracy and completeness of accounting records. The internal controls over financial reporting are identified by the management and are checked for effectiveness across all locations and functions by the management and tested by the Auditors on sample basis. The Company had engaged RSM Astute Consulting Group & Suresh Surana & Associates LLP (RSM India) for reviewing and testing internal financial controls for FY22. No reportable material weaknesses were observed during the year under review. The Board is of the opinion that the Company's internal financial controls were adequate and effective during FY22.

COMPLIANCE MANAGEMENT

The Company has in place a robust automated Compliance Framework based on the inventory of all applicable laws and compliance obligations, which are regularly monitored and updated basis the changing requirements of law.

OTHER STATUTORY DISCLOSURES

WHISTLE BLOWER POLICY - VIGIL MECHANISM

The Code of Conduct and vigil mechanism applicable to Directors and employees of the Company is available on our website at <https://www.lodhagroup.in/investor-relations>. A brief note on whistle blower policy and compliance with the Code of Conduct is provided in the Corporate Governance Report which forms part of this Integrated Report.



ANNUAL RETURN

The Annual Return of the Company as on March 31, 2022 in Form MGT - 7 in accordance with Section 92(3) of the Act and Rules is available on our website at <https://www.lodhagroup.in/investor-relations>.

PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS

In compliance with the provisions of the Act and Listing Regulations, the Company extends financial assistance in the form of investment, loan and guarantees to its subsidiaries, from time to time in order to meet business requirements. Neither the Company nor any subsidiary has extended any financial assistance to promoter or promoter group entities which has been written off during last 3 years. Particulars of loans, guarantees and investments are detailed in Notes to the financial statements provided in this Integrated Report.

RELATED PARTY TRANSACTIONS

Transactions/contracts/arrangements, falling within the purview of provisions of Section 188(1) of the Act, entered by the Company with related parties as defined under the provisions of Section 2(76) of the Act, during the financial year under review, were in the ordinary course of business and have been transacted at arm's length basis. Material contracts, arrangements or transactions with related parties referred to in Section 188, entered during FY22 in Form AOC-2 are provided in **Annexure 3**. The Related Party Transactions Policy is available on our website at <https://www.lodhagroup.in/investor-relations>. Disclosures as required pursuant to para A of Schedule V of the Listing regulations form part of the Standalone Audited Financial Statements for FY22

PARTICULARS OF REMUNERATION TO EMPLOYEES

Disclosures relating to remuneration of Directors u/s 197(12) of the Act read with Rule 5(1) of Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 is annexed as **Annexure 4** to the Board's report.

Particulars of employee remuneration, as required u/s 197(12) of the Act and read with Rule 5(2) and Rule 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 forms part of this Integrated report. In terms of the provisions of the first proviso to Section 136(1) of the Act, the Integrated Report is being sent to the shareholders, excluding the aforementioned information. The information will be available for inspection at the registered office of the Company on all working days upto the date of AGM and a copy of the same will also be available electronically for inspection by the members during the AGM. Any member interested in obtaining such information may write to the Company Secretary at the registered office of the Company.

PREVENTION OF SEXUAL HARASSMENT AT WORKPLACE

The Company has an Internal Complaints Committee (ICC) for providing a redressal mechanism pertaining to sexual harassment of employees at the workplace where any such incident can be reported to the ICC as per the process defined under the policy. Details regarding the policy, including the details of the complaints received and disposed of, are provided elsewhere in this Integrated Report.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

The details of energy conservation, technology absorption and foreign exchange earnings and outgo as required u/s 134(3) of the Act and Rules is annexed as **Annexure 5** to the Board's report.

GENERAL DISCLOSURES

Your Directors state that for the FY22, no disclosures are required in respect of the following items and accordingly confirm as under:

- i. The Company has neither revised the financial statements nor the report of Board of Directors.
- ii. There are no material changes or commitments affecting the financial position of the Company between March 31, 2022 and the date of this report.
- iii. The Company has not accepted any deposits.
- iv. No significant or material orders were passed by the Regulators/Courts/Tribunals which impact the going concern status and Company's operations in future.
- v. There was no change in the nature of the business of the Company.
- vi. There has been no issue of equity shares with differential rights as to dividend, voting or otherwise.
- vii. The Company has complied with applicable Secretarial Standards issued by the Institute of the Company Secretaries of India.
- viii. The Company was not required to transfer any amount to Investor Education and Protection Fund under section 125 of the Act.
- ix. No petition/ application has been admitted under Insolvency and Bankruptcy Code, 2016, by the National Company Law Tribunal.

CORPORATE SOCIAL RESPONSIBILITY

Corporate Social Responsibility (CSR) Committee has been constituted in accordance with Section 135 of the Act. The Annual Report on Corporate Social Responsibility alongwith salient features of the CSR Policy is annexed as **Annexure 6** to the Board's Report. The CSR Policy is available on our website at <https://www.lodhagroup.in/investor-relations>.

INTEGRATED REPORT

SEBI has recommended voluntary adoption of 'Integrated Reporting' (IR) by the top 1,000 listed companies in India with effect from 2017-18. The Company, has voluntarily provided its first Integrated Report, guided by the principles of International <IR> Framework developed by the International Integrated Reporting Council ("IIRC"). The report encompasses both financial and non-financial information to enable stakeholders to take well informed decisions and have a better understanding of the Company's long term perspective.

MANAGEMENT DISCUSSION AND ANALYSIS

The Management Discussion and Analysis report forms a part of this Integrated Annual Report.

BUSINESS RESPONSIBILITY AND SUSTAINABILITY REPORT

SEBI has recommended voluntary adoption of the Business Responsibility and Sustainability Report (BRSR) by the top 1,000 listed companies in India with effect from FY22. The Company is voluntarily presenting its first BRSR for FY22, describing the initiatives taken by the Company from environmental, social and governance perspective, a year ahead of the regulatory timeline.

CORPORATE GOVERNANCE

A detailed report on Corporate Governance, pursuant to the requirements of Regulation 34 of the Listing Regulations, forms part of this Integrated Report. A certificate from Shravan A Gupta & Associates, Practicing Company Secretary and our Secretarial Auditor confirming compliance of conditions of Corporate Governance, as stipulated under the Listing Regulations, forms part of this Integrated Report.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement of clause (c) of sub-section (3) of Section 134 of the Act, your Directors confirm that:

- a. in the preparation of the annual accounts for the FY ended March 31, 2022, the applicable accounting standards read with the requirements set out under Schedule III to the Act, have been followed and there are no material departures thereof.
- b. they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2022 and of the profit of the Company for the FY ended on that date;
- c. they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d. they have prepared the annual accounts on a going concern basis;
- e. they have laid down internal financial controls to be followed by the Company and such internal financial controls are adequate and operating effectively.
- f. they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively

ACKNOWLEDGEMENT

Your Directors would like to express their grateful appreciation for the assistance and support extended by all stakeholders.

For and on behalf of the Board
Macrotech Developers Limited

Mukund Chitale
Chairman
DIN: 00101004

Abhishek Lodha
Managing Director & CEO
DIN: 00266089

Date : June 29, 2022
Place : Mumbai



ANNEXURE 1

SALIENT FEATURES OF THE NOMINATION & REMUNERATION POLICY

1. Objectives of the policy

To set out the criteria for identifying persons who are qualified to become Directors and persons who may be appointed in Senior Management and Key Managerial positions, including their remuneration.

2. Appointment of Directors, KMP and Senior Management Personnel

- a. The NRC shall ascertain the integrity, qualification, expertise and experience of the person identified for appointment as Director, KMP or Senior Management and recommend his/her appointment to the Board.
- b. A person to be appointed as Director, KMP or Senior Management should possess adequate qualification, expertise and experience for the position he / she is considered for.
- c. The candidate should possess impeccable reputation for integrity, deep expertise and insights in sectors / areas relevant to the Company, ability to contribute to the Company's growth.

Additional criteria for proposed directors

- a. Should be eligible for appointment as a Director on the Board and should not be disqualified in terms of Section 164 and other applicable provisions of the Act and the Listing Regulations.
- b. Should have attained minimum age of 25 years
- c. Should not hold directorship in more than twenty companies (including private and public limited companies) or ten public limited companies incorporated in India and seven Indian listed companies.
- d. Should be able to devote sufficient time and efforts in discharge of duties and responsibilities effectively.
- e. Re-appointment/ extension of term of any Board members shall be on the basis of their performance evaluation report

Additional criteria for independent directors

- a. Meet the baseline definition and criteria of "independence" as set out in Section 149 of the Act and the Listing Regulations
- b. Should not hold the position of Independent Director in more than seven Indian listed companies and if serving

as Whole-time Director in any Indian listed company then in not more than three Indian listed companies.

- c. Should not hold any Board/ employment position with a competitor. The Board may in waive this requirement at its discretion

3. Remuneration to Directors, KMP and Senior Management Personnel

General

Overall limits of remuneration of the Board members including Executive Board members are governed by the provisions of Section 197 of the Act and the Rules and shall be approved by the shareholders of the Company and shall be subject to availability of profits of the Company. The Board can determine the remuneration within the overall limit approved by the shareholders, on the recommendation of the NRC.

Remuneration should be reasonable and sufficient to attract, retain and motivate top talent aligned to the requirements of the Company (taking into consideration the challenges faced by the Company and its future growth imperatives) and shall be consistent with recognised best practices.

Where any insurance is taken by the Company on behalf of its Directors, for indemnifying them against any liability, the premium paid on such insurance shall not be treated as part of the remuneration.

Executive Directors' Remuneration

- a. Increments may be recommended by the NRC to the Board which should be within the limits approved by the shareholders
- b. The Company may implement reward & retention schemes from time to time as per organizational needs. These shall be subject to approval of the NRC.
- c. Executive Directors shall not be entitled to sitting fees for attending meetings of the Board and its Committees.
- d. If in any three financial years during the tenure of the director, the Company has inadequate profits / losses, the Board may on the recommendation of the NRC and subject to approval of the shareholders, pay minimum remuneration to the Director in terms of Schedule V of the Act.

Independent Directors' Remuneration

- a. Independent Directors shall be entitled to a commission as may be approved by the Board in addition to sitting fees for attending Board / committee meetings. The NRC shall recommend to the Board the quantum of commission for each director based on the outcome of the evaluation process, including factors relating to attendance and time spent in the Board and committee meetings, individual contribution at meetings and contributions made by directors other than in meetings.
- b. The Company may pay a fair and reasonable expenditure, as may have been incurred by the director while performing his role as a director of the company, in addition to sitting fees and commission.
- c. Independent directors shall not be entitled to any stock options
- d. The remuneration payable shall be inclusive of any remuneration payable for services rendered by such Director in any other capacity unless the services rendered are of a professional nature and the Committee is of the opinion that the Director possesses requisite qualification for the practice of the profession.
- e. Where in any three financial years during the tenure of a director, the Company has inadequate profits / losses, the Board may on the recommendation of the NRC and subject to approval of the shareholders, pay remuneration to a director in terms of Schedule V of the Act.

Remuneration to Key managerial personnel (other than Executive Directors), Senior Management and other employees

- a. The remuneration to key managerial personnel and senior management shall be sufficient to attract and retain talented and qualified individuals suitable for a role.
- b. Senior Management shall be assigned grades according to their qualifications, work experience and competencies and their role and responsibility in the organization. Individual remuneration shall be based on various factors such as job profile, skill sets, seniority, experience, performance and other benchmarking parameters.
- c. Remuneration to key managerial personnel shall be a balance of fixed and a performance linked variable pay component as per the Company Policies. The performance linked variable pay shall be linked to individual and business performance. They shall also be entitled to annual increments which shall be reviewed and approved by the NRC annually. Additionally they may be paid / offered other benefits / perquisites, housing grants and ESOPs as per Company policies.

4. Policy implementation

The NRC is responsible for recommending the remuneration policy to the Board. The Board is responsible for approving and overseeing implementation of the remuneration policy.

5. Modification and amendment

Any changes or modification to this Policy shall be recommended by the NRC to the Board for its approval. This Policy may be reviewed and amended by the Board as and when any changes are to be incorporated due to changes in the regulations or as thought necessary or appropriate by the Board.

For and on behalf of the Board
Macrotech Developers Limited

Mukund Chitale
 Chairman
 DIN: 00101004

Abhishek Lodha
 Managing Director & CEO
 DIN: 00266089

Date : June 29, 2022
 Place : Mumbai



ANNEXURE 2

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2022

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

To

The Members

MACROTECH DEVELOPERS LIMITED

412, Floor 4, 17 G Vardhaman Chamber, Cawasji Patel Road,
Horniman Circle, Fort Mumbai 400001

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **MACROTECH DEVELOPERS LIMITED** (hereinafter called the "Company"). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

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

I have examined the books, papers, minute books, forms and returns filed and other records maintained by Company for the financial year ended on March 31, 2022 according to the provisions of:

- a. The Companies Act, 2013 and the Rules made thereunder;
- b. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made there under;
- c. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
- d. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Overseas Direct Investments; - **(Foreign Direct Investment and External Commercial Borrowings are not applicable to the Company during the Audit Period).**
- e. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act');
 - (a) The SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

- (b) The SEBI (Prohibition of Insider Trading Regulations) 2015;
- (c) The SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 **(Initial Public Offering and Qualified Institutions Placement are applicable during the period)**
- (d) The SEBI (Share based employee benefits and Sweat Equity) Regulations, 2021
- (e) The SEBI (Issue and Listing of Debt Securities) Regulations, 2008
- (f) The SEBI (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client – **Not Applicable**;
- (g) The SEBI (Delisting of Equity Shares) Regulations, 2015; **(Not Applicable during the audit period)**
- (h) The SEBI (Buyback of Securities) Regulations, 2018 - **(Not Applicable during the audit period)**

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

- (i) Secretarial Standards issued by the Institute of Company Secretaries of India
- (ii) The SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the Listing Regulations)

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

I further report that, having regard to the compliance system prevailing in the Company and on the examination of the relevant documents and records in pursuance thereof, on test-check basis, the Company has complied with Real Estate (Regulation and Development) Act, 2016 to the extent applicable.

I further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors

and Independent Directors. The composition of the Board of Directors during the period under review was in compliance with the provisions of the Companies Act, 2013 and the Listing Regulations.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board Meetings and Committee Meetings are carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committee of the Board, as the case may be.

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

I further report that during the audit period Company has issued and allotted:

- a) 5,14,40,328 equity shares of ₹10 each at a premium of ₹ 476 per share through IPO (Initial Public Offer) and
- b) 3,41,88,034 equity shares of ₹10 each at a premium of ₹ 1,160 per share through QIB (Qualified Institutions Placement).

Shravan A. Gupta & Associates

Practicing Company Secretary

Shravan A. Gupta

ACS: 27484, CP: 9990

Place: Mumbai

UDIN: A027484D000156351

Date: April 26, 2022

ANNEXURE A TO THE SECRETARIAL AUDIT REPORT

To

The Members

MACROTECH DEVELOPERS LIMITED

412, Floor 4, 17 G Vardhaman Chamber, Cawasji Patel Road,
Horniman Circle, Fort Mumbai 400001

My report of even date is to be read along with this letter:

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

Shravan A. Gupta & Associates

Practicing Company Secretary

Shravan A. Gupta

ACS: 27484, CP: 9990

Place: Mumbai

Date: April 26, 2022

Form No. MR-3**SECRETARIAL AUDIT REPORT****FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2022**

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

To,
The Members,
Cowtown Infotech Services Private Limited
412, Floor - 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai – 400001

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **M/s Cowtown Infotech Services Private Limited** (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conduct/statutory compliances and expressing my opinion thereon.

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

I have examined the books, papers, minutes books, forms and returns filed and other records maintained by the Company for the financial year ended on **March 31, 2022**, according to the provisions of:

- i. The Companies Act, 2013 (the Act) and the rules made thereunder;
- ii. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder:- **Not Applicable for the year under review**
- iii. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- iv. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings:- **Not Applicable for the year under review**
- v. I have observed that the Company is not a listed company and hence, the Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 are not applicable.

I further report that, having regard to the compliance system prevailing in the Company and based on the information provided by the Company, the Company has complied with Real Estate (Regulation and Development) Act, 2016 to the extent applicable.

I further report that, the compliance by the Company of applicable financial laws such as direct and indirect tax laws and maintenance of financial records and books of accounts have not been reviewed in this Audit since the same have been subject to review by the statutory financial auditors, tax auditors, and other designated professionals.

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

- Secretarial Standards issued by The Institute of Company Secretaries of India During the year under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

I further report that, during the year under review:

- The Board of Directors of the Company is duly constituted with adequate count of total number of directors. There are changes in the composition of the Board of Directors that took place during the year under review.
- Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

- As per the minutes of the meetings duly recorded and signed by the Chairman, the decisions of the Board were unanimous and no dissenting views have been recorded. I further report that based on the information provided that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that during the audit period, there were no specific events/actions having major bearing on Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc.

For Sharatkumar K Shetty & Associates

Practicing Company Secretary

Sharatkumar Shetty

CP No. 18123

Membership No.: 31888

Place: Mumbai

Date: June 21, 2022

UDIN: A031888D000514326

Note: This report is to be read with our letter of even date which is annexed as 'ANNEXURE A' and forms an integral part of this report.

Annexure A

To,
The Members,
Cowtown Infotech Services Private Limited
412, Floor - 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai – 400001

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

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

For Sharatkumar K Shetty & Associates

Practicing Company Secretary

Sharatkumar Shetty

CP No. 18123

Membership No.: 31888

Place: Mumbai

Date: June 21, 2022

UDIN: A031888D000514326



ANNEXURE 3

FORM NO. AOC-2

Particulars of material contracts or arrangement or transactions at arm's length basis (Pursuant to Clause (h) of sub-section (3) of Section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014

This form pertains to the disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

1. Details of contracts or arrangements or transactions not at arm's length basis:

There were no contracts or arrangement or transactions entered into during the financial year ended March 31, 2022, which were not at arm's length basis.

2. Details of material contracts or arrangement or transactions at arms' length basis

Name(s) of the related party and nature of relationship	Nature of contracts/ arrangements/ transactions	Duration of the contracts / arrangements/ transactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Date(s) of approval by the Board, if any	Amount paid as advance, if any ₹ crore
Cowtown Infotech Services Private Limited	Construction and Development Cost	Ongoing	As per agreement	N.A.	N.A.
Wholly Owned Subsidiary					

For and on behalf of the Board

Macrotech Developers Limited

Mukund Chitale

Chairman
DIN: 00101004

Abhishek Lodha

Managing Director & CEO
DIN: 00266089

Date : June 29, 2022

Place : Mumbai

ANNEXURE 4

PARTICULARS OF REMUNERATION

[Pursuant to Section 197(12) of the Act read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

INFORMATION PURSUANT TO RULE 5(1) OF THE COMPANIES (APPOINTMENT AND REMUNERATION OF MANAGERIAL PERSONNEL) RULES, 2014

1. The ratio of the remuneration of each director to the median remuneration of the employees of the Company and percentage increase in remuneration of each Director, Chief Executive Officer, Chief Financial Officer and Company Secretary in the financial year

Name	Ratio of remuneration of each director to median remuneration of the employees of the Company	% increase in remuneration in FY22
Executive Directors		
Mr. Abhishek Lodha ¹	53.78	NIL
Mr. Rajendra Lodha ²	NIL	NIL
Ms Raunika Malhotra ³	25.21	35.59%
Independent Directors		
Mr. Mukund Chitale	5.62	46.36%
Mr. Ashwani Kumar	5.01	38.82%
Mr. Lee Polisano ⁴	4.63	N.A.
Non-Executive Non Independent Director		
Mr. Rajinder Pal Singh ⁵	N.A.	N.A.
Chief Financial Officer		
Mr. Sushil Kumar Modi ⁶	N.A.	2.56%
Company Secretary		
Ms. Sanjyot Rangnekar ⁷	N.A.	- 6.27%

Notes:

- In FY21 Mr Abhishek Lodha voluntarily took a lower remuneration than that approved by the Board. The limit approved by shareholders is ₹ 10 crore. He also voluntarily chose to not receive any performance linked incentive during FY22.
- In FY21 Mr Rajendra Lodha voluntarily took a lower remuneration than that approved by the Board. The limit approved by shareholders is ₹ 8 crore. He also voluntarily chose to not receive any remuneration or performance linked incentive during FY22.
- Remuneration for FY22 excludes notional amortisation value of stock options
- Appointed as Director with effect from July 30, 2021.
- Remuneration was paid by subsidiaries of the Company
- Remuneration for FY22 excludes notional amortisation value of stock options
- Remuneration for FY22 excludes notional amortisation value of stock options
- For all employees, remuneration is taken at cost to company and excludes all one time payments and notional amortisation value of stock options
- Employees who have worked for part of the fiscal are not considered in this working

2. The percentage increase in the median remuneration of the employees in the financial year

There was an increase of 9.86% in the median remuneration of employees in FY22.

3. The number of permanent employees on the rolls of the Company

There were 3,359 permanent employees on the rolls of the Company as on March 31, 2022.

4. Average percentage increase already made in the salaries of employees other than the managerial personnel in FY 2021-22 and its comparison with the percentage increase in the managerial remuneration and justification thereof

The average annual percentage increase in the salaries of employees other than key managerial personnel was 9.38% as against an average annual percentage increase of 4.58% to KMPs.

5. Affirmation that the remuneration is as per the remuneration policy of the Company

The Company affirms that the remuneration of directors is as per the Nomination & Remuneration policy of the Company.

For and on behalf of the Board
Macrotech Developers Limited

Mukund Chitale
 Chairman
 DIN: 00101004

Abhishek Lodha
 Managing Director & CEO
 DIN: 00266089

Date : June 29, 2022

Place : Mumbai

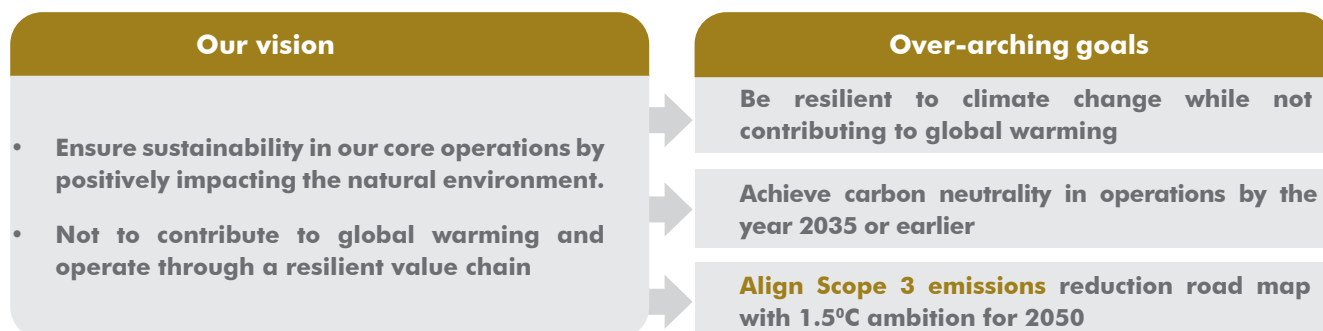


ANNEXURE 5

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

Particulars as required under the provisions of Section 134(3)(m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014 in respect of conservation of energy, technology absorption, foreign exchange earnings and outgo etc. are furnished below.

The measures listed below are stepping stones on our journey to achieving our overarching goals



A. Conservation of Energy

i. Energy Conservation initiatives

- (i) Partnered with Rocky Mountain Institute (RMI) for development of an Lodha Net Zero Urban Accelerator to speedup net zero initiatives at our projects by bringing together multiple stakeholders. Insights will also be shared publicly for on-scale adoption of the solutions conceived by the accelerator.
- (ii) Green certifications
 - o Commercial portfolio – minimum LEED gold certified (first LEED Platinum Pre Certification received on One Lodha Place)
 - o Residential portfolio – registered entire residential portfolio with IGBC in Q3 FY22
 - o Industrial portfolio – registered the first warehouse complex with IGBC under the Green Logistics Parks and Warehousing Rating System and got pre-certified Platinum

Our entire portfolio has been brought under the ambit of green certification with the above initiatives.

ii. Energy Certifications

Our Xperia Mall, at Palava is the first Bureau of Energy Efficiency (BEE) 5 Star rated retail mall in Mumbai. We also plan to undertake BEE energy star certification on other commercial buildings, that we own and operate.

iii. Other energy conservation measures at our projects

- Passive design features like shading, natural ventilation, day lighting, insulation, performance facade, solar reflective paints, etc
- Large green spaces create passive benefits like reducing heat island effect, provide shade, enhance biodiversity, purify air etc.
- Green mobility with strong emphasis on walkability, safe non motorized transit, shared transportation like bicycles, buses in large developments, electric vehicle charging stations, etc.
- Use of renewable energy mainly either in the form of solar PV integration or solar hot water modules.
- Reduction in embodied carbon by reduced need of material and use of recycled material like AAC blocks, cement mixes, modular mivan construction that not only speeds up construction but also reduces plastering and associated water needs, recycled steel.
- Reduction in waste by setting limits in applicable categories, engaging with agencies to manage recyclable wastes, reuse of applicable wastes in backfilling, finishing of back of the house areas, construction logistics, temporary offices, etc.

- Use of high efficiency equipment like premium efficiency motors, drives, high coefficient of performance in chillers, star rated equipment like air conditioners and geysers, LED lights, lighting control systems etc
- Reduce demand for water by using low flow fixtures, aerators, pressure reducing valves; measuring water demand and engaging with the user.
- Treating sewage and using recycled water for secondary uses like flushing toilets, irrigation, cooling towers, etc.
- Harvesting rainwater and recharging ground water to improve the ground hydrology of the site.
- Landscape designs keep residents experience, function and maintainability at the forefront by considering prevailing ecology and hydrology. Use of native species, lowering light pollution by optimizing external lighting, and integrating climate action by focusing on walkability, non motorized transport, etc. are other features of our landscape designs.

iv. Steps taken for utilizing alternate sources of energy

- Use of solar water heaters for residential buildings at our projects.
- Use of solar powered street lights at township projects
- Increased the number of solar rooftop PV generation Power Purchase Agreements with a cumulative capacity of 2.1MWp, covering Xperia Mall, iThink A building rooftop, schools, clubhouses, etc.
- Transitioned 2/3rd of energy procured in our construction activities to renewable sources.

v. Capital investment on energy conservation equipment

The Company continues to make project level investments for reduction in energy consumption. The capital investment on energy conservation is embedded in project cost and is not separately quantified.

vi. Impact of measures for reduction of energy consumption

The measures listed above help us to achieve our objectives and overarching goals. For more details please refer to the sections on Natural Capital and Manufactured Capital which form part of this report.

B. Technology absorption

We continually implement initiatives which use latest technologies to help us get the best insights in building performance, risks and enhancement of efficiency .

- Technological initiatives like digitization, virtual home viewing through virtual reality and data analytics also help us drive sales and improve customer experience.
- Our digital transformation plan can be referred in the section on Intellectual Capital which forms part of this report.

i. Benefits derived like product improvement, cost reduction, product development or import substitution

- These initiatives will help us achieve high energy performance, thereby making our products more competitive
- Some of the initiatives also improve the wellbeing of the occupant while working also towards energy reduction
- We also promote the use of environment friendly Electric Vehicles which are aligned with the long term vision of 2030 EV Policy of the Government of India.

ii. Imported Technology

Nil

C. Foreign Exchange Earnings & Outgo

During FY22, foreign exchange earnings and outgo was ₹ 3.19 crore and ₹ 22.98 crore respectively.



ANNEXURE 6

ANNUAL REPORT ON CSR ACTIVITIES OF THE COMPANY

1. A brief outline on Corporate Social Responsibility (CSR) Policy of the Company:

Guided by the vision of 'Building A Better Life', the Company has been making significant efforts in improving and uplifting the areas it works in and the communities it works with. Our CSR mission is to contribute to the social and economic development of the community. Through a series of interventions we seek to integrate community development, and social and environmental responsibility and encourage our stakeholders to include these considerations into their operations. We have adopted a Corporate Social Responsibility policy in compliance with the requirements of the Act and the Companies (Corporate Social Responsibility) Rules, 2014.

2. Composition of the CSR committee

Sl No.	Name of Director	Designation/Nature of Directorship	No of meetings of the CSR Committee during the year	
			Held	Attended
1.	Ashwani Kumar	Chairman, Independent Director	1	1
2.	Rajinder Pal Singh	Member, Non-Independent, Non-Executive Director	1	1
3.	Raunika Malhotra	Member, Executive Director	1	1

3. Web-link where composition of the CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company:

<https://www.lodhagroup.in/investor-relations>

4. Details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable:

Not applicable for FY22

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social Responsibility) Rules, 2014 and amount required for set off for the FY, if any:

Financial year	Amount available for set off from preceding FY	Amount required to be set off for the FY, if any*
FY21	₹ 0.09 crore	Nil

*the Company has an excess spend of ₹0.85 crore during FY22. Thus an amount of ₹0.94 crore is available for set off in succeeding financial years

6. Average net profit of the Company as per Section 135(5): ₹ 231.50 crore

7.

Sl No.	Particulars	Amount ₹ crore
a.	Two percent of average net profit of the Company as per section 135(5)	4.63
b.	Surplus arising out of the CSR projects or programmes or activities of the previous FYs	Nil
c.	Amount required to be set off for the FY, if any	Nil
d.	Total CSR obligation for the FY (7a+7b-7c)	4.63

8.

a. CSR amount spent or unspent for the financial year

Total Amount Spent for the FY. (in ₹ crore)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
5.48	Not applicable		Not applicable		

b. Details of CSR amount spent against ongoing projects for the financial year

Nil

c. Details of CSR amount spent against other than ongoing projects for the financial year

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl No.	Name of the Project	Item from the list of activities in schedule VII to the Act	Local area (Yes/No)	State	District	Amount spent for the project (in ₹ crore)	Mode of implementation - Direct (Yes/No)	Name	CSR regn number
1.	Contribution to Trust	Various sectors covered by Schedule VII of the Act	Yes	Maharashtra	Palava, Dist Dombivali & MMR	3.10	No	Sitaben Shah Memorial Trust	CSR00006175
2.	Covid 19- Vaccination Drive and distribution of oxygen concentrators	Public Healthcare	Yes	Maharashtra	Mumbai & Thane	2.38	Yes	Not applicable	

d. Amount spent in Administrative Overheads: Nil

e. Amount spent on impact assessment, if applicable: Not Applicable

f. Total amount spent for the FY (8b+8c+8d+8e) : ₹ 5.48 crore

g. Excess amount for set off, if any:

Sl No.	Particulars	Amount ₹ crore
i.	Two percent of average net profit of the Company as per section 135(5)	4.63
ii.	Total amount spent for the FY	5.48
iii.	Excess amount spent for the FY [(ii)-(i)]	0.85
iv.	Surplus arising out of the CSR projects or programmes or activities of the previous FY, if any	Nil
v.	Amount available for set off in succeeding FY [(iii)-(iv)]	0.85

9.

a. Details of Unspent CSR amount for the preceding three financial years: Not applicable

b. Details of CSR amount spent in the FY for ongoing projects of the preceding FY(s): Not applicable

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the FY (asset-wise details): Not Applicable

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per Section 135(5) : Not Applicable

For and on behalf of the Board
Macrotech Developers Limited

Abhishek Lodha
 MD & CEO
 DIN: 00266089

Ashwani Kumar
 Chairman of CSR Committee
 DIN: 02870681

Date : June 29, 2022
 Place : Mumbai



SALIENT FEATURES OF THE CSR POLICY

[Pursuant to Section 135 of the Act & Rules made thereunder]

Mission Statement

Our CSR mission is to contribute to the social and economic development of the community. Through a series of interventions we seek to integrate community development, and social and environmental responsibility and encourages our stakeholders to include these considerations into their operations. We have adopted a Corporate Social Responsibility policy in compliance with the requirements of the Act and the Companies (Corporate Social Responsibility) Rules, 2014.

Salient features of the CSR Policy

A. Policy Objectives

The objective of this Policy is to set out guiding principles for carrying out CSR activities and also to set up process of implementation and monitoring of CSR activities to be undertaken by the Company.

B. Implementation

All CSR projects/activities will be over and above the normal course of the Company's business and will be implemented as permissible under the applicable provisions of the Act.

C. Governance

CSR implementation shall be periodically reviewed and monitored by the CSR Committee of the Board constituted as per the requirements of Section 135 of the Act.

D. CSR focus areas

The company has chosen to embark on several initiatives aligned with the UN SDGs and endeavours to continuously learn from its experiences and adapt its policies and implementation strategies on an ongoing basis. The Company may undertake the following activities under the ambit of CSR:

1. Social transformation:

- Addressing hunger, poverty, malnutrition
- Promoting healthcare and sanitation
- Making available safer drinking water

2. Education

- Access to quality education, vocational training and skill enhancement

3. Environment

- Environment sustainability, ecological balance and conservation of natural resources

4. Disaster management

- Responding to disaster through relief and rehabilitation

The Company may contribute to other areas of interest as permitted under Schedule VII of the Act from time to time.

The implementation and monitoring of CSR policy is in compliance with CSR objectives and policy of the Company.

Management Discussion & Analysis

World economic review

As we complete two years of the Covid-19 crisis, the world is returning to normalcy on the health front, in large part due to rising vaccination. Concerted policy response from governments as well as central banks over the past two years has helped mitigate demand destruction and job losses in spite of this unprecedented pandemic. We are now faced with the challenge of spiralling inflation in many developed economies which is likely to lead to tighter monetary policy, crimping demand and giving rise to macro-economic uncertainty. To add to this, the Russian invasion of Ukraine has led to significant loss of life and large scale human suffering. Further, the war is continuing to cause damage to global supply chains, particularly in fuel and food, further exacerbating inflationary pressures and increasing pressure on emerging economies.

Economic activity in most countries rebounded in CY21 after a sharp decline in CY20. Advanced economies as well as several middle-income countries have reached critical mass of vaccinated population enabling those economies to rapidly reduce Covid related restrictions. Rising international travel has further boosted international trade. Frequent Covid-19 flare-ups even in vaccinated population, (albeit with far lesser fatality rates) has meant lingering supply side bottlenecks leading to patchy and unpredictable economic growth. The global outlook is also clouded by various downside risks, including renewed Covid-19 outbreaks in China and few other countries, the possibility of rapid rise in policy rates on account of rising inflation expectations, rapid commodity inflation due to geopolitical tensions, tightening of monetary policies, rising risk of stagflation or recession.

After rebounding to an estimated 5.7% in CY21, the World Bank expects global growth to decelerate substantially to 3.2% in CY22. This growth forecast is subject to declining threat from Covid-related disruptions, assuming vaccination rates improve worldwide and therapies become more effective. During the year, inflation is expected to remain elevated, hindering growth, especially in the commodity driven economies. Rising geopolitical tensions in Europe are adding to the existing supply chain bottlenecks, resulting in elevated inflationary pressures as energy and commodity prices continue to remain at higher levels. These factors lead to ongoing moderation of expected growth rates for various economies. With no end to Russia-Ukraine conflict in sight, it is increasingly becoming difficult to have a clear economic scenario, putting the global economy in uncharted waters.

Indian economic review

Despite a highly transmissible third wave of Covid-19, India is charting a course of recovery different from the rest of the world. After a slow start, vaccination in India picked up in FY22 with nearly 2 billion vaccine doses covering more than

90% of the eligible population by May 2022. Administration of precautionary doses or booster doses to the eligible population has also commenced. Achieving this gargantuan task could not have been possible without the support of policy makers, health workers and citizens.

On the back of a coordinated policy response from both fiscal and monetary sides, India is poised to grow at the fastest pace year-on-year among all major economies. Due to the strong rebound in economic activity, despite a significant impact of the second and third waves of the pandemic, the National Statistical Office (NSO) pegged India's real gross domestic product (GDP) growth for FY22 at a robust 8.7% (Source: Ministry of Statistics and Programme Implementation).

Economic uncertainties on account of covid-led supply disruptions and geopolitical tensions have impacted India as well. The country, being a major oil importing country, is grappling with elevated inflation which led the Reserve Bank of India (RBI) to hike the repo rate by 90 basis points (bps) in May and June 2022. It is predicted that this upward trajectory will continue in this financial year leading to interest rate hardening by 150-200 bps cumulatively by end of FY23.

RBI nonetheless predicts the Indian economy to grow at ~7.2% due to its inherent strength and reforms such as Government-led public capital expenditure and a focus on enhancing manufacturing capabilities through Production Linked Incentive (PLI) schemes, and so on.

Indian real estate industry overview

India's real estate sector in general and the housing segment in particular, has shown quick recovery from the Covid-induced crisis.

There are some critical differences between the global housing market boom and the recovery in the housing market in India. Globally the housing boom has been accompanied by a sharp rise in housing prices, resulting in fears of a housing bubble. However in India, the housing sales surge has not been accompanied by a material rise in prices, leading to a more sustainable recovery.

Healthy capital markets have enabled real estate companies to access equity capital, helping them de-leverage quickly. In the last few years, slowdown in the sector resulted in survival of only few players with better financial health and strong brand identity. Structural reforms like Real Estate Regulatory Authority (RERA) and Goods and Service Tax (GST) in recent years, have led to consolidation and formalisation of the sector. While the commercial real estate segment largely formalised over the past decade or so, formalisation of the residential housing segment began only in 2016-17. This healthy trend will substantially lower the cyclicality of the industry in future as organised industry



players are likely to be more measured and rational in their approach vis-a-vis supply.

Easing of Covid-related restrictions are leading to stabilisation of the commercial segment. Most of the offices have started moving towards 'mixed work arrangements', with a combination of work from office and 'work from home'. WFH has been seen to lead to substantial benefits to the workforce including savings in transportation time and cost and better 'work life' balance. With the home increasing becoming a 'place to live' rather than a 'place to sleep', the need for better quality and larger housing is likely to be a long-term trend supporting home demand.

Indian housing market overview

After a lull in 2020, the following year saw evenly matched sales and launches as buyers' confidence returned. According to property research firm, Anarock Research, the top seven cities witnessed an overall housing sales of approximately 2.36 lakh units in 2021 compared to 1.38 lakh units in 2020 despite the impact of the second wave of the pandemic. However, as seen during the first wave, Covid-led restrictions intensified the demand for quality housing which led to a sharp rebound as soon as mobility restrictions were eased.

In terms of launches, the top seven cities had new launches accounting for 2.36 lakh units whereas quarterly home sales grew to Q4 of CY 2021 accounting for about 90,000 units, the highest in the last 28 quarters suggesting a strong momentum. Inventory overhang continued its downward journey on account of this strong sales momentum. Among the top cities, MMR continued to dominate with bulk of the sales accounting for nearly a third of sales by units with other large markets like NCR, Pune and Bengaluru, each accounting for 15% to 17% of the total sales by units.

The capital values across the top seven Indian cities witness moderate growth during last year. As per Anarock Research, the prices have risen by an average of around 4% in 2021 vis-a-vis 2020. This modestly rising prices bodes well for housing demand and starts a virtuous pricing-demand cycle. While the rising prices enables faster conversion of the demand into actual transaction, the rate of increase which is lower than the wage growth, keeps the affordability intact.

According to the property research firm Knight Frank, the affordability in most of the top seven cities in India is approximately twice as better in 2021 than in 2010 in most of the top seven cities in India. With a healthy wage growth predicted and continuing job creation, the moderate price growth is likely to support volume growth in the quarters to come.

Mumbai Metropolitan Region (MMR) and Pune housing market overview

The MMR continues to retain its pole position in terms of launches as well as sales. In 2021, it accounted for nearly 24% and 32% of new launches and sales by unit, respectively, as per Anarock Research. FY22 started on the back of a robust finish of the last quarter of FY21. However, India in general and MMR

in particular was again impacted deeply by the second wave of Covid resulting in severe mobility restrictions. Despite this setback, the city bounced back sharply and demonstrated strong growth from the second quarter of the financial year.

As per Anarock Research, MMR reported a launch of more than 56,000 units showing a growth of 88% compared to last year. Similarly it recorded an absorption of more than 76,000 units showing a growth of 72% compared to the previous year. This growth in absorption was witnessed despite the roll-back of the reduction in stamp duty provided by the Maharashtra Government on the strength of the underlying demand. For the fifth consecutive year, absorption for the year was higher than the new supply, leading to a decline in the available unsold inventory to less than 190,000 units (including stalled projects) by the end of the year. Based on the 2021 absorption, the unsold inventory in MMR is under 30 months (including stalled projects) which is very healthy base for a significant upsurge in the housing cycle.

Similar to MMR, the Pune residential market also recovered sharply in 2021. As per Anarock Research, Pune reported a 53% YoY growth in absorption and achieved sales of 36,000 units. Pune has now become the third largest city in terms of sales by units as well as launches, with 40,000 new unit launches in 2021. The available inventory currently stands at a comfortable level of around 30 months for the Pune market.

Indian Digital Infrastructure overview

Logistics and warehousing is an important link that enables manufacturers to serve the end consumer. Efficiency of the logistics machinery has a bearing both on operational excellence of a manufacturer as well as on the cost of delivery of goods to the end consumers. With the robust growth seen in the e-commerce (CAGR of 25% over FY20-27) and internet businesses, enterprises are required to achieve the twin objectives of enhancing the quality of service by cutting down delivery time and lowering the cost of goods. This aim can only be achieved by having efficient logistic operations.

According to Knight Frank, annual transactions for warehousing space will grow at a CAGR of 19% over FY21-26 to more than 76.2 million square feet in FY26 from 31.7 million square feet in FY21, with the e-commerce sector driving bulk of the volume.

With the 'Make in India' initiative of the Government of India, strongly supported by its Production Link Incentive (PLI) scheme and the strong domestic consumption base, an increasing number of companies are setting up light manufacturing / assembly facilities in the country. This is also augmented by the risk diversification initiative of global manufacturers in terms of 'China + 1'. Thus, the need for good quality industrial infrastructure is growing significantly.

The data centre industry is another segment in India which is growing exponentially as the country's data consumption continues to surge. As per the real estate research firm JLL, the industry's capacity could cross the 1GW mark by 2023—double of what it was (499 MW) as of H12021. Coastal cities like Mumbai and Chennai are leading the race as they have the

inherent advantage of a dense wet cable ecosystem offering the best global latencies. Mumbai has been the frontrunner due to its central location, reliable power and cable landing stations. Of the 499MW inventory, the city accounts for 45% and had the highest number of cable landings. As per JLL, digital transformation in India is expected to create an economic value of US\$ 1 trillion by 2025. Data centres, along with robust telecom infrastructure, will be the key levers driving this wave.

Opportunities

Demand for quality housing is immense in India and long-term structural drivers of consolidated supply and growing demand with moderate price growth are in place. The current consolidation and long-term drivers both present significant growth opportunities for our Company in the near to medium term.

Significant, affordable and mid-income housing opportunity

We are very optimistic about the affordable and mid-income segment of the housing market over the longer term. We believe that as India moves from a low-income economy to a mid-income economy, this segment of the market will grow faster. We have developed a deep understanding of the consumer and the execution skills required to deliver such projects at scale in a cost effective manner. Our Company is thus well poised to capture a large pie of this growth in the markets we operate in.

Consolidation

Residential real estate is consolidating in favour of organised and branded developers at an accelerated pace. Covid-related stress and the NBFC crisis preceding Covid, has further acted as a catalyst for consolidation at both the supply and demand side. Consumers' preference for branded developers is leading to lesser known developers and land owners exiting the development business. Financially stronger developers with strong brand value are harnessing digital marketing tools to adapt to the emerging digital consumer habits.

For our Company, the ongoing consolidation on the supply side presents a great opportunity to expand into under-penetrated micro-markets of the residential market in MMR and Pune. This will enable us to scale up our sales significantly over the next three to five years.

Opportunity to grow within MMR and Pune

We are among the largest developers of India by virtue of being present only in three of the seven micro-markets of MMR in a meaningful manner. These are the South Central Mumbai, Thane and Extended Eastern Suburbs where we have good market share. However in rest of the micro-markets of MMR and Pune we do not have much presence even as our brand is well recognised in these micro-markets. The current JDA opportunities present in these micro-markets will enable us to significantly increase our pre-sales from MMR and Pune over the next few years. Over the next few years, our aim is to achieve a market share of upwards of 15% across MMR and Pune which in turn will enable us to deliver steady growth of 20%+.

Expansion in Bengaluru

Bengaluru is one of India's most steady housing markets with continuing job creation in the technology sector. Given the outsized role that technology is likely to play in economic development of India, we believe that Bengaluru will benefit in an outsized manner. The Bengaluru housing market is quite fragmented, with the top 5 players having market share of around 30%. After detailed evaluation, our management has concluded that it will be beneficial to the Company's growth and resilience to enter the Bengaluru residential market. We would focus on growing in a calibrated manner developing our local operating capabilities through a local team and using our asset light JDA model.

Cyclical recovery of the industry

From 2013-2020, the housing sector suffered due to oversupply from a large number of developers, with limited capabilities, who were funded by NBFCs. This, in turn, led to price stagnation and then price fall, causing demand destruction. As this supply from unbranded developers exits the consumer's consideration set, the demand-supply equation has started reverting to normalcy leading to a modest price increase, ushering in the virtuous pricing-demand cycle. The demand has been further fuelled by overall demand sentiments such as all-time best affordability. While mortgage rates have seen marginal increase, they remain low and thus supportive to the overall demand conditions.

Threats and challenges

Though the industry is in the early stages of a multi-year upcycle, we continue to keep a watchful eye for any of the following challenges which, if they fructify, will impact this upward trajectory:

- Any further pandemic induced lockdowns
- High input cost increase due to geopolitical tensions or otherwise
- Steep increase in interest rates in general and mortgage rates in particular
- Significant economic slowdown in India

Strengths

Our Company has been in the real estate business for nearly four decades. Over this period, it has built a brand which resonates immensely with all consumer segments. It has also become one of the largest real estate companies in the country. Our core business is residential real estate developments with a focus on affordable and mid-income housing where we have attained a leadership position in the country especially in the attractive real estate market of MMR. Our well-established brand enables the Company to command premium pricing and attain sales throughout the construction phase for all consumer segments.

The Company has developed strong engineering capabilities with significant portion of the employee base dedicated to engineering and related functions such as design, construction management, centralised procurement, quality assurance, and so on. These capabilities enable us to be the industry leader with respect to



construction cost (for like product) and deliver large volumes of product at competitive prices.

On the back of superior execution capabilities, strong sales and marketing machinery, and expeditious conversion of land into cash, we have emerged as a partner of choice for land owners in MMR and Pune for development of their land. These tie-ups allow us to procure land in a capital light manner enabling land owners to maximise their NPV's and hence land values, and provides us higher return on equity investment. This has enabled us to tie up 11 joint development agreements (JDAs) with a saleable area of 8.8 million square feet in MMR and Pune in FY22. The Company has demonstrated strong capabilities to acquire land at attractive prices through JDAs or outright basis. This ability to aggregate large land parcels from multiple individual landowners is another unique strength which has enabled us to develop world class townships and generate annuity like cash-flows.

Furthermore, our large scale land holdings in MMR, spread across different parts of the region enable us to have long-term visibility of project launches and cash flow generation and also help us to hedge against / benefit from any increase in land values.

We also develop commercial real estate, as part of mixed-use developments in and around our core residential projects to bring vibrancy to our residential developments. There are two more fledgling business segments which are related to the 'digital' side of the economy. The digital infrastructure segment is in the business of developing the infrastructure catering to the needs of digital economy such as warehousing, logistics, light industrial parks and data centres. On the other hand, the digital services segment is about leveraging technology to serve the entire value chain of home ownership as well as serve the wider gambit of owners' needs through 'near commerce'. While the two business segments are in a nascent stage, they would scale up significantly to contribute meaningful recurring income over time as the country digitises rapidly.

All these are only possible due to exceptional management capabilities and the Company's ability to attract talent from a diverse set of industries. The diverse background of employees, coupled with a significant amount of delegation and ownership given to them to discharge their duties, creates an environment that fosters innovation.

Strategies

In order to drive and maximise shareholder value, we have adopted the following elements in our business strategy in the near to medium term:

1. Asset light growth strategy for the 'for-sale' business:
 - a. Focus on substantially scaling up sales and execution capabilities in MMR and Pune by expanding into under-represented micro-markets of these regions by way of JDAs
 - b. Enter the Bengaluru residential market in capital light strategy of JDAs

2. Continue accelerated reduction of debt to create a resilient balance sheet
3. Scaling up new business verticals with low-capex intensity providing recurring income stream over time:
 - a. Expect to significantly grow the digital infrastructure vertical over near to medium term, in partnership with marquee capital partners enabling accelerated monetisation of large land assets around our townships
 - b. Leverage technology to serve the entire value chain of home ownership and create a fee income based digital services platform targeted at the captive consumers of our developments.

Business Performance Overview

Despite being impacted severely by the second wave of Covid during April-June 2021 as well as minor impact in January 2022 on account of Omicron virus, the Company achieved ₹ 9,024 crore of pre-sales across all segments which was 51% higher on a YoY basis.

Pre-sales: Our performance in key micro-markets and verticals:

1. **South and Central MMR:** In the South and central segment, the Company was able to achieve ₹ 3,184 crore of pre-sales (41% YoY growth). This was largely driven by availability of ready and mature inventory and lack of significant credible supply in the segment from competition. During the year, further rise in occupancy levels at several of our completed projects added to the vibrancy of those projects which created a virtuous cycle for pre-sales.
2. **Thane:** In Thane, the Company achieved ₹1,671 crore of pre-sales. This was primarily driven by strong rebound seen at all our Thane projects.
3. **Extended Eastern suburbs of MMR:** Pre-sales in the extended eastern suburb of MMR, climbed to ₹ 1,943 crore showing 86% YoY growth. Both our townships at Palava and Upper Thane showed strong growth. Possessions were handed over to first set of customers at Upper Thane as we received Occupation Certificate (OC) for 24 buildings since March 2021. We expect significant pre-sales momentum to build up at Upper Thane as occupancy rises. During the year, Phase 2 of Palava witnessed a launch of a new sector which substantially boosted pre-sales. New launches planned at both Palava and Upper Thane coupled with significant infrastructure augmentation around both the townships will provide a step-jump to the pre-sales from townships in the period ahead.
4. **Western Suburbs:** In line with our strategy of capital light expansion strategy through JDAs, the western suburbs witnessed a new launch at a new location. On the back of the new project addition in Kandivali (a suburb of Mumbai), pre-sales grew ~5x YoY to ₹ 768 crore. The Lodha brand being under-represented currently in western suburbs, this micro market is going to be one of the growth areas for the Company over the next 2-3 years.

5. **Pune:** Another market where we have expanded by adding a new project at NIBM road, through a JDA. On the back of the successful sales launch of the new project, Pune accounted for a pre-sales of ₹ 554 crore for the financial year, a 2.7x YoY growth.
6. **Other micro-markets:** From other micro-markets, the Company achieved pre-sales of ₹ 324 crore mainly from eastern and extended western suburbs of MMR. The Company had new launches in both micro-markets during the year which added to the overall pre-sales for the Company.
7. **Digital infrastructure business :** Our digital infrastructure business continues to scale up rapidly. Our first park – ‘ESR Lodha Industrial and Logistics Park’ became operational during the year. We also started construction and leasing at our joint venture park with Morgan Stanley Real Estate Investing. High quality occupiers from across multiple sectors including e-commerce, retail, manufacturing and construction have signed up to take up space. We have also sold land on an outright basis to various players such as Flyjack Logistics. For FY22, pre-sales from this segment amounted to ₹166 crore. Recently, we have concluded to set up a green digital infrastructure platform with Ivanhoé Cambridge and Bain Capital. The platform will establish a pan-India presence in the digital infrastructure space that includes logistics and light industrial parks as well as in-city fulfilment centres. The platform will jointly invest about US\$1 billion to create approximately 30 million square feet of operating assets to serve India’s digital economy as well as create new employment.
8. **Others:** : During FY22, the Company achieved pre-sales of ₹ 227 crore from land sale other than industrial parks which mainly includes acquisition by the Government for various infrastructure projects. We also monetised a part of commercial office at iThink, Thane, for ₹ 188 crore during the financial year.

Completions: During the year, the Company’s construction activity was impacted due to multiple Covid-led disruptions. The Company completed deliveries of over 5.3 million square feet, mainly in the One Lodha Place, The Park, Azzuro, Palava, Bel Air Casa Viva and other projects which received occupation certificates during the year. We expect the construction activity to ramp up substantially going ahead.

Collections: Collections for the year bounced back sharply to ₹ 8,597 crore on the back of strong sales as well construction ramp up. But for the disruptions in construction activities during the early part of the year on account second Covid wave, collections could have been significantly higher.

Business development: During the year, the Company started implementing its strategy of expanding into the under-represented micro markets through JDAs. We emerged as a partner of choice for various land owners in MMR and Pune given our superior execution capabilities, strong sales and marketing machinery, coupled with our ability to quickly convert any land asset into a project launch. We were able to add 11 projects with saleable area of 8.8 million square feet amounting to ₹ 14,600 crore of GDV (gross development value) across MMR and Pune.

Capital raising: The Company had two tranches of capital raising through an Initial Public Offering (IPO) in April-2021 and subsequently through a qualified institutional placement (QIP) in November 2021. The IPO enabled the Company to raise ₹ 2,500 crore of primary equity against which the Company allotted 5,14,40,328 new equity shares of ₹ 10 each to new investors at ₹ 486 per share. The equity raise through the IPO was primarily aimed at de-leveraging of the balance sheet with a small portion of raise earmarked for the growth. In order to capitalise significant growth opportunities by way of capital light JDAs, resulting from acceleration of industry consolidation. The Company further raised ₹ 4,000 crore of equity through the QIP in November 2021. The Company allotted 3,41,88,034 new equity shares of ₹ 10 each to qualified institutional investors for ₹ 1,170 per share. The significant growth capital gives us a strong visibility of future growth while keeping our de-leveraging journey on track.

Customer Experience

We keep our customers at the forefront in policy-making decisions including product identification and designing, changing need/preferences of customers in evolving environment, and so on. This enables us to build trust, create happy experiences and provide them with the best-in-class products. By understanding our customers’ needs and providing pre-emptive solutions, we aim to make the customer’s home-buying experience a simple and joyous one, thereby enhancing brand advocacy.

Our customers’ belief in us is reflected by the increase in our customer satisfaction scores each year. During FY22, we conducted 5,450 units hand-over surveys and achieved a score of 4.6 out of 5.0, a true reflection of our customers’ satisfaction. We successfully handed-over approximately 6,000 homes in FY22. We saw repeat business of approximately ₹1,200 crore through repurchase and referrals, a testimony to the experience we provide to our customers.

Sustainability

We are focused on ensuring sustainability in our core operations by positively impacting the natural environment. We do this by operating a resilient value chain and making efforts to reduce our carbon footprint. We have committed to achieving carbon neutrality in our operations by 2035 and an overall emission reduction roadmap aligned with 1.5°C by 2050. We have also set an internal carbon price of US\$40 per tCO₂e, this will help us accelerate our transition to a low carbon future and de-risk our growth.

As a result of the various initiatives towards environmental sustainability, we have already initiated 100% renewable transition in our construction activity, doubling on site solar electricity generation capacity through recent power purchase agreements (PPAs), and have also partnered with Tata Power (one of the largest renewable power companies) to provide EV charging across our projects. We are one of the first construction companies in the country to bring all under-construction residential projects under the ambit of green certifications. We intend to make net zero a new normal for the built environment and have created ‘Lodha Net Zero Accelerator’ with technical



support from our long-standing partner RMI. The Group has also signed a charter facilitated by WRI-India 'Value-chain Approach to Decarbonise the Building and Construction Sector in India', which aims to reduce emissions from the buildings and construction segment.

As a group engaged in construction activity, we are cognisant of the safety hazards and hence provide training and a safe working environment at all our sites. Despite the industry being heavily dominated by a single gender, we aim to have a gender diversity ratio of 44% by 2027, thus breaking stereotypes.

Through the Lodha Foundation, we continue to focus on giving back to the communities that we operate in, with a focus on using education to ensure that at least one member of every family is employable. We spent over ₹ 5.98 crore in FY 21-22 towards CSR activities and aim to significantly grow our focus on giving back in the coming quarters.

Our robust governance standards help in meeting expectations of diverse set of stakeholders through transparent communication, transparency and ethical business practices.

Financial performance overview

Our results of operations

The following table provides select financial data from our consolidated statements of profit and loss for financial years ended March 31, 2022 and March 31, 2021, respectively, the components of which are also expressed as a percentage of total revenue for such periods.

Particulars	For the year ended March 31			
	2022		2021	
	(in ₹ Crore)	(% of Total income)	(in ₹ Crore)	(% of Total Income)
INCOME				
Revenue from Operations	9,233	96.4%	5,449	94.4%
Other Income	346	3.6%	323	5.6%
Total Income	9,579	100.0%	5,772	100.0%
EXPENSES				
Cost of Projects	6,063	63.3%	3,604	62.4%
Employee Benefits Expense	354	3.7%	286	5.0%
Other Expenses	692	7.2%	186	3.2%
EBITDA	2,125	22.2%	1,372	23.8%
Adjusted EBITDA*	3,243	33.9%	1,540	26.7%
Finance Costs	680	7.1%	1,126	19.5%
Depreciation, amortisation and impairment expense	75	0.8%	73	1.3%
Total Expenses	7,864	82.1%	5,276	91.4%
Profit before exceptional item and tax	1,716	17.9%	496	8.6%
Exceptional Items	0	0.0%	-463	0.0%
Share of Net Loss in Associate	1	-	0	0.0%
Profit Before Tax	1,717	17.9%	33	0.6%
Tax Credit/ (Expense):	508	5.3%	15	0.3%
Profit for the Year	1,209	12.6%	48	0.8%

* Adjusted EBITDA = EBITDA After Grossing up of Finance cost included in cost of project and forex gains/losses

Cash Flows

The table below summarises our cash flows for the consolidated operations for the year ended March 31, 2022 and 2021.

Particulars (Amounts in ₹ crore)	For the year ended March 31	
	2022	2021
Net cash generated from/ (used in) operating activities	1,998	2,524
Net Cash Flows from / (used in) Investing Activities	1,139	420
Net Cash Flows from / (used in) Financing Activities	(2,888)	(2,835)
Net Increase / (Decrease) in Cash and Cash Equivalents	250	109

Indebtedness

As of March 31, 2022, our consolidated indebtedness is as set out below:

Category of borrowings	As at	
	31-Mar-22	31-Mar-21
Gross India Debt	11,122	16,554
Gross Overseas Debt - Senior notes (Secured)	415	1,639
Cash & Cash Equivalent	1,821	477
Net India Debt	9,300	16,076
Total Gross Debt	11,537	18,193
Total Net Debt	9,715	17,716

As described above, our gross debt pertaining to India operations stood at ₹ 11,122 crore. Overseas gross debt of ₹ 415 crore is secured against cash flows from UK operation.

Key financial ratios

Ratios (Definition)	FY22	FY21	% Change	Reason for change
Trade Receivables Turnover (Revenue from Operations/ Average Trade Receivables)	14.21	7.52	89%	Improvement in Trade Receivables Turnover Ratio is mainly due to increase in revenue compared to last year.
Inventory Turnover Ratio Cost of project / Average of Inventory	1.24	0.62	101%	Improvement in Inventory Turnover Ratio is mainly due to increase in cost of project corresponding to increase in revenue.
Interest Coverage Ratio (Earnings before Interest Expenses [#] , Depreciation and Tax (excludes Exceptional Item) / Interest cost)	2.03	1.38	47%	Improvement in Interest coverage ratio is mainly on account of repayment of loans.
Current Ratio (Current Assets/ Current Liabilities)	1.47	1.11	32%	Improvement in Current ratio is due to reductions in Current Liabilities.
Debt-Equity Ratio Debt / Total Equity (Share Capital + Applicable Reserves)	0.98	3.89	-75%	Improvement in Debt Equity ratio is due to reductions in Total Debt from operating cash flow and also increase in equity due to proceeds from IPO and QIP.
Operating Profit Margin (%) Earnings before Interest Expenses [#] , Tax, & Exceptional Item less Other Income / Revenue from Operation	34.49%	32.23%	7%	Improvement in Operating Profit Ratio is due to increase in profit before tax compare to last year.
Net Profit Ratio Profit After tax / Total Income	12.62%	0.83%	1420%	Improvement in Net Profit Ratio is due to increase in profit after tax compare to last year.
Return on Equity Ratio Profit after tax / Average of total Equity	14.74%	1.03%	1333%	Improvement in Return on Equity Ratio is due to increase in profit after tax compare to last year.

[#]Interest cost represents finance cost debited to statement of profit and Loss and interest cost charged through cost of projects.

Risks and Mitigation

Our Company remains exposed to risks which could impact our operating and financial performance. These risks could be macro, geopolitical, environmental, health related and sector specific in nature. We continue to remain vigilant and have mitigation strategies in place to minimise the impact from such risks.

Geopolitical tensions leading to supply chain disruptions

Risk: Given the escalating geopolitical tensions in Europe, there may be significant disruption to various supply chains and the resultant price volatility. In case of prolonged conflict, this may have an impact on the economy in general including real estate sector.

Mitigation: While it is pretty evident that any such disruption impacts global economy instantly, impact of the same on longer time horizon in case such conflicts lasts longer, is hard to predict. Most of our inputs are domestic in nature and thus face muted global disruption risks. As a company, we are committed to keep our sourcing for inputs from diversified sources which lowers such risks.

Extreme commodity price inflation

Risk: Commodity prices have surged on account of geopolitical tensions. Persistent high commodity price inflation presents a risk to our business as commodities form a significant portion of our construction cost.

Mitigation: The nature of current commodity price inflation is not demand driven but is a supply side issue led by geopolitical tension. Thus, it is likely to self-correct as the tension cools off or the supply chain readjusts. Also, it should be noted that commodities form a part of the construction cost which in itself is ~35% of the value of goods sold. With all other costs largely remaining stable, the intensity of commodity cost inflation on total cost remains manageable as they could be passed on to the end consumers without impacting the demand given the strong demand for quality residential real estate. Construction cost is incurred over the entire construction lifecycle over 3 to 4 years during which commodity costs could moderate. Additionally, the Company has significant amount of ready unsold inventory as well as advanced under-construction inventory where the commodity linked costs are largely already incurred. This set of inventory provides a natural hedge to the commodity price inflation and would benefit in a rising home price environment.

Resurgence of Covid or any health related emergency

Risk: Newer and more transmissible strains of virus keep on emerging across the world leading to restricted mobility in those geographies. Restriction in mobility impacts the construction activity as well as pre-sales due to consumers not being able to visit the sites. Availability of labour is also impacted in such a pandemic thus impacting the construction process.

Mitigation: Impact from Covid on day-to-day lives is receding given the high levels of vaccination. Nearly the entire eligible

population of India has been vaccinated with at least one dose and a large population has received both the doses. Booster doses are being administered to a sub-set of the population. As seen during the outbreak of the third wave in early part of 2022, the impact of Covid-led restrictions has been receding. Additionally, Covid-led lockdowns have resulted in intensification of housing demand as consumers are forced to stay at home. Thus, any pre-sales loss during such restrictions is recovered quickly in next few months once normalcy starts setting. The Company has instituted protocols on health and safety for employees and construction labour force employed at its sites which get activated during the times of pandemic. This enables us to minimise the impact on the construction process.

Economic slowdown

Risk: India's real estate industry is closely linked to the domestic economy of the country and undergoes the gyrations of business cycles. In order to fight the inflationary pressures, central banks across all major economies including India are raising interest rates. Any excessive monetary tightening may have a dampening impact on the economy resulting in slower housing demand.

Mitigation: We are an India-focused housing developer. Amid the global uncertainties, the Indian economy is expected to grow at the fastest pace in the world. Structural drivers for Indian housing industry are very strong. On the back of rising incomes and improving demography in addition to factors like increasing urbanisation and trend of family nuclearisation, the industry has the potential to grow 3x-4x over the course of next decade. Additionally, the all-time best affordability means that any impact of economic slowdown will be overcome in a relatively shorter time frame. Nonetheless, any economic slowdown also impacts financial market negatively albeit for short term, which may impact demand in high end segment. We remain watchful to unfolding of such events and thereby adjusting our new launches suitably.

Rise in mortgage rates

Risk: Mortgage rates in India are at the lowest ever at present which has supported the housing market especially at the affordable end. In order to tackle inflation, RBI has started raising policy rates which will also transmit into mortgage rates over time. Any rise in mortgage rates could de-rail the momentum and slowdown the housing sales.

Mitigation: Mortgage lending is considered safest avenue of lending by lenders. It is likely that the transmission of rising policy rates will be slowest in the mortgage rates. A rise of up to 50-75 bps in mortgage rates would not impact housing sales. In line with our endeavour to keep the affordability for consumers intact, our strategy would be to absorb any increase in mortgage rate beyond 50 bps for a period of two years beyond which rising wages will be able to address increased EMI consequent to such higher increase in interest rate. The cost of absorption for 100 bps increase in mortgage rate (beyond 50 bps) would be around 1% - 1.25% of the capital value over a two-year period. Given the housing price is expected to rise 6%-8%, this cost can be taken care of without any impact on the margins. This strategy will likely mitigate any impact of rise in mortgage rates.

Concentration Risk

Risk: The majority of business volumes are primarily focused on the MMR region and residential sector. Any adverse impact on the regional and residential sector could adversely impact Lodha.

Mitigation: We plan to expand into all micro-markets of the MMR, Pune and enter into Bengaluru in FY23. The plan is also to diversify operations by developing digital infrastructure which includes warehousing, logistic etc. These steps for diversification of business and regions will help mitigate the concentration risk.

Outlook

FY22 continued to be impacted by the pandemic during the early part of the financial year. However demand bounced back sharply once the mobility restrictions were removed. Housing prices have also started rising after stagnating for the large part of the last decade. On the supply side, we witnessed sharp contraction in the number of unbranded developers due to lack of consumer trust as well as access to formal credit. The initial trend of FY23 suggests that housing demand will continue to be strong. The consolidation in the sector is expected to continue and we expect to enter into several JDAs as more and more landowners as well as lenders approach us to take over their projects. The strong demand as well as our expanding footprint into newer micro-markets of MMR and Pune means that we would substantially grow our pre-sales and other operating and financial parameters.

We would also make substantial progress in our digital infrastructure business with the platform with two marquee investors in place with substantial pool of capital available for the business.

Internal Controls

The Company has a robust internal financial control system commensurate with the size, scale and complexity of its operations. It has put in place adequate controls, procedures and policies for ensuring orderly and efficient conduct of its business including adherence to policies, safeguarding its assets, prevention and detection of frauds and errors, accuracy and completeness of accounting records. Appropriate frameworks have been designed to have internal controls over financial reporting, which ensures the integrity of financial statements of

the Company and reduces possibility of malpractice. Design of key processes and various policies are reviewed periodically, from the point of view of adequacy of controls.

The Company has in place an Internal Audit (IA) function headed by the Chief Internal Auditor. The internal audit plan for the year is approved by the Audit Committee at the start of the financial year.

The Management Audit Committee (MAC) meeting reviews the detailed internal audit reports prior to placing the same before the Audit Committee. The MAC is chaired by the MD & CEO and CFO and the other functional heads are invitees to the meeting as and when required. The Audit Committee oversees the scope and coverage of the IA plan, and evaluates the overall results of these audits during the quarterly Audit Committee meetings. The functional leadership team members join the meeting as and when necessary to provide updates on developments regarding the status of controls and compliance within their respective functions. Internal controls are tested for effectiveness, across all project sites and functions by the Internal Audit team, which is reviewed by the management for corrective action from time to time and deviations, if any, are reported to the Audit Committee periodically.

For FY22, the Company had engaged RSM Astute Consulting Group & Suresh Surana & Associates LLP (RSM India) for reviewing and testing internal financial controls.

A certificate from the CEO and CFO form part of the Corporate Governance Report, confirming the existence and effectiveness of internal controls, and reiterating their responsibility to report deficiencies to the Audit Committee and rectify the same.

Human Resources

We believe that our employees are our key assets and play a critical role in achieving our vision and growth objectives. Our workplace culture is built on tenets of diversity, inclusion, equal opportunity, non-discrimination, meritocracy and freedom of expression. We encourage e learning and provide opportunities to employees to enhance their behavioural, functional and technical competencies. Our robust workplace policies ensure health and safety for all our employees. We respect and are committed to uphold human rights of all our stakeholders - employees, subsidiaries, suppliers and other partners. We had 3,359 employees as on March 31, 2022.

For more details, refer to page no. 120 in the Human Capital and the BRSR sections of the Integrated Report.



Business Responsibility & Sustainability Report

SECTION A: GENERAL DISCLOSURES

I. Details of the listed entity [GRI 102-1,5,3,4,50,53]

Sr. No.	Particulars	Details
1.	Corporate Identity Number (CIN) of the Listed Entity	L45200MH1995PLC093041
2.	Name of the Listed Entity	Macrotech Developers Limited
3.	Year of incorporation	September 25, 1995
4.	Registered office address	412, Floor- 4, 17G Vardhaman Chamber Cawasji Patel Road, Horniman Circle, Fort Mumbai 400 001
5.	Corporate address	Lodha Excelus L2, Apollo Mills Compound, N.M.Joshi Marg, Mahalaxmi. Mumbai 400011
6.	E-mail	Investor.relations@lodhagroup.com
7.	Telephone	+91 22 6773 7373
8.	Website	www.lodhagroup.in
9.	Financial year for which reporting is being done	2021 - 2022
10.	Name of the Stock Exchange(s) where shares are listed	1. BSE Limited 2. National Stock Exchange of India Limited
11.	Paid-up Capital	₹ 481.51 crore
12.	Name and contact details telephone, email address) of the person who may be contacted in case of any queries on the BRSR report	Name: Sanjyot Rangnekar Designation: Company Secretary & Compliance Officer Telephone: 022 - 61334664 Email: sanjyot.rangnekar@lodhagroup.com Address: 10 th Floor, Lodha Excelus, Apollo Mills Compound, N.M.Joshi Marg, Mahalaxmi. Mumbai 400 011
13.	Reporting boundary - Are the disclosures under this report made on a standalone basis (i.e. only for the entity) or on a consolidated basis (i.e. for the entity and all the entities which form a part of its consolidated financial statements, taken together).	Disclosures are made on a consolidated basis for Macrotech Developers Limited and its subsidiaries. GRI Assurance: DNV Business Assurance Private Limited has carried out an independent third party assurance of the sustainability disclosures brought out in the Report 2021-22. The scope and basis of assurance have been described in their Assurance Statement.

II. Products/services [GRI 102-2]

14. Details of business activities (accounting for 90% of the turnover)

Sr. No.	Description of main activity	Description of business activities	% of Turnover of the entity
1.	Construction	Development of : a. Residential projects b. Commercial projects and c. Digital infrastructure park	100%

15. Products/services sold by the entity (accounting for 90% of the entity's turnover)

Sr. No.	Product/Service	NIC Code	% of Turnover of the entity
1.	Construction and development of real estate and allied activities	410	100%

III. Operations [GRI 102-6,7]

16. Number of locations where plants and/or operations/offices of the entity are situated

Location	Number of plants	Number of offices	Number of project offices	Total
National	N.A.	2	21	23
International	N.A.	The Company does not have any international projects. However, the Company has a representative Sales office in Dubai.		N.A.

17. Markets served by the entity

a. Number of locations

Location	Total
National (No. of States)	1
International (No. of countries)	Nil

b. What is the contribution of exports as a percentage of the total turnover of the entity?

Not applicable

c. A brief on types of customers

In our "for-sale" business, our customers are generally individuals. In our commercial annuity and digital infrastructure park business, our customers are financial institutions, business houses, high net worth individuals etc.

IV. Employees [GRI 102-7,8]

18. Details as at the end of the financial year

a. Employees (including differently abled)

Sl No.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B / A)	No. (C)	% (C / A)
EMPLOYEES						
1.	Permanent (D)	3,359	2,782	83%	577	17%
2.	Other than Permanent (E)	97	55	57%	42	43%
3.	Total employees (D + E)	3,456	2,837	82%	619	18%

Notes:

Workers at our construction sites are employed by our contractors and their sub-contractors. There are no workers on our pay roll. During FY22, 10,879 workers (average number) worked at our construction sites.

b. Differently abled employees

Sl No.	Particulars	Total (A)	Male		Female	
			No. (B)	% (B / A)	No. (C)	% (C / A)
DIFFERENTLY ABLED EMPLOYEES						
1.	Permanent (D)	2	1	50%	1	50%
2.	Other than Permanent (E)	Nil	Nil	N.A.	Nil	N.A.
3.	Total differently abled employees (D + E)	2	1	50%	1	50%

Note: Differently abled employees include those with hearing and locomotor difficulties

19. Participation/inclusion/representation of women [GRI 405-1]

Particulars	Total (A)	No. and percentage of Females		No. and percentage of Males	
		No. (B)	% (B / A)	No. (C)	% (C / A)
Board of Directors	7	1	14%	6	86%
Key Management Personnel	5	2	40%	3	60%

Note: Key Management Personnel includes MD & CEO, Whole time directors, CFO and Company Secretary

Particulars	Total (A)	Age Group (no.)			Age Group (%)		
		<30yrs	30-50 yrs	>50yrs	<30yrs	30-50 yrs	>50yrs
Board of Directors	7	0	2	5	0%	29%	71%

20. Turnover rate for permanent employees and workers [GRI 401-1]

Particulars	FY 2022 (Turnover rate in current FY)			FY 2021 (Turnover rate in previous FY)			FY 2020 (Turnover rate in the year prior to the previous FY)		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Permanent Employees	21.0%	29.1%	22.4%	31.5%	27.5%	30.9%	27.2%	34.4%	28.2%

1. Turnover rate = (No. of persons who have left the employment of the entity in the FY *100) / Average no. of persons employed in the category
2. Average number of persons employed in a category = (Persons employed in the category at the beginning of FY + Persons employed in the category at the end of FY) / 2.

Age-wise breakup of employees leaving the organisation

Management level	FY22				FY21				FY 20				FY 19			
	Age Group (in yrs)				Age Group (in yrs)				Age Group (in yrs)				Age Group (in yrs)			
	<30	30-50	>50	Total	<30	30-50	>50	Total	<30	30-50	>50	Total	<30	30-50	>50	Total
Senior management	1	24	9	34	0	38	13	51	1	36	13	50	0	43	14	57
Middle management	43	260	8	311	38	325	12	375	79	390	22	491	72	366	13	451
Junior management	168	159	5	332	177	315	16	508	226	236	16	478	226	198	3	427

Gender-wise breakup of employees leaving the organisation

Management level	FY22			FY21			FY 20			FY 19		
	Gender			Gender			Gender			Gender		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Senior management	30	4	34	46	5	51	49	1	50	53	4	57
Middle management	237	74	311	322	53	375	405	86	491	373	78	451
Junior management	265	67	332	440	68	508	384	94	478	353	74	427

Age-wise breakup of new employees joining the organisation

Management level	FY22				FY21				FY 20				FY 19			
	Age Group (in yrs)				Age Group (in yrs)				Age Group (in yrs)				Age Group (in yrs)			
	Total				Total				Total				Total			
	<30	30-50	>50	Total	<30	30-50	>50	Total	<30	30-50	>50	Total	<30	30-50	>50	Total
Senior management		2		2		1		1		1	2	3		1	1	2
Middle management	10	41	2	53		3		3	8	22		30	12	34	2	48
Junior management	59	39	1	99	8	8		16	28	12		40	43	29		72

Gender-wise breakup of new employees joining the organisation

Management level	FY22			FY21			FY20			FY19		
	Gender			Gender			Gender			Gender		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Senior management	2		2	1		1	3		3	1	1	2
Middle management	40	13	53	2	1	3	21	9	30	41	7	48
Junior management	76	23	99	11	5	16	26	14	40	58	14	72

V. Holding, subsidiary and associate companies (including joint ventures)
21. (a) Names of holding / subsidiary / associate companies / joint ventures as on March 31, 2022 [GRI 2-2]

Sr. No.	Name of the holding / subsidiary / associate companies / joint ventures (A)	Indicate whether holding/ Subsidiary/ Associate/ Joint Venture	% of shares held by the listed entity (direct & indirect)	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
1.	Sambhavnath Infrabuild and Farms Private Limited Consolidated Subsidiaries	Holding	-	No
2.	Apollo Complex Private Limited	Subsidiary	100%	No
3.	Bellissimo Buildtech LLP	Subsidiary	100%	No
4.	Bellissimo Constructions and Developers Private Limited	Subsidiary	100%	No
5.	Bellissimo Digital Infrastructure Investment Management Private Limited	Subsidiary	100%	No
6.	Bellissimo Digital Infrastructure Development Management Private Limited	Subsidiary	100%	No
7.	Brickmart Constructions and Developers Private Limited	Subsidiary	100%	No
8.	Center for Urban Innovation	Subsidiary	100%	No
9.	Cowtown Infotech Services Private Limited	Subsidiary	100%	Yes
10.	Cowtown Software Design Private Limited	Subsidiary	100%	No
11.	Digirealty Technologies Private Limited	Subsidiary	100%	No
12.	Homescapes Constructions Private Limited	Subsidiary	100%	No
13.	Lodha Developers International Limited	Subsidiary	100%	No
14.	Lodha Developers International (Netherlands) B.V	Subsidiary	100%	No
15.	Lodha Developers U.S., Inc	Subsidiary	100%	No
16.	National Standard (India) Limited	Subsidiary	73.94%	Yes
17.	One Place Commercial Private Limited	Subsidiary	100%	Yes
18.	Palava City Management Private Limited	Subsidiary	100%	No

Sr. No.	Name of the holding / subsidiary / associate companies / joint ventures (A)	Indicate whether holding/ Subsidiary/ Associate/ Joint Venture	% of shares held by the listed entity (direct & indirect)	Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No)
19.	Palava Institute Of Advanced Skill Training	Subsidiary	100%	No
20.	Palava Induslogic 4 Private Limited	Subsidiary	100%	No
21.	Primebuild Developers And Farms Private Limited	Subsidiary	100%	No
22.	Roselabs Finance Limited	Subsidiary	74.25%	No
23.	Sanathnagar Enterprises Limited	Subsidiary	72.70%	Yes
24.	Thane Commercial Tower A Management Private Limited	Subsidiary	100%	No
Consolidated Subsidiaries merged with the Company after March 31, 2022				
25.	Ananthnath Constructions and Farms Private Limited	Subsidiary	100%	No
26.	Bellissimo Estate Private Limited	Subsidiary	100%	No
27.	Kora Construction Private Limited	Subsidiary	100%	No
28.	Luxuria Complex Private Limited	Subsidiary	100%	No
29.	MMR Social Housing Private Limited	Subsidiary	100%	No
30.	Odeon Theatres and Properties Private Limited	Subsidiary	100%	No
31.	Palava Industrial and Logistics Park Private Limited	Subsidiary	100%	No
32.	Renovar Green Consultants Private Limited	Subsidiary	100%	No
33.	Sitaldas Estate Private Limited	Subsidiary	100%	No
Note: the subsidiaries which do not participate in the Company's sustainability activities indicated by a "no" above do not have any operations during FY22.				
Companies which are subsidiaries as per the Companies Act, 2013 but are under joint control as per INDAS 110				
34.	Grosvenor Street Apartments Limited	Subsidiary	51%	No
35.	Lincoln Square Apartments Limited	Subsidiary	51%	No
36.	Lodha Developers 1GSQ Holdings Limited	Subsidiary	53.45%	No
37.	Lodha Developers 1GSQ Limited	Subsidiary	53.45%	No
38.	Lodha Developers 48CS Limited	Subsidiary	53.45%	No
39.	Lodha Developers Dorset Close Limited	Subsidiary	53.45%	No
40.	Lodha Developers International (Jersey) III Limited	Subsidiary	53.45%	No
41.	Lodha Developers UK Limited	Subsidiary	51%	No
42.	New Court Holdings Limited	Subsidiary	51%	No
43.	1 GSQ Leaseco Limited	Subsidiary	51%	No
44.	1 GS Residences Limited	Subsidiary	53.43%	No
45.	1 GS Investments Limited	Subsidiary	53.45%	No
46.	1 GS Properties Investments Limited	Subsidiary	51%	No
47.	Palava Induslogic 2 Pvt Ltd	Joint Venture	100%	No
48.	Palava Induslogic 3 Pvt Ltd	Joint Venture	100%	No
Associate Company, which is considered as subsidiary due to control as per INDAS 110				
49.	Simtools Private Limited	Associate	49.85%	No
Associate Company				
50.	Altamount Road Properties Private Limited	Associate	49%	No

VI. CSR Details (standalone)

22. (i) Whether CSR is applicable as per section 135 of Companies Act, 2013: **Yes**

(ii) Turnover: ₹ **8,519.94 crore**

(iii) Net worth: ₹ **11,761.94 crore**

VII. Transparency and Disclosure compliances

23. Complaints/Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct: [GRI 102-33,34]

Stakeholder group from whom complaint is received	Grievance Redressal Mechanism in place (Yes/No)(If Yes, then provide web-link for grievance redress policy)	FY 2022 Current financial year	
		Number of complaints filed during the year	Number of complaints pending resolution at the close of the year
Investors	Yes	Nil	Nil
Local Communities	The Stakeholder Grievance Policy is available on our website at https://www.lodhagroup.in/sustainability	Nil	Nil
Employees		996	42
Workers		998	All the complaints resolved as on date.
Customers		4,455*	Nil
Value chain partners		We have resolved all the complaints received from Value chain partners. We started recording of complaints and their resolution from April 1, 2022	

Note:

- i. *In FY22, 61 customer complaints were converted into litigation and 31 customer litigation closed successfully.
- ii. Number of complaints received / addressed includes complaints of any nature

24. Overview of the entity’s material responsible business conduct issues [GRI 102-11,15,32,47]

The material responsible business conduct and sustainability issues pertaining to environmental and social matters that present a risk or an opportunity to the business, rationale for identifying the same, approach to adapt or mitigate the risk along-with its financial implications. For more details refer to the materiality section on page no. 044 of the Integrated report.

SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

This section is aimed at helping businesses demonstrate the structures, policies and processes put in place towards adopting the NGRBC principles and core elements.

Principle 1

Ethics, transparency & accountability

Businesses should conduct and govern themselves with integrity and in a manner that is ethical, transparent and accountable

Principle 2

Product sustainability

Businesses should provide goods and services in a manner that is sustainable and safe

Principle 3

Employee Wellbeing

Businesses should promote the wellbeing of all employees, including those in their value chains

Principle 4

Stakeholder engagement

Businesses should respect the interests of and be responsive towards all stakeholders

Principle 5

Human Rights

Businesses should respect and promote human rights

Principle 6

Environment Protection

Business should respect and make efforts to protect and restore the environment

Principle 7

Responsible policy advocacy

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

Principle 8

Inclusive growth

Businesses should promote inclusive growth and equitable development

Principle 9

Provide value to customers

Businesses should engage with and provide value to their consumers in a responsible manner



Disclosure Questions	P1	P2	P3	P4	P5	P6	P7	P8	P9
Policy and management processes									
1. a. Whether your entity's policy/policies cover each principle and its core elements of the NGRBCs. (Yes/No) [GRI 2-23]	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
b. Has the policy been approved by the Board? (Yes/No)	Yes. The policies mandated by law were approved by the Board while the others have been reviewed by the Managing Director and CEO.								
c. Web Link of the Policies, if available [GRI 2-23]	The policies can be accessed @ https://www.lodhagroup.in/sustainability/#Downloads https://www.lodhagroup.in/investor/policies								
2. Whether the entity has translated the policy into procedures. (Yes / No) [GRI 2-24]	Yes, we have established procedures and processes for successful implementation of the policies at management and operational levels.								
3. Do the enlisted policies extend to your value chain partners? (Yes/No) [GRI 2-23]	Yes. Our policies apply to relevant stakeholders and encourage adherence to the same.								
4. Name of the national and international codes/certifications/labels/ standards (e.g. Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustea) standards (e.g. SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle.	The certifications obtained are: <ul style="list-style-type: none"> • ISO45001:2018 • ISO 14001:2015 • IGBC • GBCI • LEED 								
5. Specific commitments, goals and targets set by the entity with defined timelines, if any [GRI 3-3]	Refer the Sustainability Strategy Section on page no. 046 of the Integrated Report								
6. Performance of the entity against the specific commitments, goals and targets along-with reasons in case the same are not met.	N.A. as this is our first year of reporting								
Governance, leadership and oversight									
7. Statement by director responsible for the business responsibility report, highlighting ESG related challenges, targets and achievements (listed entity has flexibility regarding the placement of this disclosure) [GRI 102-14] Refer page no. 024 of the Integrated Report	responsibility report, highlighting ESG related challenges, targets and achievements (listed entity has flexibility regarding the placement of this disclosure) [GRI 102-14]								
8. Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy (ies). [GRI 102-18,19,20]	<p>The ESG Committee of the Board is responsible for the following:</p> <ul style="list-style-type: none"> • Approve, note and ratify ESG goals, targets and strategy and monitor performance thereof including the ESG initiatives to ensure long-term value creation for stakeholders • Periodically review implementation, execution, progress and impact of the Company's ESG initiatives and targets • Review of ESG reporting in line with various national and global sustainability/ ESG indices and guidelines. • Do all acts, deeds and things incidental and deemed necessary for achievement of ESG goals, targets and strategy of the Company <p>Composition of the ESG Committee is provided in the Corporate Governance Report on page 221 of this Report</p>								
9. Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details. [GRI 102-18,19,22,23,32]	Mr Abhishek Lodha, Managing Director & CEO is responsible for decision making on sustainability related issues. The Company has also constituted an ESG Committee with (terms of reference as set out in point no 8) above.								

10. **Details of review of NGRBCs by the Company**

Disclosure Questions	Indicate whether review was undertaken by Director / Committee of the Board/ any other Committee									Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify)								
	P1	P2	P3	P4	P5	P6	P7	P8	P9	P1	P2	P3	P4	P5	P6	P7	P8	P9
	Performance against above policies and follow up action Compliance with statutory requirements of relevance to the principles, and, rectification of any non-compliances	Yes. The review of performance of the Company against policies and follow up action was done by the Managing Director & CEO									Annual							
11. Has the entity carried out an independent assessment / evaluation of the working of its policies by an external agencies? (Yes / No). If yes, provide the name of the agency [GRI 102-56]	Yes. Price Waterhouse Coopers Services LLP has done on Assessment evaluating the working of our Sustainable Design polices and the CSR policy along with the Human Rights Due Diligence evaluating our Human Rights, Diversity and inclusion policies’ implementation in the Company. DNV Business Assurance Private Limited has provided a limited assurance on non-financial sustainability disclosures based on GRI standards																	
12. If answer to question (1) above is “No” i.e. not all Principles are covered by a policy, reasons to be stated	Not applicable																	

SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

PRINCIPLE 1

Ethics, transparency & accountability

We believe that a high standard of corporate governance is vital for creating and enhancing long term stakeholder value and responsible corporate conduct is integral to the way we do our business. We are committed to doing things the right way which means taking business decisions with integrity and in a transparent manner and acting in a way that is ethical and is in compliance with applicable legislations. To succeed, we believe, requires highest standards of corporate behaviour towards everyone we work with, the communities we touch and the environment on which we have an impact.

The Lodha Code of Conduct (‘the Code’) is an extension of our values and reflects our continued commitment to ethical and transparent business practices across our operations. Our Anti Money Laundering, Anti Bribery and Anti-Corruption Policy seeks to ensure that there are adequate procedures to prevent any involvement in any activity related to bribery, facilitation payments, corruption or money laundering even where the involvement may be unintentional. It requires associates, directors, officers and other stakeholders and those who work with us and are subject to this Policy to recognize questionable transactions, behaviour or conduct and to take steps to comply and follow procedures to deal with these instances.

Essential Indicators

- Percentage coverage by training and awareness programmes on any of the Principles during the financial year

Segment	Total number of training & awareness programmes held	Topics / principles covered under training and its impact	% of persons in respective category covered by the awareness programmes
Board of Directors	8	All	100%
Key Managerial Personnel	8	All	100%
Employees other than BoD and KMPs	133	All	100%
Workers	504	Environment, Health and Safety and well being	100%



2. Details of fines / penalties /punishment/ award/ compounding fees/ settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the financial year.

Nil

3. Of the instances disclosed in Question 2 above, details of the Appeal/ Revision preferred in cases where monetary or non-monetary action has been appealed.

Nil

4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web-link to the policy. [GRI 205 - 1]

Yes. The Company has adopted an Anti Money laundering, Anti corruption and Anti Bribery policy. Further details are provided in the preamble to Principle 1. The policy is available on our website of <https://www.lodhagroup.in/sustainability>

5. Number of Directors/KMPs/employees/workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/ corruption. [GRI 205 - 3]

Nil

6. Details of complaints with regard to conflict of interest

Nil

7. Provide details of any corrective action taken or underway on issues related to fines/ penalties/ action taken by regulators / law enforcement agencies / judicial institutions or cases.

Nil

Leadership Indicators

1. Awareness programmes conducted for value chain partners on any of the Principles during the financial year

Vendors and other value chain partners are required to undertake to comply with the Lodha Code of Conduct, the Transparency and Ethics Policy, Anti money laundering, Anti bribery and Anti Corruption policy and Supplier Code of Conduct at the time of on boarding. A pledge/undertaking to comply with these policies forms an integral part of every contractual document entered into by the Company.

2. Does the entity have processes in place to avoid/ manage conflict of interests involving members of the Board? (Yes/ No) If Yes, provide details of the same.

Yes. The Company receives annual declarations from its Directors and KMP on the entities they are interested in and ensures requisite approvals as required under the statute as well as the Company's policies are in place before transacting with such entities / individuals. The Nomination & Remuneration Committee considers potential conflict of interest scenarios at the time of induction of directors to the Board.

Further, directors do not vote or participate in decision on matters where they have or may have a conflict of interest.

PRINCIPLE 2

Product sustainability

The Company constantly aims to ensure optimal resource utilisation across the entire life cycle of its products, from design to handover. To minimise adverse environmental impact, the Company has undertaken several initiatives around reduced energy consumption, water conservation, waste minimisation and innovative solutions to ensure environmental sustainability, detailed in the Natural capital section on page no. 094 and Manufactured capital section on page no. 076 of the integrated Report.

The Company has adopted a 'Supplier Code of Conduct' to ensure adherence by its suppliers, vendors, contractors, their employees, subsidiaries, affiliates and sub-contractors to transparent and ethical business practices in any business dealings with the Company. The Code lays down guidelines on human rights and modern slavery along with health, safety and environmental parameters.

Essential Indicators

1. Percentage of R&D and capital expenditure (capex) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively.

As detailed in our Intellectual Capital, our capacity to innovate the product comes from our in-house design teams and the strategic partnerships that we have with external design agencies. In FY22 our spend on design expertise in-house or external was ~₹ 40 crore and ~ ₹ 97 crore respectively.

We also invest in significant use of sustainable products in our developments, ensuring considerations of circularity by use of recycled materials and operational efficiency in the form of system renewable energy, recycled steel, fly ash and ggbs, AAC blocks, star rated air conditioners and geysers, sewage treatment plants, performance facade systems etc. Total spend in this area in FY22 was ~ ₹ 357 crore, which is approximately 16% of the construction cost.

2. a. Does the entity have procedures in place for sustainable sourcing? [GRI 308-1]

Our Sustainable sourcing policy sets out our commitment to making our supply chain more responsible and sustainable. The policy is available on our website at <https://www.lodhagroup.in/sustainability>

- b. If yes, what percentage of inputs were sourced sustainably?

In FY22 we conducted an exercise to geo-map our Tier-1 supplies and also critical parts of Tier-2 supplies covering over 85% of direct and critical indirect material buying. Within this set, we procure ~70% of our material from within a 400 km radius. We target to progressively increase local procurement to align with our larger sustainability goals.

3. Describe the processes in place to safely reclaim your products for reusing, recycling and disposing at the end of life, for (a) Plastics (including packaging) (b) E-waste (c) Hazardous waste and (d) other waste. [GRI 306-2]

Not applicable for our products.

4. Whether Extended Producer Responsibility (EPR) is applicable to the entity’s activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards? If not, provide steps taken to address the same.

Not applicable

Leadership Indicators

1. Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details in the following format?

We conducted LCA on two buildings which are representative to a large segment of our residential portfolio. For more details on the analysis and insights please refer the Natural Capital section in this Report

2. If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.

The LCA confirmed that the embodied carbon emissions outweigh the overall emissions in the near-term. It is therefore imperative for us to engage with the supply chain and also devise innovative designs to reduce these upstream Scope 3 emissions.

We intend to come up with an embodied carbon reduction roadmap for our products in the near term to ensure that we are on path to net zero and 1.5°C ambition as committed.

3. Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service industry)

We have used approximately 25% (by value) recycled materials (For eg recycled reinforcement steel, AAC blocks, fly ash and GGBS used in ready-mix concrete) during FY22. We also use other recycled /reused materials (for eg recycled metals used in equipment and supports, materials with gypsum content, broken tiles and blocks, etc) which are not considered here.

4. Of the products and packaging reclaimed at end of life of products, amount (in metric tonnes) reused, recycled, and safely disposed, as per the following format

Not applicable

5. Reclaimed products and their packaging materials (As percentage of products sold) for each product category

Not applicable

PRINCIPLE 3

Employee well-being

We believe that our employees are our key assets and play a critical role in achieving our vision and growth objectives. With our “Do Good, Do Well” philosophy, we strive to ensure that employees have a good work- life balance, thereby ensuring their physical and mental wellbeing and enhancing productivity. Providing a safe workplace with a culture that emphasises equal opportunity, non-discrimination, meritocracy and freedom of expression is of paramount importance to us. Our “talent-first” paradigm which emphasises inclusivity, diversity and fairness has enabled us to attract and retain the best talent. We believe that employees from diverse backgrounds bring unique perspective, experience, knowledge and skills, which when properly harnessed, can significantly increase the Company’s ability to proactively respond to a dynamic changing business environment. We encourage a learning culture for employees throughout their employment with the Company where we provide opportunities to employees to enhance their behavioural, functional and technical competencies through various interventions such as classroom and online training, on-the job learning, cross functional projects, short term deployment, coaching, mentoring.

We have adopted robust workplace health and safety policies to ensure health and safety at the workplace, which set out a framework for ensuring a safe and incident-free workplace, along with effective investment in health promotion and disease prevention at all levels of the business.

For more details, refer to the Human Capital section on page no. 120 of the Integrated Report.



Essential Indicators

1. a. Details of measures for the well-being of employees [GRI 401-2]

Category	Total (A)	% of employees covered by									
		Health insurance		Accident insurance		Maternity benefits		Paternity benefits		Day care facilities	
		Number (B)	% (B)/(A)	Number (C)	% (C)/(A)	Number (D)	% (D)/(A)	Number (E)	% (E)/(A)	Number (F)	% (F)/(A)
Permanent Employees											
Male	2,782	2,781	100%	2,781	100%	Nil	Nil	2,514	90%	NA	NA
Female	577	576	100%	576	100%	508	88%	NA	Nil	NA	NA
Total	3,359	3,357	100%	3,357	100%	508	15%	2,514	75%	NA	NA

Note : The Company also provided employee benefits like death compensation, employee assistance program for mental and physical wellbeing, Covid assistance to its employees etc.

For more details refer the Human Capital Section on page no. 120 of the integrated report.

b. Details of measures for the well-being of workers

The Company ensures that all workers have a "Fit for Work" medical certificate before of induction. Labour welfare facilities e.g. accommodation, food, recreation facilities, rest rooms, drinking water, toilets and urinals and health care facilities eg first aid facilities, qualified doctors and nurses, ambulance & emergency care are provided by the company. Regular pest control, fogging, sanitisation is conducted at sites. The Company also motivates workers by recognising and providing monthly safty awards / housekeeping competitiveness / Annual Awards etc.

2. Details of retirement benefits for current FY and previous FY [GRI 201-3]

Benefits	FY 2021-22 (Current FY)			FY 2020-21 (Previous FY)		
	No. of employees covered as a % of total employees	No. of workers covered as a % of total worker	Deducted and deposited with the authority (Y/N/N.A.)	No. of employees covered as a % of total employees	No. of workers covered as a % of total worker	Deducted and deposited with the authority (Y/N/N.A.)
PF	100%	See note 2	Yes	100%	See note	Yes
Gratuity	100%	below	NA	100%	below	NA
ESI ¹	6%		Yes	9%		Yes

Notes:

- Applicable to employees as per the threshold limit prescribed under the Employees State Insurance Act, 1948
- Requisite confirmations that PF, ESIC registration certificates continues to remain valid and subsisting are taken from contractors at the time of onboarding and also on an ongoing basis.

3. Accessibility of workplace

Are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard.

Yes

4. Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy

The Company has an Equal Opportunity Policy which echoes our commitment to creating equal opportunities in employment and an inclusive work culture. The policy is available on our website at <https://www.lodhagroup.in/sustainability>

5. Return to work and retention rates of permanent employees and workers that took parental leave [GRI 401-3]

Parameter	FY 2021-22			FY 2020-21			FY 2019-20			FY 2018-19		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Employees eligible for parental leave	2,560	520	3,080	2,119	374	2,493	2,732	431	3,163	3,147	493	3,640
Employees availed parental leave	84	14	98	46	10	56	150	21	171	178	20	198
Number of employees returned to work	84	10	94	46	17	63	150	22	172	178	7	185
No. of employees retained	78	9	87	36	12	48	104	18	122	146	5	151
% Return to work	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	88%	99%
% Retention rates	93%	90%	93%	78%	71%	76%	69%	82%	71%	82%	71%	82%

Note :

No. of employee return to work employees - Number of employees who returned to work in the reporting period after parental leave ended

No. of employees retained - Number of employees who availed parental leave and were employed for 12 months after their return to work

6. Is there a mechanism available to receive and redress grievances for the following categories of employees and worker? If yes, give details of the mechanism in brief. [GRI 102-33]

Category	Yes/No	Details of the mechanism in brief
Workers	Yes	Employees and workers may raise their grievances through the channels specified in the Stakeholder Grievance Redressal Policy who will address grievances within the stipulated time.
Permanent Employees	Yes	
Other than Permanent Employees	Yes	

7. Membership of employees and worker in association(s) or Unions recognized by the listed entity [GRI 102-41]

Employees are allowed to associate with any trade union or seek collective bargaining agreements. As on March 31, 2022, no employees were part of any independent trade union or collective bargaining agreements.

8. Details of training given to employees and workers [GRI 404-1]

Particulars	Total (A)	FY 2021-22 (Current FY)			
		On health & safety measures		On skill upgradation	
		No. (B)	%(B)/(A)	No. (C)	%(C)/(A)
Employees					
Male	2,782	939	33.8%	1,982	71.2%
Female	577	29	5.0%	530	91.9%
Total	3,359	968	28.8%	2,512	74.8%

9. Details of performance and career development reviews of employees and workers [GRI 404-3]

100% employees have completed performance and career development reviews.

and projects in India. These certified locations constitute 100% of office footprint and 100% of people footprint operating from these locations.

10. Health and safety management system

a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/No). If yes, what is the coverage of the system? [GRI 403-1]

Yes. The Company is certified for ISO 45001:2018 which is an internationally recognised and accepted Occupational Health and Safety (OHS) Management System Standard, implemented at all of our facilities

The Company has a well-defined Occupational Health and Safety Management System which includes (OHS) policy, OHS Manual and supporting processes to ensure the safety and well-being of its employees and workers.

b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity? [GRI 403-2][GRI 102-30]

As a part of ISO 45001:2018 Occupational Health and Safety Management System, the Company has a documented procedure to carry out assessment of work-related hazards and risks by conducting hazard



identification risk assessment sessions, daily site inspections, weekly management walkabouts, audits, etc for all routine and non-routine activities carried out at all our facilities and projects. Hazard and risk identification is carried out by the process owners in consultation with the safety experts. The process owners are responsible to ensure adequate controls are identified and implemented to control the identified OHS risks.

c. Whether you have processes for workers to report the work related hazards and to remove themselves from such risks. (Yes/No) [GRI 403-2]

Yes. The Company has an OHS observations (unsafe condition and unsafe act) and incident (accidents, near misses) reporting system and management process to ensure that all observations are closed, and work-related incidents are investigated and corrective & preventive actions are implemented. Company has a Stop Work Policy and empowered all employees & workers to act immediately to remove themselves and co-workers from OHS risks.

d. Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Yes/ No) [[GRI 403-6]

Yes. The Company recognizes that overall physical and mental wellbeing of its employees is integral to its success and growth aspirations. We have a people focus approach by involving consulting and training employees on physical health, mental health, and well-being. We take a holistic approach to well-being and redefine them to be relevant in these trying times of pandemic.

These well-being programs were reimagined to look at various aspects such as COVID-19 support, mental health, ergonomic health, physical health, and safety at home, delivered through digital channels, hospital insurance services, and occupational health services and through seamless integration of all stakeholders. We have instituted programs for associates and their families to help cope with the mental stress and anxiety.

Our employees have various health benefits including medical insurance, 24x7 free doctor consultations, in-house nutritionist and numerous other initiatives which ensure their physical, mental and emotional well-being. Maternity benefits, crèche policy and other exclusive wellness initiatives ensure that our women associates have a conducive work environment and are able to strike a work life balance. During the COVID crisis, we extended maximum support to our associates who were impacted by the virus. In addition to providing oxygen concentrators, medical assistance, essential PPE, home sanitization services and immunity booster kit. The Company sponsored COVID-19 vaccination for 14,509 people, including our employees and their dependents, third-party staff, labourers, channel partners and vendors. The Company also facilitated vaccination drives for 40,000+ people.

All workers are covered under health insurance. Regular health campaigns/awareness sessions are conducted in worker camps by the qualified doctors/NGOs. Regular medical check-ups for workers are organised. Company has implemented "Substance Abuse Policy" in all our projects.

For more details, please refer to the Human Capital Section on page no. 120 of the Integrated report.

11. Details of safety related incidents [GRI 403-9, 403-10]

Safety Incident/Number	Category	FY 2021-2022	FY 2020-2021
Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked)	Employees	0	0
	Workers	0.152*	0.049
Total recordable work-related injuries	Employees	0	0
	Workers	17	19
No. of fatalities	Employees	0	0
	Workers	1	0
High consequence work-related injury or ill-health (excluding fatalities)	Employees	0	0
	Workers	0	0

* Details of corrective action is given at Sr. No.15

12. Describe the measures taken by the entity to ensure a safe and healthy work place [GRI 403-2,GRI 3-3, GRI 403-9, GRI 403-10]

Occupational health and safety risks identified are typical to our nature of operations including workplace ergonomic risks arising due to computer usage at work stations, indoor air quality, workplace illumination, noise and fire risk typical to an office building; and general risks including slips, trips, falls, electrical shock, etc. Hazard identification and risk assessment process is conducted to identify each such risk and ensure that proper mitigation measures are put in place to create

a healthy and safe work environment. A similar approach for hazard identification is followed at our projects where the OHS risks are falls/materials, working at height, manual and mechanical material handling, electrical and mechanical hazards, fire, collapse of soil/scaffolding/structures, Failure of equipment/machinery, slips and trips, air quality, noise, illumination, etc. measures include creating awareness through induction, OHS trainings, deployment of competent work force, implementation of preventive measures as per Risk Assessment of the activity, adopting safe work methods, adopting zero tolerance to OHS violations, implementation of disciplinary and reward programs, etc.

Some of the mitigation measures to prevent or mitigate significant occupational health & safety impacts include,

- Provision and maintenance of fire detection, alarm and suppression systems
- Regular mock drills for fire as well as medical emergencies
- Regular site OHS inspections and audits
- Provision of ergonomically designed chairs and workstations to prevent musculoskeletal disorders and low radiation computer monitors for better visual health

- Digital monitoring of indoor air quality and periodic cleaning of the HVAC ducts to avoid sick building syndrome
- Regular training on occupational health & safety training to sensitize employees on OHS aspects to inculcate a culture of safety
- Employee engagement campaigns on health & safety topics such as fire safety, road safety, emergency evacuation, ergonomics among others

13. Number of Complaints on the following made by employees and workers [GRI 102-33]

Topic	FY 2021-2022 (Current Financial Year)		Remarks
	Filed during the year	Pending resolution at the end of year	
Working Conditions	975	0	All complaints are addressed
Health & Safety	23	0	All complaints are addressed

14. Assessments for the year [GRI 3-3]

Topic	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Health and safety practices	100%
Working Conditions	100%

15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health & safety practices and working conditions. [GRI 403-10]

The safety related incidents were assessed, investigated and closed with necessary corrective and preventive actions as mentioned below.

- Refresher training on competency and behavioural based safety practices.
- Ensuring adherence to 100% tie-off (full body harness) at safe anchorage point while working at height.
- Ensure implementation of engineering controls to prevent unauthorised operation of plant and equipment.
- emphasis to focus on defensive driving

Leadership Indicators

1. Does the entity extend any life insurance or any compensatory package in the event of death of (A) Employees (Y/N) (B) Workers (Y/N)
- A. Employees – In the event of death of an employee, a monthly compensation equivalent to the last drawn salary of the deceased employee for a period of 12 months is paid to the nominee of the deceased employee

B. Workers - Yes. As a part of the contract, the contractor is liable to pay statutory compensation to a worker. The Company ensures the payment of a one-time compensation equivalent to twelve months wages to the nominee of the deceased worker.

2. Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners.

Contractors are required to submit valid PF and ESIC registrations and copies of attendance & wage registers, workmen compensation policy and challans as a proof of payment of statutory dues on an on going basis.

3. Provide the number of employees / workers having suffered high consequence work- related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment

In case of contract workers, it is the responsibility of the Contractor to provide compensation/rehabilitation/ alternate employment. There was one worker fatality during the year. We ensured that the compensation has been paid by the contractor to the nominee of the worker as detailed in Essential indicator.

4. Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No).

No, the Company does not have any formal policy on transition assistance, however, support is provide on case-to-case basis.



5. **Details on assessment of value chain partners:**
The Company is in the process of assessing its value chain partners.
6. **Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.**
The value chain partners are required to maintain safe working conditions as per the Supplier's Code of Conduct as well as the general conditions of the contract. The contractors who are working at our project sites are governed by our safety policy. All aspects related to health and safety measures and working conditions including risk identification and corrective measures are common for the entire project, as enumerated in preceding questions.

PRINCIPLE 4

Stakeholder engagement

We believe in creating value for each stakeholder in our value chain. The Company assesses the impact of its business activities on its stakeholders and takes necessary actions to regularly engage with them, understand their concerns and meet their expectations. The Company has taken a strategic approach to identify its key stakeholders and to map out the relevant information requirement of each category of stakeholder through suitable engagement channels. The Company has established a Stakeholder Engagement Policy and framework for engaging with its stakeholders.

There are several channels through which the Company connects with its stakeholders and provides them the opportunity to share feedback or report grievances. Stakeholders can raise complaints or concerns as per our Stakeholders Grievance redressal policy.

For more details refer to page no. 038 in the Stakeholder Engagement section of the Integrated Report.

Essential Indicators

1. **Describe the processes for identifying key stakeholder groups of the entity [GRI 2-29]**

All individuals/ groups of individuals or entities which are affected by our operations, product and/or services, or can influence and /or have interest in our operations, product and/or services are mapped as stakeholders. Key stakeholders are identified basis the influence which a stakeholder has on the Company and vice versa. We further categorise our stakeholders as internal or external basis the nature of their association Company.

Key stakeholder mapping:

- Internal stakeholders – Employees and contractual support staff
- External stakeholders – Investors, lenders, customers, channel partners, suppliers and other value chain partners, local communities, Government and the media.

2. **List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group [GRI 102-21,40,43,44]**

For more details refer to stakeholder engagement section on page no. 038 of the Integrated Report.

Leadership Indicators

1. **Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board. [GRI 102-43]**

Engagement with stakeholders on environmental, social and governance topics is carried out by the departments which are also responsible for engaging with these stakeholders continually. Details of mechanism of engagement with the various stakeholders can be referred to in the "Stakeholder Engagement Policy" on our website at <https://www.lodhagroup.in/sustainability>.

2. **Whether stakeholder consultation is used to support the identification and management of environmental, and social topics (Yes / No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.**

Social integration is a critical component of each of our design and construction policies so that we are able to deliver maximum benefits to the community. For eg shared transportation services and shuttle services were designed and executed based on the feedback obtained from our customers to improve liveability and sustainability quotient of the project. Our design policies incorporate measures to reduce barriers for our low-income residents by introducing energy efficiency schemes in the design. We have also established quality schools within our projects based on the key stakeholder need of having access to quality education in the proximity. For more details refer to Principle 8

3. **Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalized stakeholder groups.**

The local business development team engages with marginalized stakeholder groups from communities closer to our projects. Apart from that the CSR team frequently engages with the local communities to understand their challenges. Our CSR initiatives are derived from the feedback obtained from the communities and are planned after understanding their challenges of the local communities. Our focus areas of enabling livelihoods, providing quality education and promoting healthcare has stemmed from the feedback captured from the local communities. We worked with the marginalized communities around our projects and executed a skill building workshop to enable alternate livelihoods for these families. Our mobile health clinics operate throughout the marginalized communities to ensure easy access to healthcare.

PRINCIPLE 5

Human Rights

As a responsible organisation, we respect and commit to uphold the human rights of all our stakeholders. Our commitment to human rights is reiterated through our Human Rights Policy which is applicable to employees, subsidiaries, suppliers and other partners. The Supplier Code of conduct sets out the responsibility of suppliers, vendors etc to uphold and respect human rights in their respective workplaces.

The Company has established policies/processes such as the Whistleblower policy and the Prevention of Sexual Harassment Policy/Committee to address any issues pertaining to human rights thereby ensuring a harassment free workplace. Our EHS policies set out commitment to ensuring the well being of all our employees.

For more details please refer Human Capital section on page no. 120 of the Integrated Report.

Essential Indicators

1. Employees and workers who have been provided training on human rights issues and policy(ies) of the entity [GRI 2-24]

Category	FY 2021-22 Current Financial Year			FY 2020-21 Previous Financial Year		
	Total (A)	No. of employees covered (B)	% (B / A)	Total (C)	No. of employees / workers covered (D)	% (D / C)
	Employees					
Permanent	3,359	3,357	99.94%	2,660	217	8%
Other than permanent	97	96*	98.96%	89	8	9%
Total Employees	3,456	3,453	99.90%	2,749	233	8%

* 3 employees were on sabbatical hence could not attend the training.

2. Details of minimum wages paid to employees and workers [GRI 405-2]

All employees are being paid more / equal to minimum wages in accordance with applicable laws

3. Details of remuneration/salary/wages [GRI 102-35,36,38, GRI 405-2]

Particulars	Male		Female	
	Number	Median remuneration/salary/ wages of respective category	Number	Median remuneration/salary/ wages of respective category
Board of Directors (BoD)				
· Executive Directors	2	4.80	1	5.21 ²
· Non-Executive Non Independent	1	0.90	-	-
· Non-Executive Independent	3	0.45	-	-
Key Managerial Personnel	1	6.88	1	1.40
Employees other than BoD and KMP	2,779	0.06	574	0.06

Note: 1 Key managerial personnel exclude MD & CEO and Whole time directors, who are included in BoD.

2 Includes ₹ 2 crore vested under the company's housing benefit plan granted in earlier years which was exercised during the year.

Ratio of basic salary and remuneration of women to men

Employee Category	Average Basic Salary of Men (in ₹ crore)	Average Basic Salary of Women (in ₹ crore)	Average Remuneration of Men (in ₹ crore)	Average Remuneration of Women (in ₹ crore)	Ratio of Basic Salary of Women to Men	Ratio of Basic Remuneration of Women to Men
Senior Management	0.77	0.70	0.95	0.86	91%	90%
Middle Management	0.14	0.12	0.16	0.14	87%	87%
Junior Management	0.05	0.05	0.06	0.06	96%	103%
Consultants - PT	0.95	NA	0.95	NA	NA	NA
Consultants - FT	0.45	0.22	0.46	0.23	48%	51%
Intern	0.01	0.01	0.01	0.01	98%	98%
Temporary	0.04	0.04	0.04	0.04	94%	94%

4. Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No) [GRI 102-29]

Yes

5. Describe the internal mechanisms in place to redress grievances related to human rights issues. [GRI 102-33,34]

Redressal mechanism has been provided to our stakeholders by encouraging them to raise concerns or make disclosures in relation to any actual or potential violation of the Lodha Code of Conduct and other policies or law including human rights violations. Please refer to the Stakeholder Grievance Redressal policy available on our website at <https://www.lodhagroup.in/sustainability>

6. Number of complaints on sexual harassment, discrimination at the workplace, child labour, forced labour, involuntary labour, wages or other human rights issues made by employees and workers [GRI 406-1]:

Nil

7. Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases [GRI 2-25]

During the pendency of an inquiry, on a written request made by the aggrieved woman, the Internal Complaints Committee may recommend any of the following:

- 1) transfer the aggrieved woman or the respondent to any other workplace / site / department / cell
- 2) grant leave to the aggrieved woman as deemed necessary in addition to the leave she would be otherwise entitled
- 3) grant such other relief to the aggrieved woman as may be prescribed by the Internal Complaints Committee

8. Do human rights requirements form part of your business agreements and contracts? (Yes/No) [GRI 2-23, GRI 2-24]

Yes

9. Assessments for the year

	% of your plants and offices that were assessed (by entity or statutory authorities or third parties)
Child labour	100% of our offices and project sites were assessed during FY22
Forced/involuntary labour	We conduct regular internal audits to assess our human rights policy implementation at our projects and ensure that no child labour or forced labour is deployed in our operations.
Sexual harassment	
Discrimination at workplace	
Wages	

Others – Modern Slavery	We have also commissioned a human rights assessment by an independent external agency covering our operations including employees and contractual worker (100% of our workforce), The topics covered include child labour, forced labour, harassment, discrimination, work-life balance, training and education, occupational health and safety, and more.
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10. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 9 above

There were no significant risks / concerns arising from human rights assessments.

Leadership Indicators

1. Details of a business process being modified / introduced as a result of addressing human rights grievances/complaints.

We are committed to providing a safe and positive work environment to our employees. Employees have access to several forums where they can highlight matters or concerns faced at the workplace. There has been no human rights grievances/complaints resulting in introduction/modification of business process.

2. Details of the scope and coverage of any Human rights due-diligence conducted.

We have commissioned a human rights assessment by an independent external agency covering our operations including employees and contractual worker (100% of our workforce). The topics covered include child labour, forced labour, harassment, discrimination, work-life balance, training and education, occupational health and safety etc.

3. Details on assessment of value chain partners

Affirmation of our Supplier Code of Conduct covering all human rights aspects including labour standards and practices, health safety & environment clause and is a pre requisite for vendor empanelment. Additionally, we conduct ESG surveys with our key suppliers which includes specific questions on fair labour practices, grievance redressal mechanisms. The survey is followed by one-on-one engagement with the supplier on these issues. We have conducted human rights due diligence exercise which covers our construction sites. The suppliers working on site are covered in this due diligence exercise

4. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from the assessments at Question 4 above.

There were no significant risks / concerns.

PRINCIPLE 6**Environment Protection**

We have taken extensive measures to reduce our carbon footprint, aimed at increasing the use of renewable energy sources and optimising energy consumption to move towards cleaner operations and energy efficient operations. During the year under review, we have undertaken various initiatives towards reduction of carbon emissions including the deployment of renewable energy solutions in our projects, installation of rooftop solar panels and captive green energy generation through solar/ wind energy.

For more details, refer to in the Natural Capital Section on page no. 094 of the Integrated Report.

Essential Indicators

1. Details of total energy consumption (in Joules or multiples) and energy intensity, in the following format [GRI 302-1, GRI 302-3]

Parameter	FY 2021- 22 (Current Financial Year)	FY 2020-21 (Previous Financial Year)
Total electricity consumption (A=A1+A2+A3) (GJ)	80,526	98,362
Purchased electricity (Non Renewable) A1 GJ	65,602	92,858
Purchased electricity (Renewable) A2 GJ	9,557	0
Onsite generation (Renewable) A3 GJ	5,907	5,504
Total fuel consumption (B=B1+B2+B3) (GJ)	3,237	1,561
DG Fuel (Diesel) B1 GJ	2,409	1,146
Vehicle Fuel (Diesel) B2 GJ	696	289
Vehicle Fuel (Petrol) B3 GJ	132	126
Energy consumption through other sources (C) (GJ)	0.24	NA
Total energy consumption (A+B+C) (GJ)	83,764	99,923
Energy intensity Total/Revenue (GJ/Crore)	9.07	18.34
Energy intensity construction sites (GJ/thousand sqft of area constructed)	9.37	19.05
Energy intensity owned assets (GJ/ thousand sqft of leased area)	24.10	15.48

Note : Energy consumption through other sources (C) (GJ) - CNG

2. Does the entity have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved

No

3. Provide details of the following disclosures related to water, in the following format [GRI 303-3, GRI 303-5]

Parameter	FY 2021- 22 (Current Financial Year)	FY 2020-21 (Previous Financial Year)
Water withdrawal by source (in kilolitres)		
(i) Surface water	1,45,039	1,50,000
(ii) Groundwater	0	0
(iii) Third party water	5,11,039	6,90,000
(iv) Seawater / desalinated water	0	0
(v) Others (Treated water)	68,367	3,20,000
Total volume of water withdrawal (in kilolitres) (i + ii + iii + iv + v)	7,24,445	11,60,000
Total volume of water consumption (in kilolitres)	7,24,445	11,60,000
Water intensity per rupee of turnover		
(Water consumed / turnover) (kl per crore ₹ of revenue)	78.46	212.90
Water intensity Construction sites (KL/thousand sqft constructed area)	96.77	216.06
Water intensity Owned Assets (KL/thousand sqft leased area)	127.42	195.57

Note : The water withdrawal is same as our water consumption



4. Has the entity implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation [GRI 303-1, GRI 303-2]

All our standing assets have chilled water systems. The excess treated water is used in cooling towers of these chilled water systems. Hence at all our facilities, 100% water withdrawn is consumed and there is no local discharge.

5. Please provide details of air emissions (other than GHG emissions) by the entity, in the following format

We conduct a six monthly assessment of outdoor air quality at our sites, and consistently maintain values below the limits specified in the table below and ensure that the emission parameters are within the limits prescribed by Maharashtra Pollution Control Board (MPCB).

Safety Incident/Number	Unit	Limits prescribed by MPCB
NOx	mg/m ³	< 0.080
Sox	mg/m ³	< 0.080
Particulate matter	mg/m ³	< 0.060 (PM2.5) < 0.1 (PM10)
Persistent organic pollutants (POP)	NA	NA
Volatile organic compounds (VOC)	NA	NA
Hazardous air pollutants (HAP)	mg/m ³	NA
Others – please specify	PPM	NA

Note: The above results relate only to the condition prevailing at the time of sampling.

6. Provide details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) & its intensity [GRI 305-1, GRI 305-2, GRI 305-4]

Parameter	Unit	FY 2021- 22 (Current Financial Year)	FY 2020-21 (Previous Financial Year)
Total Scope 1 emissions (A=A1 +A2)	tCO ₂ e	1,134.84	1,019.34
Asset (A1)	tCO ₂ e	982.08	949.42
DG Diesel	tCO ₂ e	17.62	25.00
Vehicle Fuel Diesel	tCO ₂ e	48.12	10.50
Vehicle Fuel Petrol	tCO ₂ e	8.81	6.40
Refrigerants	tCO ₂ e	907.52	907.52
Operations (A2)	tCO ₂ e	159.16	69.92
DG Diesel	tCO ₂ e	152.76	52.60
Vehicle Fuel Diesel	tCO ₂ e	0	11.63
Vehicle Fuel Petrol	tCO ₂ e	0	1.97
Refrigerants	tCO ₂ e	3.72	3.72
Total Scope 2 emissions (B=B1 +B2)	tCO ₂ e	14,277.58	21,151.00
Asset – Electricity (B1)	tCO ₂ e	4,587.52	3,303.00
Operations – Electricity (B2)	tCO ₂ e	9,690.06	17,848.00
Total Scope 1 + Scope 2 Emissions	tCO ₂ e	15,412.42	22,170.34
Total Scope 1 and Scope 2 emission intensity per rupee of turnover	tCO ₂ e/₹ Crore	1.67	4.07
Total Scope 1 and Scope 2 emission intensity Owned Assets (tCO ₂ e/thousand sqft of leased area)	tCO ₂ e/'000sqft	4.82	3.20
Total Scope 1 and Scope 2 emission intensity Operations (tCO ₂ e/thousand sqft of constructed area)	tCO ₂ e/'000sqft	1.65	4.30

Notes:

- Annual leakage factor from the AR5 synthesis reports are considered for calculating refrigerant emissions.
- Transport emission factors are referred from India GHG Program, <https://indiaghgp.org/transport-emission-factors>
- CO2 Baseline Database for Indian Power Sector is considered for factors on purchased electricity emissions

7. Does the entity have any project related to reducing Green House Gas emission? If Yes, then provide details [GRI 305-5]

S. No.	Description of initiative	Applicable Scope	Energy Reduction or switch from non-renewable sources (kWh)	GHG Emissions Reduction (tCO2e)
1.	Purchase of renewable energy from the electricity utility	Scope 2	26,54,724	2,097
2.	On site solar generation	Scope 2	16,40,818	1,296
3.	WFH on Friday at HO	Scope 2	4,93,428	390

We have a commitment to become carbon neutral by the year 2035. To this effect we have undertaken multiple initiatives for reduction of GHG emissions. Our flagship initiative in this regard is, 'Lodha Net Zero Urban Accelerator' launched in partnership with RMI. Details of other initiatives like deployment of renewable energy for operations, installation of BEE 5 star air conditioning units, solar hot water systems, LED lighting, high performance building designs and envelopes, high efficiency equipment etc. are given under the Natural Capital section on page no. 094 in this Integrated Report.

8. Provide details related to waste management by the entity [GRI 306-3,GRI 306-4, GRI 306-5]

Parameter	FY 2021- 22 (Current Financial Year)	Category
Total Waste generated (in metric tonnes)		
A. Plastic waste	46.44	Hazardous
B. E-waste	9.00	Hazardous
C. Bio-medical waste	0.13	Hazardous
D. Construction and demolition waste ^	2,229.88	Non Hazardous
E. Battery waste	NA*	Hazardous
F. Radioactive waste	0	Hazardous
G. Other Hazardous waste. (Thermocol, Chemicals, etc.)	2.84	Hazardous
H. Other Non-hazardous waste generated ^ ^ Organic Waste, Miscellaneous waste	7.42	
Total (A+B + C + D + E + F + G+ H)	2,295.70	
For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)		
Category of waste		
i. Recycled	2,292.73	
ii. Re-used	0	
iii. Other recovery operations	0	
Total	2,292.73	
For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)		
Category of waste		
i. Incineration	0	
ii. Landfilling	0	
iii. Other disposal operations	2.97	
Total	2.97	

Notes:

* All batteries are covered under a buyback program with the vendors. Therefore, battery waste is not measured.

^ Construction and demolition waste includes recyclable waste like metals, glass, wood, paper, marbles, etc. It does not include construction debris.

^^ ^ Organic waste from our sites is taken to the organic waste management facility of the larger development. Measurement of waste is done at the facility along with waste from of the residents already living in the development. Therefore break up of waste from our sites is not available, we are in the process of incorporating a mechanism to start measuring this at source.

9. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such wastes [GRI 306-2]

After a thorough examination of the project's activities, the major types of wastes to be expected are determined. The type and quantity of waste generated are segregated and kept in designated yards according to waste classes. Prior to disposal, consideration for reuse or recycling is considered, depending on the qualities of the waste. If any waste needs to be treated before being disposed of, it is given to an approved vendor.

10. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required. [GRI 304-1]

Not Applicable

11. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year [GRI 2-27]

Name and brief details of project	EIA Notification No.	Date	Whether conducted by independent external agency (Yes / No)	Results communicated in public domain (Yes / No)	Relevant Web link
Palava Industrial and Logistic Park	EC21B039MH111585	9/12/2021	Yes	No	http://164.100.213.216/E-Sign/Esign/ECLSEIAA_187928_986V00_SIA_MH_MIS_58879_2020.pdf
Lodha Venezia, a residential development at Kala Chowki, Mumbai	EC22B039MH110359	1/3/2022	Yes	Yes	http://164.100.213.216/E-Sign/Esign/ECLSEIAA_160189_660J29_SIA_MH_MIS_59942_2019.pdf
Palava, integrated township	EC22B039MH136484	26/2/2022	Yes	Yes	http://164.100.213.216/E-Sign/Esign/ECLSEIAA_193988_691872_SIA_MH_MIS_63043_2021.pdf
Casa Univis (Splendora), Thane	EC22B039MH133605	06/05/2022	Yes	Yes	http://164.100.213.216/E-Sign/Esign/ECLSEIAA_194852_69C830_SIA_MH_MIS_62215_2021.pdf

12. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India; such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder (Y/N). If not, provide details of all such non-compliances [GRI 302-1]

Yes

Leadership Indicators

1. Provide break-up of the total energy consumed (in Joules or multiples) from renewable and non-renewable sources [GRI 2-27]

Parameter	FY 2021- 22 (Current Financial Year)	FY 2020-21 (Previous Financial Year)
From renewable sources		
Total electricity consumption (A)	15,464	5,504
Total fuel consumption (B)	0	0
Energy consumption through other sources (C)	0	0
Total energy consumed from renewable sources (A+B+C)	15,464	5,504
From non-renewable sources		
Total electricity consumption (D)	64,062	92,858
Total fuel consumption (E)	3,237	1,661
Energy consumption through other sources (F)	0	0
Total energy consumed from non-renewable sources (D+E+F)	68,299	94,519

Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.

Yes. DNV Business Assurance Private Limited

2. Provide the following details related to water discharged:

All our standing assets have chilled water systems. The excess treated water is used in cooling towers of these chilled water systems. Hence at all our facilities 100% water withdrawn is consumed and there is no local discharge.

3. Water withdrawal, consumption and discharge in areas of water stress (in kilolitres) [GRI 303-4]

Not Applicable

4. Please provide details of total Scope 3 emissions & its intensity, in the following format:

Parameter	Unit	FY 2021- 22 (Current Financial Year)	Remarks, source
Total Scope 3 emissions	tCO2e	169,988	
Category 1 Purchased Goods	tCO2e	150,339	LCA study of representative projects
Category 7 Business Travel	tCO2e	210	Travel data
Category 8 Employee Commute	tCO2e	451	Employee Survey
Category 11 Use of Sold Products	tCO2e	13,821	EPI study
Category 13 Downstream Leases	tCO2e	5,167	Energy Bills
Total Scope 3 emissions per rupee of turnover	tCO2e/Cr	18.41	=253,276/9233

LCA: Life Cycle Assessment

EPI: Energy Performance Index (in kWh/sqm/year)

Notes:

- Annual leakage factor from the AR5 synthesis reports are considered for calculating refrigerant emissions.
- Transport emission factors are referred from India GHG Program, <https://indiaghgp.org/transport-emission-factors>
- CO2 Baseline Database for Indian Power Sector is considered for factors on purchased electricity emissions

5. With respect to the ecologically sensitive areas reported at Question 10 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.

Not applicable



6. If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives

Brief summary of some initiatives is provided in the table below. For more details refer to the Natural Capital Section on page no. 094 of this Integrated Report.

Sr. No	Initiative undertaken	Details of the initiative (Web-link, if any, may be provided along-with summary)	Outcome of the initiative
1.	Emission Reduction (tCO2e)	BEE 5 star air conditioning units	Reduction of 2,995tCO2e GHG emissions
2.	Emission Reduction (tCO2e)	Solar hot water systems	Reduction of 1043tCO2e GHG emissions
3.	Emission Reduction (tCO2e)	LED lighting	Reduction of 448tCO2e GHG emissions
4.	Emission Reduction (tCO2e)	BEE 4 and 5 star rated water heaters	Reduction of 81tCO2e GHG emissions
5.	Emission Reduction (tCO2e)	High performance glass facade	Reduction of 151tCO2e GHG emissions
6.	Water Resilience (M3)	Onsite wastewater treatment	Saving of 689,029m3 of water across projects

7. Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link

Yes. We have a well-established business continuity and disaster management framework. All applications hosted on our premises have multiple backup solutions for power, connectivity etc. We also have a Disaster Recovery Centre in a located in a different seismic zone. The Business Continuity and Disaster management policies can be accessed on our website at <https://www.lodhagroup.in/sustainability>

8. Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard.

Our supply chain results in significant Scope 3 GHG emissions. We have undertaken various steps with our value chain partners to gradually abate these emissions. For more details refer Natural Capital on page no. 094 and Social and Relationship Capital on page no. 136 of this Integrated Report.

9. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impact

Our Supplier Code of Conduct is applicable to all suppliers and is an integral part of new contracts and new vendor empanelment process. We have surveyed top 100 suppliers who contribute more than 50% of our construction spent on ESG parameters. For further details refer to the Social and Relationship Capital Section on page no. 136 of this Integrated Report.

PRINCIPLE 7

Public Policy advocacy

ESSENTIAL INDICATORS

1. a) Number of affiliations with trade and industry chambers/ associations. [GRI 2-28]

Refer response below

- b) List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to. [GRI 2-28]

Sr. No	Name of trade and industry chambers/ association	Reach of trade and industry chambers/ association (State/ National)
1.	Indian Green Building Council (IGBC)	National
2.	United States Green Building Council (USGBC)	International

2. Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities

None

PRINCIPLE 8**Inclusive growth and equitable development**

We consider organisational success and welfare of communities to be interdependent. We believe that while we grow we impact the society positively and create opportunities that benefits all resulting in individual as well as economic growth. We take informed decisions that leads to upliftment and well-being of vulnerable and underprivileged sections of the society. We aspire to build a strengthened economy with well-educated and talented youth who can fulfil their aspirations and dreams.

For more details, refer to the Social and Relationship Capital section on page no. 136 of the Integrated Report.

ESSENTIAL INDICATORS

1. Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year. [GRI 413-1]

The Social Impact Assessment in compliance to the applicable laws was not applicable to any particular project.

2. Provide information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your entity:

There are two projects for which on-going Rehabilitation and Resettlement is being undertaken by the company.

Name of Project Rehabilitated	Original Plot area	Redeveloped area	No. of tenements rehabilitated
Dattatray Building	6,291.86 sqm	33,152.49 sqm	Residential - 281 Commercial - 17
Sitalbaug & Makharia building	6,558.68 sqm	32,477.37 sqm	Residential - 97

3. Describe the mechanisms to receive and redress grievances of the community [GRI 2-25, GRI 413-1]

Local communities can raise their grievances via dedicated email id / phone lines as per the Stakeholder Grievance Redressal Policy. We also facilitate easy accessibility by providing the alternative to reach out to our business development officers at our local site offices.

4. Percentage of input material (inputs to total inputs by value) sourced from local or small-scale suppliers [GRI 204-1]

	FY 2021-22	FY2020-21
Directly sourced from MSMEs/ small producers	40%	28%
Sourced directly from within the district and neighbouring districts	70%	60%

*This also includes certain high value materials procured through contractor.

PRINCIPLE 9**Provide value to consumers**

Managing and meeting customer expectations and needs forms the core of our Brand promise. Our customer-centric business model focuses on designing and developing products to address consumer needs across locations and price points. Our customer experience journey is designed around ensuring pro-active service, simplicity in communication, ease of transaction, and real-time accessibility through our online portal, contact centre and email support. By understanding our customers' needs and providing preemptive solutions, we aim to make the customer's home-buying experience a simple and joyous one, thereby also enhancing brand advocacy.

For more details refer the Intellectual capital section on page no. 106 of the Integrated Report.

ESSENTIAL INDICATORS

1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback [GRI 2-25]

Customers are provided with multiple mechanisms to report complaints or feedback. Customers are provided with a dedicated email id where all concerns / grievances can be raised. Our Stakeholder Grievance Redressal policy sets out the mechanism to receive, address and ensure that customer complaints are dealt with on priority. Our C-SAT score for FY22 was 4.6, indicating a high level of satisfaction with our products and services.

2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information.

Not applicable.



3. Number of consumer complaints

Category	FY 2021-22 Current Financial Year			FY 2020-21 Previous Financial Year		
	Received during the year	Pending resolution at the end of year	Remarks	Received during the year	Pending resolution at the end of year	Remarks
Data privacy	Nil	Nil	Nil	Nil	Nil	Nil
Advertising	Nil	Nil	Nil	Nil	Nil	Nil
Cyber-security	Nil	Nil	Nil	Nil	Nil	Nil
Delivery of essential services	Nil	Nil	Nil	Nil	Nil	Nil
Restrictive Trade Practices	Nil	Nil	Nil	Nil	Nil	Nil
Unfair Trade Practices	Nil	Nil	Nil	Nil	Nil	Nil
Others	4,455	Nil	Nil	4,607	Nil	Nil

The complaints are transactional in nature and some of the examples are understanding gap offers given at time of booking, possession timelines, Interest being charged for delayed payments etc.

4. Details of instances of product recalls on account of safety issues

Not applicable

5. Does the entity have a framework/ policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy [GRI 2-23]

Yes. Our commitment to privacy is supported with IT policies on software usage, password management, information security. We also have Lodha cyber security incident report process.

6. Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services.

None

LEADERSHIP INDICATORS

1. Channels / platforms where information on products and services of the entity can be accessed (provide web link, if available).

Information related to our products can be availed on our website www.lodhagroup.in. Additionally, we also use different platforms to update and inform customers of our new projects and offerings.

2. Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.

Not applicable

3. Mechanisms in place to inform consumers of any risk of disruption/discontinuation of essential services.

Not applicable

4. Does the entity display product information on the product over and above what is mandated as per local laws? (Yes/No/Not Applicable)? If yes, provide details in brief.

Not applicable

5. Did your entity carry out any survey with regard to consumer satisfaction relating to the major products / services of the entity, significant locations of operation of the entity or the entity as a whole? (Yes/No)

Our customers' trust in us is reflected in our year-on-year customer satisfaction scores. In FY22, we conducted 5,450 surveys and achieved a score of 4.6 out of 5, a true reflection of our customers' happiness. We have successfully handed over ~6,000 homes in the last financial year and have seen repeat business of over ₹ 1,100 Crore through repurchase and referrals, a testimony of the experience we provide to our customers.

6. Provide the following information relating to data breaches:

a. Number of instances of data breaches along-with impact

Nil

b. Percentage of data breaches involving personally identifiable information of customer

Nil

P1 Business should conduct and govern themselves with Ethics, Transparency and Accountability	P2 Businesses should provide goods and services in a manner that is sustainable & safe	P3 Businesses should promote the wellbeing of all employees including those in their value chain	P4 Businesses should respect the interests of, and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized	P5 Businesses should respect and promote human rights	P6 Business should respect, protect, and make efforts to restore the environment	P7 Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner	P8 Businesses should support inclusive growth and equitable development	P9 Businesses should engage with and provide value to their customers and consumers in a responsible manner
Anti Bribery Anti Corruption Policy	Contracts policy	Human Rights policy	CSR Policy	Human Rights Policy	Environmental Sustainability policy	Lodha code of conduct	CSR Policy	Lodha Code of conduct
Code of conduct for Board & Senior Management	Environmental Sustainability policy	Associate Wellbeing handbook	Stakeholder engagement policy				Diversity & inclusion policy	Stakeholders engagement Policy
Fair disclosure code	Environment Management Apex Manual	Diversity & inclusion policy			Waste Management policy		Equal Opportunities Policy	
Lodha Code of conduct	Supplier Code of conduct	Equal Opportunities Policy						
Nomination & Remuneration policy	Sustainable procurement policy	Prevention of personal and sexual harrassment						
Policy for determination of materiality		Wellbeing guidelines						
Policy on Board diversity		Whistle blower policy						
Policy on Board evaluation								
Related Party Transactions Policy								
Transparency & Ethics Policy								
Whistle blower policy								
Information security policy								



Corporate Governance Report

The Report on Corporate Governance reflects the ethos of the Company and its continuous commitment to transparency, integrity, fairness, accountability, ethical business practices and professionalism across its operations.

This Corporate Governance Report is divided into the following sections:

- A. Corporate governance philosophy
- B. Board of directors
- C. Board committees
- D. General body meetings
- E. Codes, policies and frameworks
- F. Means of communication
- G. General shareholder information
- H. Other disclosures

The philosophy of Corporate Governance is a principle based approach as codified in the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), encompassing the fundamentals of rights and roles of various stakeholders of the Company, timely information, equitable treatment, role of stakeholders disclosure and transparency and board responsibility.

Responsible business conduct	Taking ethical business decisions in compliance with applicable legislations
Integrity & Transparency	Ensuring transparency and integrity in our business dealings
Fairness	Clear and fair communication with stakeholders
Accountability	Board and management is accountable to stakeholders

A. Corporate Governance Philosophy

We believe that a high standard of corporate governance is vital for creating and enhancing long term stakeholder value. We seek to achieve our vision and objectives in a legally compliant, transparent and ethical manner. Our philosophy flows from our culture code and values of being forthright, exceptional, customer-centric, economic value creators, nimble, learning-focused, empowered, meritocratic and collaborative. Our actions are governed by our values and principles, which are reinforced at all levels within the Company. We believe that responsible corporate conduct is integral to the way we do our business. We are committed to doing things the right way which means taking

business decisions with integrity and in a transparent manner and acting in a way that is ethical and is in compliance with applicable legislations. The Lodha Code of Conduct ('the Code') is an extension of our values and reflects our continued commitment to ethical business practices across our operations. To succeed, we believe, requires highest standards of corporate behaviour towards everyone we work with, the communities we touch and the environment on which we have an impact. Corporate Governance at Lodha follows a top down approach, by having a strong Board, robust management processes, internal controls, code of conduct, standard operating procedures etc.

B. Board of Directors

Role and responsibilities of the Board

The Board of Directors has a fiduciary responsibility to protect and enhance shareholder value by providing strategic direction to the Company and ensuring alignment of Company's goals with stakeholders' expectations. The Board exercises strategic oversight and independent judgement over business operations, ensuring compliance with the legal framework, integrity of financial accounting and reporting systems and credibility in the eyes of the stakeholders through proper and timely disclosures. The Board monitors the effectiveness of the Company's governance practices and risk management systems.

Separate Posts of Chairman and Managing Director & CEO

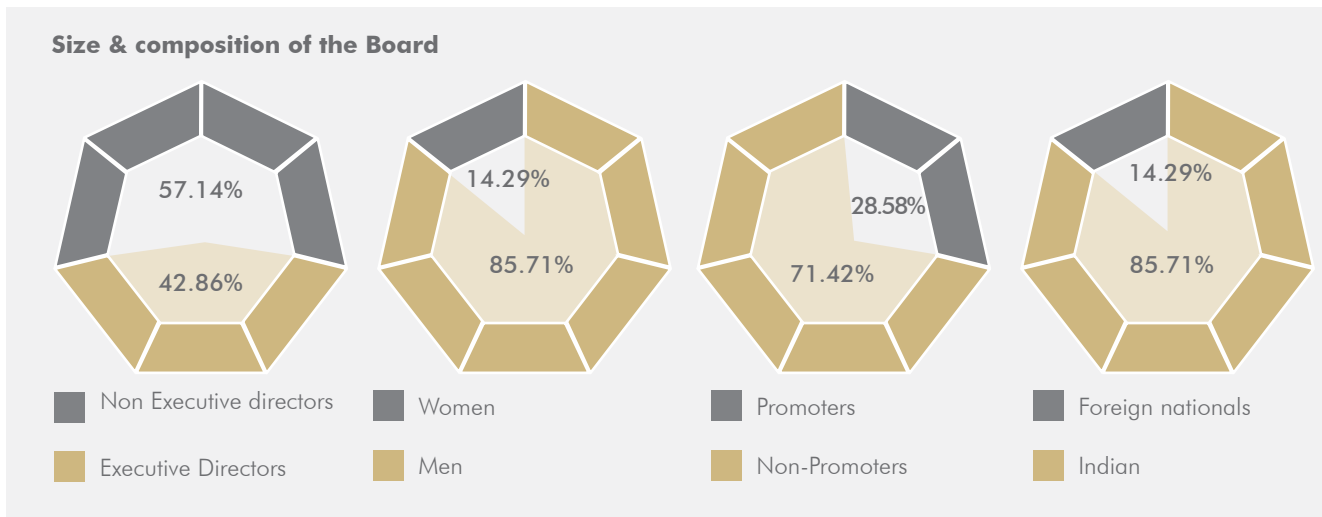
The positions of the Chairman and that of the Managing Director & CEO of the Company are held by separate persons. The Chairman of the Board is an independent director and Managing Director & CEO is a promoter director.

Role of the Company Secretary and Compliance officer in Governance Process

The Company Secretary and Compliance Officer plays a key role in ensuring that the Board (including its committees) procedures are followed and regularly reviewed as per the corporate governance standards given in Companies Act, 2013 and rules and regulations made thereunder ("Act"), SEBI Rules and Regulations, and the Secretarial Standards. The Company Secretary and Compliance Officer ensures that all the relevant information, details and documents are made available to the Board and senior management for effective decision making process. The Company Secretary and Compliance officer acts an interface between the Board, Management and external stakeholders for governance matters.

Board composition

The Board has an optimum combination of Executive and Non-Executive Directors including a woman director and conforms to the provisions of the Act and Listing Regulations. As on March 31, 2022, the Board comprises seven Directors, out of which three are Executive Directors (including two promoter directors) and four are Non-Executive Directors (including three Independent Directors). The Chairman of the Board is a Non-Executive Independent Director. There is one woman director on the Board.



Tenure analysis of the Board

	Tenure in years
Mukund Chitale	5.35
Ashwani Kumar	1.98
Lee Polisano	0.67
Rajinder Pal Singh	6.25
Raunika Malhotra	1.76
Abhishek Lodha	6.06
Rajendra Lodha	12.55

Board average tenure 4.95 years

Average tenure in years		Tenure of the Directors	
• Non executive non independent director	- 6.25 years	< 2 years	- 3 directors
• Executive Directors	- 6.79 years	>2 years	- 4 directors
• Non executive independent directors	- 2.67 years		

The Board represents a confluence of diverse backgrounds with skills and experience and expertise in critical areas like finance, banking, entrepreneurship, administrative services, consulting and general management.

The Board reviews its composition, skills and diversity from time to time to ensure that it remains aligned with statutory as well as business requirements.

























Detailed profile of all Board members is available in this Integrated Report and also on our website at <https://www.lodhagroup.in/investor-relations>.


Key Board skills, expertise and competencies






Following skill / expertise / competencies have been identified by the Board for its effective functioning.

Governance		Experience in developing governance practices, serving the best interests of all stakeholders, maintaining board and management accountability, building long-term effective stakeholder engagements and driving corporate ethics and values.
Diversity of Perspective		Provides a diversity of views to the board that is valuable to manage customers, employees, key stakeholders and shareholders.
Financial & Risk Management		Leadership experience in handling financial management along with an understanding of accounting and financial statements, controls and reporting Ability to identify key risks for the business in a wide range of areas including legal and regulatory.
Industry & sector experience / knowledge		Knowledge and experience in real estate sector to provide strategic guidance to the Management
Sustainability & technology		Experience in sustainability and technology and its integration into regular business practices for long term value creation

These skills/ competencies are broad-based, encompassing multiple domains of expertise/ experience. Each Director may possess varied combinations of attributes/ experience. While all the Board members broadly possess the identified skills/ competence, the core domain expertise of the Board members is as below:

Board member	Area of expertise
Mr Mukund Chitale Chairman – Independent Director	   
Mr Abhishek Lodha Managing Director & CEO	    
Mr Rajinder Pal Singh Non Executive Director	   
Mr Rajendra Lodha Whole time director	 
Ms Raunika Malhotra Whole time Director	 
Mr Ashwani Kumar Independent Director	  
Mr Lee Polisano Independent Director	   



-  Governance
-  Diversity of Perspective
-  Financial & Risk Management
-  Industry & sector experience / knowledge
-  Sustainability & technology

Board Membership Criteria and Selection Process

The NRC is responsible for identifying and evaluating a suitable candidate for appointment as director on the Board. While selecting a director, the Committee considers various criteria for example background, knowledge, skills, abilities, experience, expertise, professional qualifications, potential conflict areas, personal accomplishments, age and understanding of the global market, sector/ industry and disciplines relevant to the business. The Committee also considers other factors from time to time to ensure diversity on the Board.

Independent Directors

The Act and the Listing Regulations define an 'independent director' as a person who, including his / her relatives, is or was not a promoter or employee or key managerial personnel of the Company or its subsidiaries. Further, the person and his / her relatives should not have a material pecuniary relationship or transactions with the Company or its subsidiaries, during the three immediate preceding financial years or during the current financial year, apart from receiving remuneration as an independent director.

Based on the disclosures received from all independent directors and in the opinion of the Board, the independent directors fulfill the conditions specified in the Act and the Listing Regulations and are independent of the Management.

The roles, responsibilities and duties of independent directors, are consistent with the Listing Regulations and Section 149 of the Act.

The Company has issued letters of appointment to all the Independent Directors. This letter inter alia sets out the roles, functions, duties and responsibilities, details regarding remuneration, training and development and performance evaluation process. The detailed terms and conditions of the appointment of Independent Directors are included in Nomination and Remuneration Policy which is available on our website at <https://www.lodhagroup.in/investor-relations>.

Meeting of Independent Directors

The Independent Directors meet once a year, without the presence of Executive Directors or Management representatives, where they inter-alia discuss the issues arising out of Board and Committee discussions including the quality, quantity and timely flow of information between the Company Management and the Board that is necessary for the Board to effectively and reasonably perform their duties. The Independent Directors met once during the financial year ended March 31, 2022.

Familiarisation program for Board members

The familiarisation programme aims to provide insights to the Independent Directors to understand the business of the Company.

The Company periodically presents updates at the Board/ Committee meetings to familiarise the Directors with the Company's strategy, business performance and so on. Details of the familiarisation programme for the Independent directors are available on our website at <https://www.lodhagroup.in/investor-relations>.

Board Evaluation

a. Evaluation process

The Board carries out an annual evaluation of its own performance, board committees, and individual directors pursuant to the provisions of the Act and the Listing regulations. The Evaluation process focusses on various aspects of the functioning of the Board and Committees such as composition of the Board, Board oversight and effectiveness, performance of Board Committees, Board skills and structure, etc. Separate exercise is carried out to evaluate the performance of individual Directors on various parameters and procedure as prescribed in Company's "Policy on Evaluation of Performance of Board".

b. Evaluation Framework and Evaluation Criteria

Sr. No	Evaluation category	Evaluation Criteria
1.	Board of Directors	Evaluation by the Board on various criteria such as structure, composition, quality, diversity, experience, competencies, performance of specific duties and obligations, quality of decision making, board practices and overall effectiveness of Board as a whole
2.	Board Committees	Evaluation by the Board after seeking inputs from the committee members on the basis of criteria such as committee composition, effectiveness of committee in terms of defined Committee charters
3.	Individual Directors	Evaluation by the Board on parameters such as meeting attendance, time devotion and contribution, engagement with colleagues on the Board, preparedness for meetings, quality of discussion, entrepreneurial leadership, ability to express disagreement & divergent views and independent judgment etc.
4.	Board Chairman	Evaluation of Chairman on certain additional parameters such as leadership development, Board management, Corporate governance etc.
5.	Independent Directors	Independent Directors were evaluated by the Board on performance indicators including: <ul style="list-style-type: none"> • Devotion of sufficient time and attention towards professional obligations for independent decision making and for acting in the best interests of the Company. • Providing strategic guidance to the Company with a view to ensuring long-term viability and strength. • Bringing external expertise and independent judgment bringing in objectivity in the Board’s deliberations

For FY22, performance of the Board was evaluated after seeking inputs from all the directors. Performance of the committees was evaluated by the Board after seeking inputs from the committee members. The Board and the NRC reviewed the performance of individual directors on the basis of various parameters as stated. In a separate meeting of independent directors, performance of non-independent directors and the board as a whole was evaluated, taking into account the views of executive directors and non-executive directors. Performance evaluation of independent directors was done by the entire board, excluding the independent director being evaluated. All Directors participated in the performance evaluation process. The results of evaluation were discussed in the NRC and Board meeting held on April 26, 2022.

c. Evaluation process outcome

The Board Evaluation process indicates that there is a high level of board effectiveness with no areas of major concerns. The quality, quantity and timeliness of flow of information between the Company management and the Board is adequate for the Board to effectively and reasonably perform its duties. The Board committees and the directors are performing their duties adequately. The Board’s suggestions to further enhance its effectiveness have been noted and taken up for implementation.

Succession planning

The Company has adopted a Succession policy to ensure an orderly succession for the board of and senior management.

Board meetings

The Board meets at regular intervals inter alia to discuss and decide on Company’s business policy and strategy. Board meetings are generally held within 30 days (regulatory requirement 45 days) from the end of the quarter in the manner that it coincides with the announcement of quarterly results. Time gap between two consecutive meetings does not exceed 120 days. In case of an urgent necessity, additional Board meetings are called. The Audit Committee and other committee meetings are generally held on the same dates as Board meetings. To ensure an immediate update to the Board, the Chairman of the respective committee briefs the Board in detail about the proceedings of the respective committee meetings.

The Company Secretary, in consultation with the Managing Director & CEO, prepares the Board and Committee meetings’ agenda. The detailed agenda, along with explanatory notes and annexures, as applicable are sent to the Board and Committee members, at least a week before the meetings except for the meetings called at a shorter notice. In special and exceptional circumstances, additional or supplementary item(s) are permitted to be taken up as ‘any other item’. Senior Management members are invited to the meetings to present updates on the items being discussed at the meeting.

Seven Board Meetings were held during the financial year ended March 31, 2022; on May 14, 2021, June 22, 2021, July 30, 2021, October 21, 2021, December 12, 2021, January 25, 2022, and March 28, 2022. The maximum interval between any two meetings was well within the maximum permitted gap of 120 days.

Name of Director & DIN	Category	No of Board meetings attended (total held / eligible to attend during the year) & % attendance	Attendance at last AGM	Name of listed entity where person is director alongwith category of directorship	No. of Directorship, Membership and Chairmanship of committees in public companies (including the Company) ¹		
					Directorship	Committee	
						Chairman	Member
Mukund Manohar Chitale (00101004)	Independent Director & Chairman	7 (7) 100%	Yes	1. Atul Limited Independent Director 2. Bhageria Industries Limited Independent Director 3. Larsen & Toubro Infotech Limited ² Independent Director 4. Larsen & Toubro Limited Independent Director	7	3	7
Abhishek Lodha (00266089)	Managing Director & Chief Executive Officer	7 (7) 100%	Yes	Nil	1	Nil	Nil
Rajendra Narpatmal Lodha (00370053)	Whole-Time Director	4 (7) 57.14%	Yes	Nil	1	Nil	Nil
Rajinder Pal Singh (02943155)	Non-Independent, Non- Executive Director	7 (7) 100%	Yes	1. Nirlon Limited Independent Director 2. Maruti Suzuki India Limited Independent Director	3	2	5
Ashwani Kumar (02870681)	Independent Director	7 (7) 100%	Yes	1. Gujarat Sidhee Cement Limited 2. Saurashtra Cement Limited	5	2	4
Raunika Malhotra (06964339)	Whole-Time Director	6 (7) 85.71%	Yes	Nil	1	Nil	1
Lee Anthony Polisano (09254797) ³	Independent Director	4 (5) 80%	Yes	Nil	1	Nil	Nil

1. includes only Audit and Stakeholders Relationship Committees

2. Ceased to be a director in Larsen & Toubro Infotech Limited w.e.f. March 31, 2022 due to completion of two terms

3. Inducted to the Board w.e.f. July 30, 2021

4. Mr. Rajeev Bakshi appointed as an additional director in the category of Independent Director w.e.f. June 29, 2022.

Average attendance of Directors at Board meetings during FY22 was 89.36%

Information to the Board

The Board has unrestricted access to all Company related information. At Board / Committee meetings, department heads and representatives who can provide additional insights into the items being discussed are invited. The Company provides inter alia the following information to the Board, which is given either as part of the agenda or by way of presentations during the meetings:

- Annual operating plans and budgets and other updates.
- Quarterly, half-yearly and annual financial results.
- Detailed presentations on business strategy and future outlook of the Company.
- Oversight of the performance of the business;
- Significant sale of investments, subsidiaries or assets which are not in the normal course of business

Confirmations related to Directors

As on March 31, 2022:

- a. None of the Directors hold directorships in more than ten public companies;
- b. None of the Directors serve as Directors or Independent Directors (IDs) in more than seven listed entities;
- c. None of the Directors are a member of more than ten committees nor Chairperson of more than five Committees as specified in Regulation 26 of the Listing Regulations.
- d. None of the Directors are related to each other nor are there inter-se relationships between the Directors.
- e. Executive Directors do not serve as IDs in more than three listed entities.
- f. IDs have confirmed that meet the criteria of independence as laid down in Section 149 (6) of the Act and regulation 25 of the Listing Regulations and that they are not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties with an objective independent judgment without any external influence. Based on the declarations received from the IDs, the Board of Directors has confirmed that they meet the criteria of independence as mentioned under the Listing Regulations.
- g. None of the non-executive directors received remuneration amounting to 50% of the total remuneration paid to non-executive directors

Board and leadership compensation

The Board has approved a Policy on Nomination & Remuneration for Directors, KMPs and other Senior Management and includes the criteria of making payments to non-executive directors in terms of the Act and the Listing Regulations. The Company confirms that the remuneration paid to the Directors is as per terms laid out in the Nomination & Remuneration Policy.

Executive Directors compensation

The NRC determines and recommends to the Board, the compensation payable to the directors. Remuneration to Executive Directors comprises of a fixed (salary, perquisites and allowances) and a variable component linked to financial and operating performance of the Company including milestones achieved on ESG front as approved by the NRC / Board. Annual increments are recommended by the NRC within the limits approved by the Board and the shareholders. Executive Directors (other than promoter directors) are eligible for ESOP grants as per Company policies in addition to the remuneration drawn by such director.

Independent Directors' compensation

The compensation payable to the independent directors is limited to a fixed amount per year as determined and approved by the Board, the sum of which does not exceed 1% of net profit for the year, calculated as per the provisions of the Act.

The Board, while deciding the basis for determining the compensation of the independent directors, takes various things into consideration for eg: participation in Board and committee meetings, other responsibilities, such as membership or chairmanship of committees, time spent in carrying out other duties, roles and functions as prescribed in Schedule IV of the Act, Listing Regulations and such other factors as the Board deems fit. At the EGM held on March 20, 2018 the shareholders have approved a commission not exceeding 1% of the net profits of the Company per annum for a period of five years, calculated in accordance with the provisions of Section 198 of the Act, to be paid and distributed among the independent directors of the Company in a manner decided by the Board. This payment will be made with respect to the profits of the Company for each year and shall also be paid in the event of inadequacy of profits as per Schedule V of the Act. Additionally, independent directors may also be reimbursed for expenses incurred in the performance of their official duties. Approval of shareholders for payment of commission for a further period of five years is being sought at the forthcoming AGM.

The Company pays sitting fees of ₹ 25,000 per meeting to its Independent Directors for attending meetings of the Board, ₹ 20,000 for attending Audit Committee meetings and ₹15,000 per meeting for attending meetings of other Board committees. The Chairman of the Board and the Audit Committee is paid a sitting fee of ₹50,000 per meeting.

Non executive director's compensation

The sole non executive non independent director on our Board is paid a remuneration from one of the subsidiaries of the Company.

Senior management compensation

Senior management remuneration comprises of a fixed component and a variable component. Senior management

is also eligible for ESOP grants as per Company policies in addition to the remuneration drawn. The NRC assesses and recommends to the Board, the compensation payable to the Senior Management including the KMPs as required under the Listing Regulations.

The Nomination & Remuneration policy is available on our website at <https://www.lodhagroup.in/investor-relations>.

Details of remuneration paid to Directors during FY 22 is given below

₹ in crore

Name of Director	Sitting fees	Salary, Allowances & perquisites ¹	Performance linked incentive	Commission	Total
Executive Directors					
Abhishek Lodha	-	4.80	Nil ²	-	4.80
Rajendra Lodha	-	Nil ³	-	-	-
Raunika Malhotra ⁵	-	4.35 ⁴	0.86	-	5.21
Non Executive Directors					
Rajinder Pal Singh	-	0.90 ⁶	-	-	0.90
Independent Directors					
Mukund Chitale	0.10	-	-	0.40	0.50
Ashwani Kumar	0.05	-	-	0.40	0.45
Lee Polisano	0.01	-	-	0.40	0.41

Notes:

- Salary & Allowances:
 - Includes amount paid during the year. Gratuity and leave encashment is provided on actuarial basis for the Company as a whole and is not included.
 - Value of perquisites is calculated in accordance with the Income Tax Act 1961 and includes the value of stock options exercised during the period, if any but does not include value of stock options granted during the year.
- Mr Abhishek Lodha voluntarily chose not to receive any performance linked incentive during FY22
- Mr Rajendra Lodha voluntarily chose not to receive any remuneration for his services rendered to the Company during FY22
- Excludes notional amortisation value of stock options but includes ₹ 2.56 crore vested under the company's housing benefit plan granted during earlier years, which was exercised during the year.
- During FY22, Ms Raunika Malhotra was granted the following stock options:

	ESOP Scheme 2021	ESOP Scheme 2021-II Plan A	ESOP Scheme 2021-II Plan B
Date of grant	April 10, 2021	October 19, 2021	October 19, 2021
No of options granted	75,000	56,030	774
Exercise price per grant	₹ 388.80	₹ 684.87	₹ 10.00
Vesting Schedule	Year 1- 40% Year 2- 30% Year 3- 30%	Bullet vest at the end of year 3	Bullet vest at the end of year 1
Exercise period	5 years from the date of vesting	3 years from the date of vesting	2 years from the date of vesting

The unexercised vested options can be carried forward throughout the exercise period. The options which are not exercised will lapse after the expiry of the exercise period.

- Remuneration was paid by Palava Dwellers Private Limited, a subsidiary, which merged with the Company on December 31, 2021 and from Cowtown Infotech & Services Private Limited, a subsidiary, with effect from January 1, 2022
- Independent Directors and Mr Abhishek Lodha and Mr Rajendra Lodha (being promoters) are not entitled to receive any stock options.
- There were no other pecuniary relationships or transactions of Non-executive directors with the Company, other than as stated above
- None of the Executive Directors are eligible for payment of any severance fees
- The office of Executive directors of Mr. Abhishek Lodha and Mr. Rajendra Lodha may be terminated by the Company or by them by giving 6 months' prior notice in writing and that of Ms. Raunika Malhotra as Executive Director may be terminated by the Company or by her by giving 3 months' prior notice in writing.

Details of equity shares of the Company held by the Directors

Name	No of equity shares held	% holding
Rajendra Lodha	200	Negligible
Mukund Chitale	1,020	Negligible
Raunika Malhotra	1,020	Negligible

C. Board Committees

The Board has constituted various sub-committees with specific terms of reference and scope, in compliance with statutory requirements, with an objective to focus effectively on specific areas and ensure expedient resolution and decision-making. The committees operate according to their respective charters/ terms of reference. The recommendations of all committees are submitted to the Board for approval. During the year, all recommendations of the committees were approved by the Board. Generally, committee meetings are held prior to the Board meeting and the chairperson of the respective committees updates the Board about the deliberations, recommendations and decisions taken by the Committee.

The constitution and charters of the Board Committees are available on our website at <https://www.lodhagroup.in/investor-relations> and are also stated herein.

The Board has constituted eight committees as on March 31, 2022.

Statutory Committees	Audit Committee	Mr Mukund Chitale (Chairman) Mr Ashwani Kumar (Member) Mr Rajinder Pal Singh (Member)
	Nomination & Remuneration Committee	Mr Ashwani Kumar (Chairman) Mr Mukund Chitale (Member) Mr Rajinder Pal Singh (Member)
	CSR Committee	Mr Ashwani Kumar (Chairman) Mr Rajinder Pal Singh (Member) Ms Raunika Malhotra (Member)
	Stakeholders Relationship Committee	Mr Rajinder Pal Singh (Chairman) Mr Ashwani Kumar (Member) Ms Raunika Malhotra (Member)
	Risk Management Committee	Mr Rajinder Pal Singh (Chairman) Mr Mukund Chitale (Member) Mr Abhishek Lodha (Member) Mr Sushil Kumar Modi, CFO, (Member) Mr Shaishav Dharia. CEO Townships & Rental Assets, (Member)
Operating Committees	ESG Committee	Mr Lee Polisano (Chairman) Mr Mukund Chitale (Member) Mr Abhishek Lodha (Member)
	Executive Committee	Mr Abhishek Lodha (Chairman) Mr Rajendra Lodha (Member) Mr Rajinder Pal Singh (Member)
	Committee for Fund Raise	Mr Mukund Chitale (Chairman) Mr Abhishek Lodha (Member) Ms Raunika Malhotra (Member)

I. Statutory Committees

Audit Committee

The Audit Committee comprises three members including two Independent Directors and one non-executive Director. The composition of the Audit Committee is in line with Section 177 of the Act and regulation 18 of the Listing Regulations. The Company Secretary is secretary to the Committee.

All Members of the Committee are eminent professionals and have relevant experience in financial matters. The Chairman of the Audit Committee was present at the previous AGM to answer members' queries. Minutes of each of the meeting of the Audit Committee are placed before the Board in its meetings. The Audit Committee invites the Managing Director & CEO, the Chief Financial Officer, the Head of Finance and Accounts and representatives of the Statutory Auditors and Internal

Auditors and other senior employees of the Company to its meetings as deemed necessary.

During FY22, the Committee met seven times i.e. on May 14, 2021, June 22, 2021, July 30, 2021, August 17, 2021, October 21, 2021, January 25, 2022 and March 28, 2022. All committee members attended all meetings held during the year. All recommendations made by the Audit Committee during FY22 were accepted by the Board.

Terms of reference of the Audit Committee

1. Overseeing the Company's financial reporting process and disclosure of its financial information to ensure that its financial statements are correct, sufficient and credible;
2. Recommending to the Board the appointment, remuneration and terms of appointment of the statutory auditor of the Company;
3. Reviewing and monitoring the statutory auditor's independence and performance, and effectiveness of audit process;
4. Approving payments to statutory auditors for any other services rendered by the statutory auditors;
5. Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the Board for approval, with particular reference to:
 - a. Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of Section 134 of the Act;
 - b. Changes, if any, in accounting policies and practices and reasons for the same;
 - c. Major accounting entries involving estimates based on the exercise of judgment by management;
 - d. Significant adjustments made in the financial statements arising out of audit findings;
 - e. Compliance with listing and other legal requirements relating to financial statements;
 - f. Disclosure of any related party transactions; and
 - g. Modified opinion(s) in the draft audit report.
6. Reviewing, with the management, the quarterly, half-yearly and annual financial statements before submission to the Board for approval;
7. Reviewing, with the management, the statement of uses/ application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilised for purposes other than those stated in the offer document/ prospectus/ notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter. This also includes monitoring the use/application of the funds raised through the proposed initial public offer by the Company;
8. Approval or any subsequent modifications of transactions of the Company with related parties;
9. Scrutinizing of inter-corporate loans and investments;
10. Valuing of undertakings or assets of the Company, wherever it is necessary;
11. Evaluating of internal financial controls and risk management systems;
12. Establishing a vigil mechanism for directors and employees to report their genuine concerns or grievances
13. Reviewing, with the management, the performance of statutory and internal auditors, and adequacy of the internal control systems;
14. Reviewing the adequacy of internal audit function if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
15. Discussing with internal auditors on any significant findings and follow up there on;
16. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
17. Discussing with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
18. Looking into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non payment of declared dividends) and creditors;
19. Reviewing the functioning of the whistle blower mechanism;
20. Approving the appointment of the Chief Financial Officer or any other person heading the finance function or discharging that function after assessing the qualifications, experience and background, etc. of the candidate; and

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|---|---|
| <p>21. Reviewing the utilization of loans and/ or advances from/investment by the holding company in the subsidiary exceeding ₹ 100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision.</p> <p>22. Consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders.</p> <p>23. To review compliance with the provision of the insider Trading Regulations atleast once in a financial year and verify that the systems for internal control are adequate and are operating efficiently.</p> <p>24. Carrying out any other function as is mentioned in the terms of reference of the Audit Committee and any other terms of reference as may be decided by the Board and/or specified/provided under the Act or the Listing Regulations or by any other regulatory authority.</p> | <p>Information to be mandatorily reviewed by the Audit Committee</p> <ol style="list-style-type: none"> 1. Management discussion and analysis of financial condition and results of operations; 2. Management letters / letters of internal control weaknesses issued by the statutory auditors; 3. Internal audit reports relating to internal control weaknesses; 4. The appointment, removal and terms of remuneration of the chief internal auditor 5. Statement of deviations: <ol style="list-style-type: none"> a. quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of the Listing Regulations; and b. annual statement of funds utilised for purposes other than those stated in the document/prospectus/notice in terms of the Listing Regulations. |
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Key matters considered by the Audit Committee during FY22

Particulars	Frequency
Review and recommendation of standalone and consolidated financial statements of the Company.	Q
Review the state and adequacy of internal controls with the management, statutory auditors, internal auditor	A
Review internal audit reports and internal audit plans	Q
Review with statutory auditor on nature and scope of audit	A
Recommend to the Board on the selection and evaluation of auditors including remuneration and terms of their appointment.	A
Review of related party transactions during preceding quarter	Q
Review / approval of related party transactions	P
Omnibus approval for the related party transactions proposed to be entered into by the Company.	A
Review of inter-corporate loans and investments	Q
Review and monitoring of statutory auditors independence, performance and effectiveness of audit process.	Q
Review of mechanism to track the compliances under insider trading regulations.	A
Monitoring and review of ombudsperson report on whistle blower incidents	A
Reviewed, approved and recommended amendments to the Related Party Transactions Policy	P
Review of utilisation of IPO and QIP proceeds	Q

A = Annual, Q = Quarterly, P = Periodically

Nomination & Remuneration Committee (NRC)

The NRC comprises three directors, including two independent directors and one non executive director. Chairman of the NRC is an independent director. The composition of the NRC is in line with section 178 of the Act and regulation 19 of the Listing Regulations. The Company Secretary acts as secretary to the Committee. All recommendations made by the NRC during FY22 were accepted by the Board.

The NRC looks at all matters pertaining to the appointment and remuneration of the Managing Director & CEO, the Executive Directors, Key Managerial Personnel, Senior Management and administration of the ESOP schemes of the Company.

During FY22, the Committee met five times i.e. on May 14, 2021, June 22, 2021, July 30, 2021, October 19, 2021 and March 28, 2022. All committee members attended all meetings held during the year. All recommendations made by the NRC during FY22 were accepted by the Board

Terms of reference of the NRC

1. Formulating the criteria for determining qualifications, positive attributes and independence of a director and recommending to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;

- (1A). For every appointment of an independent director, the NRC shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:
- a. use the services of an external agencies, if required;
 - b. consider candidates from a wide range of backgrounds, having due regard to diversity; and
 - c. consider the time commitments of the candidates.
2. Formulating of criteria for evaluation of the performance of the independent directors and the Board;
 3. Devising a policy on Board diversity;
 4. Identifying persons who qualify to become directors or who may be appointed in senior management in accordance with the criteria laid down, recommending to the Board their appointment and removal, and carrying out evaluations of every director's performance;
 5. Determining whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors;
 6. Recommend to the Board, all remuneration, in whatever form payable to senior management
 7. Performing such functions as are required to be performed by the compensation committee under the SEBI (Share Based Employee Benefits and sweat equity) Regulations 2021, as amended including:
 - a. To formulate, approve, decide and modify, one or more plan(s) under the ESOS and to determine the terms and conditions thereof;
 - b. To administer, supervise and review the implementation of the ESOS and various Plans there under,
 - c. To finalize, approve, amend and execute the documents /instruments such as Offer letter(s), Acceptance Letters, Agreements and such other documents as may be necessary for the administration and implementation of the ESOS and Various Plans thereunder
 - d. Make the allotment of the securities under various plans upon such terms and condition as may be deemed necessary to implement the ESOPS
 - e. Do all such acts, deed, matters and things as it may in its absolute discretion, deem necessary or desirable for such purpose and with power on behalf of the company to settle all questions, difficulties or doubts that may arise in regards to such issue(s) or allotment(s) (including to amend or modify any of the terms of such issue or allotment) and towards effective implementation of the ESOS as it may, in its absolute discretion deem fit to carry out intent of this resolution.
 - f. To delegate power and authorities to any Director/ Executive of the Company or other persons in this behalf.
 8. Framing suitable policies and systems to ensure that there is no violation, by an employee of any applicable laws in India or overseas, including:
 - (i) The SEBI (Prohibition of Insider Trading) Regulations, 2015, as amended; or
 - (ii) The SEBI (Prohibition of Fraudulent and Unfair Trade Practices relating to the Securities Market) Regulations, 2003.
 9. Performing such other activities as may be delegated by the Board and/or specified/provided under the Act or the Listing Regulations, or by any other regulatory authority.

Key matters considered by the NRC during FY22

Particulars	Frequency
Reviewed the overall Board composition and recommended the appointment of Lee Polisano as a Board member	P
Based on evaluation, recommended the reappointment of Mukund Chitale for a second term of five years	P
Based on evaluation, recommended the reappointment of Raunika Malhotra for a second term of two years	P
Approval of various long term incentive plans under ESOP schemes	P
Approve stock grants to eligible employees under the ESOP Schemes	P
Review and recommendation of annual rotation of rotational directors	A
Review and recommendation of remuneration to senior management	A
Evaluation of the performance of the Board and Board Committees	A

A = Annually, P = Periodically

Corporate Social Responsibility Committee (CSR Committee)

The CSR Committee comprises of three members including one Independent Director. The composition of the CSR Committee is in line with Section 135 of the Act. The Company Secretary is secretary to the Committee.

During FY22, the CSR Committee met once, i.e. on May 14, 2021. All committee members attended the meeting. All recommendations made by the CSR Committee during FY22 were accepted by the Board.

Terms of reference of the CSR Committee

1. To formulate and recommend to the board of directors, a CSR policy which shall indicate the activities to be undertaken by the Company as per Schedule VII of the Act;
2. To review and recommend the amount of expenditure to be incurred on the activities to be undertaken by the Company;
3. To monitor the CSR policy from time to time;
4. Any other matter as the Committee may deem appropriate after approval.

Annual Report on CSR activities for FY22

The CSR Report for the year ended March 31, 2022 is appended to the Directors' Report. The CSR Policy is available on our website <https://www.lodhagroup.in/investor-relations>.

Stakeholders' Relationship Committee (SRC)

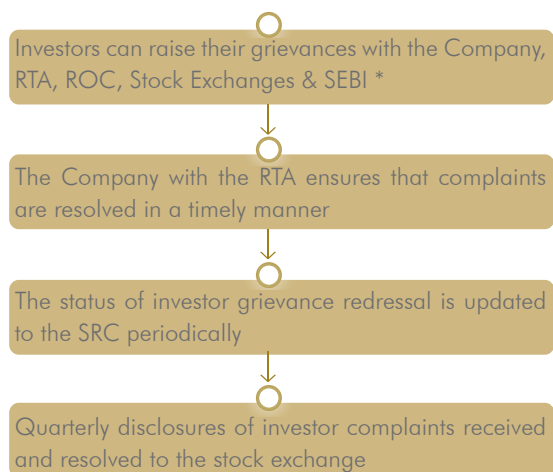
The SRC comprises of members including one Independent Director. The composition of the SRC is in line with Section 178 of the Act and regulation 20 of the Listing Regulations. The Company Secretary acts as Secretary to the Committee. The meetings of the SRC are held as and when deemed necessary to review and ensure that all investor requests / grievances are addressed within the stipulated time period.

During FY22, the Committee met once i.e. on October 21, 2021. All committee members attended the meeting.

Terms of reference of the Stakeholders' Relationship Committee

1. Consider and resolve grievances of security holders of the Company, including complaints related to transfer of shares, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings, etc.;
2. Review of measures taken for effective exercise of voting rights by shareholders;
3. Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar and Share Transfer Agent;
4. Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the Company;
5. Formulation of procedures in line with the statutory guidelines to ensure speedy disposal of various requests received from shareholders from time to time;
6. To approve, register, refuse to register transfer or transmission of shares and other securities;
7. To sub-divide, consolidate and or replace any share or other securities certificate(s) of the Company;
8. Allotment and listing of shares;
9. Approval of transfer or transmission of shares, debentures or any other securities;
10. To authorize affixation of common seal of the Company;
11. To issue duplicate share or other security(ies) certificate(s) in lieu of the original share/security(ies) certificate(s) of the Company;
12. To approve the transmission of shares or other securities arising as a result of death of the sole/ any joint shareholder;
13. To dematerialize or rematerialize the issued shares;
14. Ensure proper and timely attendance and redressal of stakeholders' queries and grievances;
15. Carrying out any other functions contained in the Act and the rules notified thereunder and the Listing Regulations, each as amended and/or equity listing agreements (if applicable), as and when amended from time to time.

Grievance Redressal Process



* Investors' complaints are also being processed through the centralized web base complaints redressal system implemented by SEBI ("SCORES"). Through SCORES, investors can view online, the actions taken and current status of their score complaints.

Nature of Complaints and Redressal Status

During FY22, the queries received by the Company were general in nature, which include issues relating to non-receipt of annual reports etc., which were resolved to the satisfaction of the shareholders.

No complaints were received from investors during FY22.

Risk Management Committee (RMC)

The Company had voluntarily constituted a RMC even though regulation 21 was not applicable to the Company for FY22. The RMC comprises five members including one Independent Director. The composition of the RMC is in line with regulation 21 of the Listing Regulations. The Company Secretary is secretary to the Committee. No meetings of the Committee were held during FY22. The Company has engaged Ernst & Young LLP for the purpose of developing and assessing our Enterprise Risk Management framework.

Terms of reference of the Risk Management Committee

1. Formulation of a detailed risk management policy which shall include:
 - a. A framework for identification of internal and external risks specifically faced by the listed entity, in particular including financial, operational, sectoral, sustainability information, cyber security risks or any other risk as may be determined by the Committee.
 - b. Measures for risk mitigation including systems and processes for internal control of identified risks.
 - c. Business continuity plan.

2. Ensuring that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;
3. Monitoring and overseeing implementation of the risk management policy, including evaluating the adequacy of risk management systems;
4. Periodically reviewing the risk management policy,
5. Keeping the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;
6. Appointment, removal and terms of remuneration of the Chief Risk Officer.

II. Operating Committees

Meetings of the operating and special committees are held from time to time as per business requirements. The Company Secretary acts as Secretary to these committees.

ESG Committee

The Company has constituted an ESG Committee to exercise oversight over the Company's Sustainability (ESG) related activities and assist the Board and the Company in achieving the Sustainability vision of the Company and meet the goals/ commitments made by the Company in its Sustainability program / strategy.

Terms of reference of the ESG Committee include:

- Approve, note and ratify ESG goals, targets and strategy and monitor performance thereof including the ESG initiatives to ensure long-term value creation for stakeholders
- Periodically review implementation, execution, progress and impact of the Company's ESG initiatives and targets
- Review of ESG reporting in line with various national and global sustainability/ ESG indices and guidelines.
- Do all acts, deeds and things incidental and deemed necessary for achievement of ESG goals, targets and strategy of the Company

Executive Committee

The Company has constituted a functional Committee known as the Executive Committee to cater to various day-to-day requirements and to facilitate seamless operations.

Committee for Fund Raise

The Company has constituted a Committee for Fund Raise to implement capital raise activities as may be required from time to time.

D. General Body Meetings

Details of previous three Annual General Meetings and special resolutions if any passed at these meetings:

Financial year	Location	Date	Time	Resolutions passed by a special majority
2020-21	Through Video Conference	September 3, 2021	15.30 hrs (IST)	<ol style="list-style-type: none"> 1. Reappointment of Mr Mukund Chitale as an Independent Director for a second term of 5 years and continue beyond age 75 years 2. Reappointment of Ms. Raunika Malhotra (DIN: as a Whole Time Director 3. Appointment of Mr Lee Polisano as an Independent Director for a first term of 5 years 4. Approve the 'Macrotech Developers Limited Employee Stock Option Scheme 2021 – II' 5. To approve extension of benefits of the ESOP Scheme 2021-II to employees of the holding company and subsidiaries of the Company
2019-20 *	Lodha Excelus,	September 30, 2020	11.00 hrs (IST)	Nil
2018-19 *	Apollo Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai-400011	September 30, 2019	11.00 hrs (IST)	Nil

*Prior to listing

Extraordinary General Meetings (EGM)

An Extraordinary General Meeting of the Company was held on Friday, November 12, 2021 at 15.00 hrs IST, through video conferencing, to approve raising of funds and issuance of securities upto ₹ 4,000 crore. The resolution was passed by a special majority.

Postal Ballot

No special resolution was passed by the Company last year through Postal Ballot. No special resolution is proposed to be conducted through Postal Ballot as on the date of this report.

E. Codes & Policies

We seek to promote and follow the highest level of ethical standards in all our business transactions. The Listing Regulations mandate the formulation of certain policies for all listed companies. The policies are reviewed and updated from time to time to incorporate changes in law and to keep abreast of the best global governance practices. These policies are available on our website at <https://www.lodhagroup.in/sustainability>.

Lodha Code of Conduct

The Lodha Code of Conduct ('the Code') is an extension of our values and reflects our continued commitment to ethical and transparent business practices across our operations. The Code sets out how we behave with our employees, those who work with us, our customers, the communities and the environment in which we operate, our value-chain partners, our joint-venture partners or other business associates, our financial and other stakeholders. It reiterates the Company's commitment towards ensuring compliance with all laws and regulations, providing a safe and harassment free work place, ethical conduct of business with zero tolerance towards bribery and corruption and upholding and protecting company's reputation. It also outlines guiding principles for avoiding conflicts and misuse of position, discrimination, political contributions and political & religious affiliation and dealing with Government agencies etc.

The Code is applicable to all employees, consultants, Directors and other stakeholders. All stakeholders dealing with the Company are encouraged to adhere to the Company's Code of Conduct. A declaration signed by the Managing Director & CEO, affirming compliance with the Code of Conduct by Board Members and Senior Management for the financial year ended March 31, 2022, is annexed as Annexure A to this report. An annual confirmation is also sought from all employees where employees are expected to confirm compliance to the Code annually.

Whistleblower policy

The Company has adopted a Whistle Blower Policy which sets out a process for employees to voice genuine concerns about unethical conduct that may breach the Company's Code of Conduct. The policy aims to ensure that genuine complainants are able to raise their concerns in full confidence, without any fear of retaliation or victimisation and also allows for anonymous reporting of complaints.

The Ombudsperson administers the entire whistleblower process from reviewing and investigating concerns raised, undertaking all appropriate actions for resolution thereof and regular monitoring of process. All employees of the Company as well as external stakeholders have access to the Ombudsperson through secure hotline, email etc.

No whistle blower complaints were received during FY22.

Code on prevention of Insider Trading

In compliance with the SEBI (Prohibition of Insider Trading) Regulations, 2015 ('PIT Regulations'), the Company has formulated the Code of Conduct for Prevention of Insider Trading ('PIT Code') to regulate and monitor trading in securities of the Company by Designated Persons (DPs) and their immediate relatives. The PIT Code, inter alia, lays down the procedures to be followed by DPs while trading/dealing in Company securities and while sharing Unpublished Price Sensitive Information (UPS). The PIT Code inter alia sets out the obligations and responsibilities of DPs, obligation to maintain the digital database, mechanism for prevention of insider trading and handling of UPS, transactions which are prohibited and manner in which permitted transactions in the securities of the Company shall be carried out etc.

The Company has constituted an Insider Trading Monitoring Committee for dealing with and deciding on remedial / penal actions in the event of breaches of the PIT Code. A report on insider trading, covering trading by DPs and initiatives/ actions taken by the Company under the PIT Code is also placed before the Audit Committee Chairman/ Audit Committee periodically.

Corporate Policies

The Act and the Listing Regulations stipulate adoption of certain policies by all listed companies. The List of policies/ codes adopted by the Company is provided in Annexure E to this report.

F. Means of communication

a. Quarterly and Annual financial results

The quarterly and annual financial results are submitted to the Stock Exchanges and published in leading English and Marathi daily newspapers like Business Standard and Navshakti. Annual reports containing audited standalone and consolidated financial statements of the Company together with Directors' Report, Auditors' Report and other important information are circulated to

the members and others entitled thereto and submitted to the Stock Exchanges. These are also uploaded in the Investor Section of the Company's website at <https://www.lodhagroup.in/investor-relations>.

b. Earnings calls and investor presentations

The Company organises earnings calls with analysts and investors on the day after announcement of results, which is also uploaded on the Company's website. The audio recording and the transcript of the earnings call is posted on the website soon after. Presentations made to institutional investors and financial analysts on the financial results are filed with the stock exchanges and uploaded on our website at <https://www.lodhagroup.in/investor-relations>.

c. Official press releases & corporate announcements

Official press releases, corporate announcements and other material information is disseminated to NSE Digital Exchange / BSE Listing Centre and in media. All other filings like shareholding pattern, corporate governance report, financial results etc are filed electronically on NSE Electronic Application Processing System (NEAPS) and Digital Exchange / BSE Listing Centre. All these are uploaded on our website at <https://www.lodhagroup.in/investor-relations>.

d. Website

Members can access corporate policies, Board committee charters, financial information, shareholding information etc on our website at <https://www.lodhagroup.in/investor-relations>.

G. General Shareholder information

Company information

Date of incorporation: September 25, 1995

CIN: L45200MH1995PLC093041

Registered Office: 412, Floor - 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001

Corporate Office: Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai 400 011

Details of 27th Annual General Meeting

Date : August 10, 2022

Day : Wednesday

Time : 15.30 hrs IST

Venue : Through video conference

Credit rating:-

Rating Agency	Rating	Instrument	Remark
India Ratings & Research	IND BBB+/ Stable'	Bank Loan and NCDs	Outlook revised from Stable to Positive
CRISIL	A/ Stable'	Bank Loan and NCDs	New Rating
Brickworks	BWR A/ Stable	Bank Loan and NCDs	During the year Rating changed from "BBB+" to "A"

Book closure date / record date

From Thursday, August 4, 2022 to Wednesday, August 10, 2022 (both days inclusive)

Equity and Debt Listing

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

April 19, 2021 (ISIN INE670K01029). Non-Convertible Debentures (NCDs) are listed on NSE (ISIN INE670K07067). Annual listing fees for the year 2022-23 have been paid to both Stock Exchanges.

Name & address of the Stock Exchange	Scrp code/Symbol
BSE Limited P.J. Towers, Dalal Street, Mumbai 400 001	543287 LODHA
The National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (East), Mumbai 400051	LODHA (Equity) DB LDPL23 (NCDs)

Details of the Debenture Trustee for privately placed NCDs are provided in the communication addresses section.

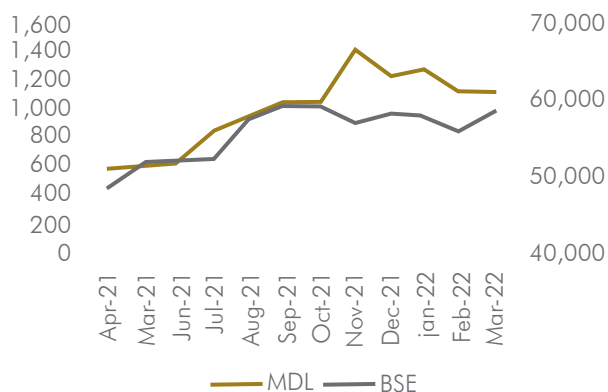
Dividend payment date

N.A.

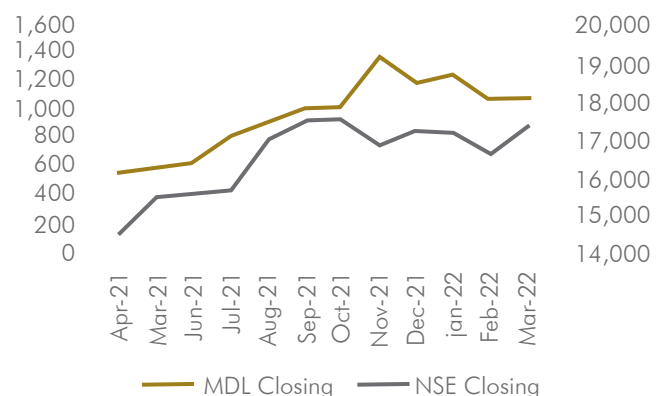
Stock market data for the period April 19, 2021 to March 31, 2022

Month	BSE			NSE		
	High	Low	Volume (Nos in lakh)	High	Low	Volume (Nos in lakh)
Apr-21	621.25	421.15	14.35	621.90	422.60	278.80
May-21	721.50	570.70	11.42	758.10	570.20	106.09
Jun-21	718.00	615.00	28.33	718.05	617.00	100.86
Jul-21	884.75	645.70	29.61	885.35	645.00	117.60
Aug-21	973.00	761.10	7.87	973.25	761.35	70.09
Sep-21	1152.40	937.00	7.62	1,152.00	936.15	102.10
Oct-21	1225.30	950.05	10.15	1,225.00	950.00	96.55
Nov-21	1516.10	1048.80	5.63	1,518.00	1,046.50	105.57
Dec-21	1538.65	1062.45	12.37	1,539.00	1,062.25	118.63
Jan-22	1340.40	1156.80	3.22	1,337.70	1,156.15	50.81
Feb-22	1391.00	1038.95	3.79	1,392.00	1,025.00	60.32
Mar-22	1129.50	970.10	6.14	1,132.90	970.15	86.44

Performance of Company's stock vis a vis SENSEX



Performance of Company's stock vis a vis NSE NIFTY



Distribution of holdings by number of shares

Range	No. of Shareholders	%	No. of Shares	%
1 – 500	50,381	98.34	16,43,177	0.34
501 – 1000	275	0.54	2,10,660	0.04
1001 - 2000	199	0.39	2,83,910	0.06
2001 - 3000	88	0.17	2,18,602	0.05
3001 - 4000	44	0.09	1,53,204	0.03
4001 - 5000	19	0.04	87,441	0.02
5001 - 10000	53	0.10	3,68,770	0.08
10001 and Above	170	0.33	47,85,40,598	99.38
Total	51,229	100.00	48,15,06,362	100.00

Distribution of holdings by category of shareholders

Category	No. of shares	% Issued Capital
Promoter and Promoter Group		
Corporate Bodies	26,72,97,320	55.51
Promoter - Trust	12,85,80,480	26.70
Promoters	200	0.00
Total Promoter Shareholding	39,58,78,000	82.21
Public Shareholding		
Institutional Investors		
Alternate Investment Funds	14,34,295	0.29
Foreign Portfolio Investors	7,18,04,786	14.91
NBFCs	9,08,452	0.19
Insurance companies	34,31,179	0.71
Mutual Funds	20,82,494	0.43
Non Institutional Investors		
Limited Liability Partnerships	5,551	0.00
Clearing Members	1,37,424	0.03
Hindu Undivided Family	1,32,375	0.03
Non Resident Indians	74,268	0.02
Non Residents	30,694	0.01
Other Bodies Corporate	20,33,007	0.42
Public	35,53,837	0.74
Total Public Shareholding	8,56,28,362	17.78
TOTAL	48,15,06,362	100.00

Registrar & Transfer Agent

All the work related to share registry, both in physical and electronic form, is handled by the Company's Registrar and Transfer Agent at the address mentioned in the communication addresses section

Outstanding GDRs/ADRs/ Warrants/ Convertible Instruments

N.A.

Commodity price risk or foreign exchange risk and hedging activities

N.A.

Share transfer system

The entire issued and paid up equity share capital is in electronic form and shares are freely transferable through the depositories.

In terms of requirements to amendments to Regulation 40 of Listing Regulations w.e.f April 1, 2019, transfer of securities in physical form shall not be processed unless the securities are held in dematerialised form with a depository

Pursuant to Regulation 40(9) of the Listing Regulations, the Company obtains yearly certificate from a practicing Company Secretary certifying that all transfers are completed within the statutory period. A copy of the certificates so received is submitted to both Stock Exchanges, where the shares of the Company are listed.

Dematerialization of shares and liquidity

The shares of the Company are in compulsory dematerialized segment and are available for trading in the depository systems of both the National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL).

As at March 31, 2022, all the shares of the Company (except one share) were held in dematerialised mode.

Plant locations

The Company's projects are located in the Mumbai Metropolitan Region and in Pune

Communication Details:

	Contact	Telephone	Email	Address
Grievance Redressal	Ms Sanjyot Rangnekar Company Secretary & Compliance Officer Macrotech Developers Limited	T: +91 22 67737373 F: +91 22 23024550	investor.relations@lodhagroup.com	Lodha Excelus, L2, N M Joshi Marg, Mahalaxmi, Mumbai 400 011
Investor Relations	Mr Anand Kumar Head Investor Relations Macrotech Developers Limited	T: +91 22 67737373 F: +91 22 23024550	investor.relations@lodhagroup.com	Lodha Excelus, L2, N M Joshi Marg, Mahalaxmi, Mumbai 400 011
Registrar & Share transfer agent	Mr Ashok Shetty Link Intime India Private Limited	T: +91 22 49186200 F: +91 22 49186195	rnt.helpdesk@linkintime.co.in	C101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai - 400 083
Debenture Trustees	Ms Nayana Yogesh IDBI Trusteeship Services Limited	T: +91 22 40807075 F: +91 22 66311776	nayana@idbitrustee.com	Asian Building, Ground Floor, 17 R. Kamani Marg, Ballard Estate, Mumbai - 400 001

H. Other disclosures

Compliance with discretionary requirements

Separate positions of Chairman and Managing Director & CEO

Separate individuals hold the positions of Chairman of the Board, and the Managing Director & CEO.

Integrated Reporting as per framework prescribed by International Integrated Reporting Council (IIRC)

This is the first Integrated Annual Report' published by the Company, in accordance with the IIRC's Integrated reporting Framework

Shareholders' Rights

The Company has established a robust grievance framework to ensure that shareholders' grievances are addressed.

The Company proactively engages with shareholders through earning calls, presentations, meetings, conferences and regular roadshows etc. The transcripts of earnings call and Annual General Meetings are uploaded on Company's website. In addition, all major press releases issued by the Company are simultaneously disseminated to the Stock Exchanges and on its website.

97.24% shareholders of the Company have provided registered email addresses. The Company follows a medium of electronic communication with them, towards its continuing endeavour in the area of 'Go Green' initiatives.

Details of regulatory non compliances with regard to Capital Markets during the last three years

There were no instances of non compliances by the Company and no penalties and / or strictures have been imposed by Stock Exchanges or SEBI or any statutory authority on any matter related to capital markets during the last three years.

Material Related Party Transactions

All transactions entered into with related parties as defined under the Act and the Listing Regulations during the financial year were in the ordinary course of business and on an arm's length basis and do not attract the provisions of Section 188 of the Act.

Except as disclosed in AoC- 2 forming part of the Directors' report, there were no materially significant Related Party Transactions that could potentially conflict with the interests of the Company at large. None of the transactions with any of the related parties were in conflict with the interest of the Company.

Please refer Note 49 regarding disclosure of related party transactions forming part of the Standalone Financial Statements forming part of the Annual Report.

Requisite disclosures with respect to related party transactions are placed before the Audit Committee on quarterly basis in terms of Regulation 23(3) of the Listing Regulations and other applicable laws for approval/information. Prior omnibus approval is obtained for Related Party Transactions which are repetitive in nature.

The Board of Directors has also formulated a Policy on dealing with Related Party Transactions pursuant to the provisions of the Act and the Listing Regulations. The Policy intends to ensure that proper reporting, approval and disclosure processes are in place for all transactions between the Company and related parties.

The Related Party Transactions policy is available on our website at <https://www.lodhagroup.in/investor-relations>

Whistle Blower Policy and Vigil Mechanism

The Company's Whistle Blower Policy is in line with the provisions of sub sections 9 and 10 of Section 177 of the Act and as per Regulation 22 of the Listing Regulations. The Company has established a vigil mechanism for employees to report concerns about fraudulent acts or unethical behaviour.

The policy is available on our website at <https://www.lodhagroup.in/investor-relations>

Details of utilisation of funds raised through preferential allotment or qualified institutions placement as specified in Regulation 32 (7A)

Qualified Institutions Placement (QIP)

On November 18, 2021, the Company raised ₹ 4,000 crore by way of a QIP. 3,41,88,034 Equity shares were allotted to 55 Qualified Institutional Buyers at a price of ₹ 1,170 per Equity Share (including share premium of Rs 1,160 per Equity Share), at a discount of ₹ 14.70 per Equity Share (i.e. 1.24%) on the Floor Price of ₹ 1,184.70. The net proceeds of the QIP were utilised for the purposes for which they were raised i.e. deleveraging, capital expenditure including acquisition of land, land development rights and general corporate purposes.

Deployment of QIP issue proceeds as on March 31, 2022

	₹ crore
Gross proceeds	4,000.00
Issue expenses	53.85
Net Proceeds	3,946.15
Utilised for repayment of debt, growth capital & General Corporate Purposes	3,746.15
Investments in Bank FDs / mutual funds	200.00

Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

The Company is committed towards creating a workplace that is free from any form of harassment and discrimination and has a 'zero-tolerance' approach towards any act of harassment.

The Company has a comprehensive policy which is framed in compliance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. An Internal Complaints Committee (ICC) has been constituted as per procedure prescribed in the law. All complaints are investigated and conducted as per law and Company policy. The investigation reports and recommendations are forwarded to the MD & CEO for action.

Awareness and training sessions about the Prevention of Sexual Harassment at workplace are conducted for all associates.

During FY22, no cases were filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. The policy is available on our website at <https://www.lodhagroup.in/sustainability>

Fees paid to Statutory Auditor and /or other entities in the Auditor's network by the Company

	₹ crore
Audit fees	2.16
Tax audit fees	0.10
Other services	0.84
Total	3.10

Compliance with Regulation 39(4) of the Listing Regulations

There are no unclaimed shares. Hence the compliance mechanism laid down under Regulation 39 (4) of the Listing Regulations read together with Schedule V and VI is not applicable.

CEO and CFO certification

The certificate required under Regulation 17(8) of the Listing Regulations, duly signed by the CEO and CFO of the Company was placed before the Board. The same is provided as Annexure D to this report.

Compliance with mandatory requirements of the Listing Regulations

The Company has complied with corporate governance requirements specified in regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of regulation 46 of the Listing regulations.

As required under Regulation 34 of the Listing Regulations, the Statutory Auditor's certificate on Corporate Governance is annexed as Annexure B to this report

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

The Company and its subsidiaries have not advanced any loans and/or advances to firms/companies in which the Directors are interested.

Subsidiaries

The Company monitors performance of its subsidiaries in the following manner:

- Financial Statements, in particular investments made by unlisted subsidiary companies, are reviewed by the Audit Committee.
- Minutes of the Board Meetings of unlisted subsidiaries are regularly placed before the Board.
- A statement containing significant transactions and arrangements entered into by unlisted subsidiary companies is placed before the Board.

The financial statements of the unlisted subsidiaries are available on our website at <https://www.lodhagroup.in/investor-relations>

The detailed annual report of listed subsidiaries are available on the respective websites of National Standard India Limited, Sanathnagar Enterprises Limited and Roselabs Finance Limited.

The Board of Directors have formulated a Policy for determining material subsidiaries pursuant to the provisions of the Listing Regulations. The policy is available on our website at <https://www.lodhagroup.in/investor-relations>

Certificate from Practising Company Secretary pursuant to Schedule V of the Listing Regulations

A certificate has been received from Shraavan A. Gupta & Associates, Practising Company Secretaries, pursuant to Schedule V of the Listing Regulations, that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as director of the Company by the SEBI, MCA or any such statutory authority. The same is annexed as Annexure C to this report.

Extent to which discretionary requirements as specified in Part E of Schedule II have been adopted

Adoption of the discretionary requirements by the Company is reviewed and adopted by the Company from time to time.

Board:- An Independent director has been appointed as Chairman of the Board

Shareholders' Rights:- As the quarterly and half yearly financial results are published in the newspapers and are also posted on the Company's website, the same are not being sent separately to the shareholders.

Audit Qualifications:- The auditors' report on financial statements of the Company are unmodified.

Reporting of Internal Auditor:- Internal auditor directly reports to the audit committee

Annexure A

Declaration

I hereby confirm that the Company has received confirmations from all members of the Board and Senior Management that they are in compliance with the Company's Code of Conduct for the financial year ended March 31, 2022.

For Macrotech Developers Limited

Abhishek Lodha

Managing Director & CEO

Date: June 29, 2022

Place: Mumbai

Annexure B

Certificate on Corporate Governance

To

The Members

Macrotech Developers Limited

We have examined the compliance of the conditions of Corporate Governance by Macrotech Developers Limited ('the Company') for the year ended on March 31, 2022, as stipulated under Regulations 17 to 27, clauses (b) to (i) of sub-regulation (2) of Regulation 46 and para C, D and E of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"). The compliance of the conditions of Corporate Governance is the responsibility of the management of the Company. Our examination was limited to the review of procedures and implementation thereof, as adopted by the Company for ensuring compliance with conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, and the representations made by the Directors and the Management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India warranted due to the spread of the COVID-19 pandemic, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the SEBI Listing Regulations for the year ended on March 31, 2022.

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

Shravan A. Gupta & Associates

Practicing Company Secretary

Shravan A. Gupta

ACS: 27484, CP: 9990

Place: Mumbai

UDIN: A027484D000517985

Date: June 22, 2022



Annexure C

Certificate by Practicing Company Secretary on Non Disqualification of Directors

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

To,
The Members
Macrotech Developers Limited

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of Macrotech Developers Limited having CIN L45200MH1995PLC093041 and having registered office at 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001, India (hereinafter referred to as 'the Company'), produced before me/us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, We hereby certify that none of the Directors on the Board of the Company as stated below have been debarred or disqualified from being appointed or continuing as Directors of companies by the SEBI, MCA, or any such other statutory authority for the financial year ending on March 31, 2022.

Name of Director	DIN	Original date of appointment in the Company
Mr Mukund Chitale	00101004	November 23, 2016
Mr Abhishek Lodha	00266089	March 9, 2016
Mr Rajinder Pal Singh	02943155	January 1, 2016
Mr Ashwani Kumar	02870681	April 8, 2020
Mr Rajendra Lodha	00370053	September 16, 2009
Ms Raunika Malhotra	06964339	June 26, 2020
Mr Lee Polisano	09254797	July 30, 2021

Ensuring the eligibility of for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company.

Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Shravan A. Gupta & Associates
Practicing Company Secretary

Shravan A. Gupta
ACS: 27484, CP: 9990
Place: Mumbai
UDIN: A027484D000017133
Date: April 4, 2022

Annexure D

Certificate by Chief Executive Officer & Chief Financial Officer

1. We have reviewed the Financial Statements and the cash flow statement of Macrotech Developers Limited for the financial year 2021-22 and to the best of our knowledge and belief we certify that:
 - a. these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
 - b. these statements together present a true and fair view of the affairs and are in compliance with existing accounting standards, applicable laws and regulations.
2. To the best of our knowledge and belief, there are no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's code of conduct.
3. We accept responsibility for establishing and maintaining internal controls for financial reporting and have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and have disclosed to the auditors and the audit committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps taken or proposed to be taken to rectify these deficiencies.
4. We confirm that there are no:
 - a. significant changes in internal control over financial reporting during the year;
 - b. significant changes in accounting policies during the year;
 - c. instances of significant fraud of which we have become aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting

Abhishek Lodha
Managing Director & CEO

Sushil Kumar Modi
Chief Financial Officer

Place: Mumbai
Date: April 26, 2022

Annexure E

Corporate Policies & Codes

All policies are available on our website at <https://www.lodhagroup.in/investor-relations>

Name of the Policy	Brief description
Corporate Social Responsibility Policy	This policy on improving and uplifting the areas it operates in and the social and economic development of the communities it touches.
Related Party transactions policy	This policy seeks to ensure that proper reporting, approval and disclosure processes are in place for all related party transactions keeping in mind the potential or actual conflicts of interest that may arise because of entering into these transactions.
Risk Management Policy	This policy seeks to ensure sustainable business growth with stability and to promote a proactive approach in reporting, evaluating and resolving risks associated with the business.
Nomination & Remuneration Policy	The policy sets out the criteria for appointment of directors and persons who may be appointed in Senior Management and Key Managerial positions and to determine the remuneration payable to them from time to time.
Board diversity Policy	The policy sets out the approach to ensuring diversity on the Board of Directors of the Company to leverage differences in thought, perspective, knowledge, skill, regional and industry experience, cultural and geographical background, age, race and gender etc.
Policy for evaluation of the performance of the board of directors	The policy sets out the procedure for annual evaluation of the performance of the Board of Directors of the Company.
Policy on succession planning for the board and senior management of the Company	This policy seeks to put in place a plan for orderly succession for the Board of and senior management.
Code of conduct for board of directors and senior management personnel	The Board of Directors and Senior Management of the Company affirms compliance and adherence with various codes and policies adopted by the Company.
Policy for determination of materiality	This policy set out criteria for disclosure of events or information affecting the Company to stock exchange(s).
Policy for determination of material subsidiaries	The policy lays down a framework to determine material subsidiary company(s) and ensure effective governance.
Fair disclosure Code & Policy for enquiry in case of leak/ suspected leak of UPSI	The Code provides a framework for disclosure of unpublished price sensitive information. The Policy sets out the procedure to deal with leak of UPSI.
Code of conduct for prevention of Insider trading	The Code provides a framework for regulating, monitoring and reporting of trading by insiders
Policy on preservation and archival of documents	The policy sets out the parameters for preservation and archival of documents.
Dividend Distribution Policy	This policy sets out the criteria for dividend declaration.
Whistle blower Policy	This policy provides a framework for encouraging its employees to report matters without the risk of subsequent victimization or discrimination or disadvantage.

Independent Auditor's Report

To
The Members of **Macrotech Developers Limited**

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of Macrotech Developers Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss, Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information.

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

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued

by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 63(a)(i) to the standalone financial statements which describes the accounting for and in particular the basis for restatement of the comparative previous year by the Company's management as required under Ind AS 103 "Business Combination" consequent to approval by National Company Law Tribunal of Scheme of Amalgamation of Palava Dwellers Pvt. Ltd. a wholly owned subsidiary, with the Company effective from Appointed date April 01, 2019. The certified copy of the Scheme has been filed by the Company with the Registrar of Companies, Mumbai on December 31, 2021.

Our opinion is not modified in respect of above matter.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements for current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter

Revenue Recognition

Refer Note 1(B)(II)(11) of standalone financial statements with respect to the accounting policies followed by the Company for recognizing revenue from sale of residential and commercial properties.

The Company applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from sale of commercial and residential real estate, which is being recognised at a point in time upon the Company satisfying its performance obligation and the control of the underlying asset gets transferred to the customer which is linked to the application and receipt of the occupancy certificate.

How the Key Audit Matter was addressed in our audit

Our audit procedures in respect of this area, among others, included the following:

- Read the company's revenue recognition accounting policies and evaluated the appropriateness of the same with respect to principles of Ind AS 115 and their application to the significant customer contracts;
- Obtained and understood the company's process for revenue recognition including identification of performance obligations and determination of transfer of control of the property to the customer;
- Evaluated the design and implementation and verified, on a test check basis, the operating effectiveness of key internal controls over revenue recognition including controls around transfer of control of the property;

Key Audit Matter

Since significant judgement is involved in identifying performance obligations and determining when 'control' of the asset underlying the performance obligation is transferred to the customer basis which revenue is recognised, we have considered revenue recognition as a key audit matter.

Inventory Valuation

Refer Note 1 (B)(II) 5 to the standalone financial statements which includes the accounting policies followed by the Company for valuation of inventory.

The Company's properties under development and completed properties are stated at the lower of cost and Net Realizable Value (NRV).

As at March 31, 2022, the Company's properties under development and inventory of completed properties amounts to INR 21,776.78 Crore and INR 3,792.21 Crore respectively.

Determination of the NRV involves estimates based on prevailing market conditions, current prices, and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling costs.

The cost of the inventory is calculated using actual land acquisition costs, construction costs, development related costs and interest capitalized for eligible project.

We have considered the valuation of inventory as a key audit matter on account of the significance of the balance to the standalone financial statements and involvement of significant judgement in estimating future selling prices, costs to complete project and possible effect on the above estimates because of COVID -19 pandemic.

Contingent liabilities

Refer Note 42(c) to the standalone financial statements for the disclosures relating to contingent liabilities.

As at March 31, 2022, the Company has ongoing litigations which arise in the normal course of business. Based on the legal status of the proceedings, the Management makes assessment of probability/ possibility / remoteness of the underlying litigation and the impact thereon on the financial statements which involves significant management judgement.

How the Key Audit Matter was addressed in our audit

- Verified the sample of revenue contract for sale of residential and commercial units to identify the performance obligations of the company under these contracts and assessed whether these performance obligations are satisfied over time or at a point in time based on the criteria specified under Ind AS 115;
- Verified, on a test check basis, revenue transaction with the underlying customer contract, Occupancy Certificates (OC) and other documents evidencing the transfer of control of the asset to the customer based on which the revenue is recognized; and
- Assessed the adequacy and appropriateness of the disclosures made in standalone financial statements in compliance with the requirements of Ind AS 115 - 'Revenue from contracts with customer'.

Our audit procedures included, among others, the following:

- Obtained an understanding of the Management's process and methodology of using key assumptions for determining the valuation of inventory as at the year-end including considerations given to impact of Covid-19;
- Evaluated the design and implementation and verified, on a test check basis, operating effectiveness of controls over preparation and update of NRV workings and related to the Company's review of key estimates, including estimated future selling prices and costs of completion for property development projects;
- Assessed the appropriateness of the selling price estimated by the management and verified the same on a test check basis, by comparing the estimated selling price to recent market prices in the same projects or comparable properties;
- Compared the estimated construction cost to complete the project with the company's updated budgets and
- Assessed the adequacy and appropriateness of the disclosures made in the standalone financial statements with respect to Inventory in compliance with the requirements of applicable Indian Accounting Standards and applicable financial reporting framework.

Our audit procedures with respect to this area included, among others, following:

- Read the minutes of the meetings of the Board of Directors and the Audit Committee.
- Obtained an understanding of the Management's process for determining provisions and contingent liabilities pertaining to legal matters and taxation matters;
- Verified the design and operating effectiveness of the Management's controls over the estimation, monitoring and disclosure of provisions and contingent liabilities, on a test check basis.
- Obtained list of cases/matters in respect of which litigations were outstanding as at reporting date:

Key Audit Matter

In view of the above, the aforesaid said matter is considered to be Key audit matter.

How the Key Audit Matter was addressed in our audit

- Inquired with the in-house lawyers of the company to understand status update, any potential outcome of the cases and steps that will be undertaken in future with regards to the ongoing litigations;
- Obtained and reviewed confirmations of the external legal advisors of the company; and
- Assessed reasonableness of the assumptions and estimates used by the management in relation to the disclosure of the contingent liability in the standalone financial statements in accordance with the requirements of Ind AS 37 - 'Provisions, Contingent Liabilities and Contingent Asset' and Ind AS 12 - 'Income Taxes'.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the Director's Report and Management discussion and analysis but does not include the standalone financial statements and our auditor's report thereon.

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

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

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 standalone financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

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

We give in "Annexure A" a detailed description of Auditor's responsibilities for Audit of the Standalone Financial Statements.

Report on Other Legal and Regulatory Requirements

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



- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure C".
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 42(c) to the standalone financial statements;
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. (1) The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the

company to or in any other person / entity, including foreign entities ('Intermediaries'), with the understanding, whether recorded in writing or otherwise, that the Intermediary has, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

- (2) The Management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person / entity, including foreign entities, with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the company has directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (3) Based on our audit procedures which we have considered reasonable and appropriate in the circumstances and according to the information and explanations provided to us by the Management in this regard, nothing has come to our notice that has caused us to believe that the representations made by the Management under sub-clause (1) and (2) contain any material misstatement.
 - v. The Company has neither declared nor paid any dividend during the year.
3. As required by The Companies (Amendment) Act, 2017, in our opinion, according to information, explanations given to us, the remuneration paid by the Company to its directors is within the limits prescribed under Section 197 of the Act and the rules thereunder.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W

Bhavik L. Shah
Partner

Place: Mumbai
Date: April 26, 2022

Membership No. 122071
UDIN: 22122071AHVZFR7335

Annexure A to the Independent Auditor's Report on even date on the Standalone Financial Statements Of Macrotech Developers Limited for the year ended March 31, 2022

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to standalone financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

For M S K A & Associates

Chartered Accountants
ICAI Firm Registration No. 105047W

Bhavik L. Shah

Partner

Place: Mumbai
Date: April 26, 2022

Membership No. 122071
UDIN: 22122071AHVZFR7335



Annexure B

to Independent Auditors' Report of even date on the Standalone Financial Statements of Macrotech Developers Limited for the year ended March 31, 2022

[Referred to in paragraph under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report]

- i. (a) A. The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment.
- B. The Company has maintained proper records showing full particulars of intangible assets.
- (b) All the Property, Plant and Equipment have not been physically verified by the management during the year but there is a regular programme of verification which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) as disclosed in the financial statements are held in the name of the Company.
- (d) According to the information and explanations given to us, the Company has revalued its immovable property i.e. land (Property, Plant and Equipment) which is based on the valuation by Registered Valuer. However, the change is less than 10% in value in aggregate value of net carrying amount for such class of Property, Plant and Equipment.
- (e) According to the information and explanations given to us, no proceeding has been initiated or pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder. Accordingly, the provisions stated in clause 3(i) (e) of the Order are not applicable to the Company.
- ii. (a) The inventory has been physically verified during the year by the management. In our opinion, the frequency of verification, coverage & procedure of such verification is reasonable and appropriate. No material discrepancies were noticed on such verification.
- (b) The Company has been sanctioned working capital limits in excess of ₹ 5 crores in aggregate from Banks/ financial institutions on the basis of security of current assets. Quarterly returns / statements filed with such Banks/ financial institutions during the year are in agreement with the books of account.
- iii. (a) According to the information explanation provided to us, the Company has provided loans or provided advances in the nature of loans, or given guarantee, or provided security to any other entity.

(A) The details of such loans or advances and guarantees or security to subsidiaries, Joint Ventures and Associates in accordance with provisions of Companies Act, 2013 are as follows:

	Guarantees (₹ In crore)	Security (₹ In crore)	Loans (₹ In crore)	Advances (₹ In crore)
Aggregate amount granted/provided during the year				
- Subsidiaries	-	-	2,089.98	-
- Joint Ventures	-	-	-	-
- Associates	-	-	-	-
Balance Outstanding as at balance sheet date in respect of above cases				
- Subsidiaries	-	-	2,700.18	-
- Joint Ventures	-	-	-	-
- Associates	-	-	-	-

AND

(B) The details of such loans or advances and guarantees and security to parties other than subsidiary, joint ventures and associates are as follows:

	Guarantees (₹ In crore)	Security (₹ In crore)	Loans (₹ In crore)	Advances (₹ In crore)
Aggregate amount granted/provided during the year				
- Others	-	-	185.33	-
Balance Outstanding as at balance sheet date in respect of above cases				
- Others	-	-	202.11	-

- (b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the terms and conditions in relation to investments made, guarantee provided, security given are not prejudicial to the interest of the Company.
- (c) In case of the loans and advances in the nature of loan, schedule of repayment of principal and payment of interest have been stipulated and the borrowers have been regular in the payment of the principal and interest.
- (d) There are no amounts overdue for more than ninety days as at balance sheet date other than those already provided for in respect of the loan granted to Company/ Firm/ LLP/ Other Parties.
- (e) According to the information explanation provided to us, the loan or advance in the nature of loan granted has not fallen due during the year. Hence, the requirements under clause 3(iii) (e) of the Order are not applicable to the Company.
- (f) According to the information explanation provided to us, the Company has not granted any loans and / or advances in the nature of loans which are either repayable on demand or without specifying any terms or period of repayment. Hence, the requirements under clause 3(iii)(f) of the Order are not applicable to the Company.
- iv. In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, in respect of loans, investments, guarantees and security made. Further, as the Company is engaged in the business of providing infrastructural facilities, the provisions of section 186 [except for sub-section (1)] are not applicable to it.
- v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the rules framed there under.
- vi. We have broadly reviewed the books of account relating to materials, labour and other items of cost maintained by the Company as specified by the Central Government for the maintenance of cost records under sub-section (1) of section 148 of the Act and we are of the opinion that prima facie the prescribed accounts and records have been made and maintained. We have not, however, made a detailed examination of the records with a view to determine whether they are accurate or complete.
- vii. (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, duty of custom, cess and any other statutory dues have generally been regularly deposited with the appropriate authorities though there has been a slight delay in a few cases. The Company's operations during the year did not give rise to any liability for value added tax, service tax and excise duty.
- Further, no undisputed statutory dues were in arrears, as at March 31, 2022 for a period of more than six months from the date they became payable.
- (b) Details of statutory dues referred to in sub-clause (a) above which have not been deposited as on March 31, 2022 on account of disputes are given below:

Name of the statute	Nature of dues	Amount ₹ in crores	Amount paid under protest ₹ in crores	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax (Including Interest)	0.64	0.11	Assessment year 2007-2008	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax (Including Interest)	0.00*	-	Assessment year 2008-2009	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax (Including Interest)	2.52	0.36	Assessment year 2009-2010	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax (Including Interest)	3.75	0.75	Assessment year 2012-2013	Deputy Commissioner of Income Tax
Income Tax Act, 1961	Income Tax (Including Interest)	0.09	-	Assessment year 2012-2013	Income Tax Appellate Tribunal
Income Tax Act, 1961	Income Tax (Including Interest)	5.41	1.98	Assessment year 2013-2014	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax (Including Interest)	0.14	-	Assessment year 2013-2014	Deputy Commissioner of Income Tax
Income Tax Act, 1961	Income Tax (Including Interest)	37.62	5.09	Assessment year 2014-2015	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax (Including Interest)	26.87	15.88	Assessment year 2014-2015	Income Tax Appellate Tribunal

Name of the statute	Nature of dues	Amount ₹ in crores	Amount paid under protest ₹ in crores	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax (Including Interest)	29.40	0.62	Assessment year 2015-2016	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax (Including Interest)	1.27	-	Assessment year 2015-2016	Deputy Commissioner of Income Tax
Income Tax Act, 1961	Income Tax (Including Interest)	28.67	1.63	Assessment year 2016-2017	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax (Including Interest)	120.29	0.47	Assessment year 2017-2018	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Income Tax (Including Interest)	18.26	0.21	Assessment year 2018-2019	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Penalty u/s 271D & E	0.03	-	Assessment year 2009-2010	Commissioner of Income Tax (Appeals)
Income Tax Act, 1961	Penalty u/s 271D & E	15.48	-	Assessment year 2016-2017	Commissioner of Income Tax (Appeals)
Finance Act, 1994	Service Tax	0.07	-	Financial year 2011-2012 to 2015-2016	Commissioner Service Tax (Appeals)
Finance Act, 1994	Service Tax	2.35	1.93	Financial year 2013-2014	Commissioner Service Tax (Appeals)
Finance Act, 1994	Service Tax	0.87	0.06	Financial year 2017-2018	Customs, Excise and Service Tax Appellate Tribunal
Goods & Service Tax Act, 2017	Goods & Service Tax	1.70	1.70	Financial year 2017-2018	Delhi High Court
Goods & Service Tax Act, 2017	Transition Credit	89.52	6.03	Financial year 2017-2018	Joint Commissioner (Appeals)
MVAT Act, 2002	Value Added Tax	0.10	0.01	Financial year 2011-2012	Joint Commissioner (Appeals)
MVAT Act, 2002	Value Added Tax	0.32	0.05	Financial year 2012-2013	Joint Commissioner (Appeals)
MVAT Act, 2002	Value Added Tax	0.04	0.00	Financial year 2013-2014	Joint Commissioner (Appeals)
MVAT Act, 2002	Value Added Tax	2.30	0.11	Financial year 2014-2015	Joint Commissioner (Appeals)
MVAT Act, 2002	Value Added Tax	8.14	0.34	Financial year 2015-2016	Joint Commissioner (Appeals)
MVAT Act, 2002	Value Added Tax	3.12	-	Financial year 2016-2017	Deputy Commissioner Sales tax
MVAT Act, 2002	Value Added Tax	5.95	0.29	Financial year 2016-2017	Joint Commissioner (Appeals)
MVAT Act, 2002	Value Added Tax	6.18	0.30	Financial year 2017-2018	Joint Commissioner (Appeals)
Maharashtra Stamp Act, 1958	Stamp Duty	473.84	202.49	August 01, 2011 to February 28, 2017	Bombay High Court
Maharashtra Stamp Act, 1958	Stamp Duty	19.40	-	Financial year 2013-14	Bombay High Court

* Represent Income tax demand of ₹ 25,100/-.

- viii. According to the information and explanations given to us, there are no transactions which are not accounted in the books of account which have been surrendered or disclosed as income during the year in Tax Assessment of the Company. Also, there are no previously unrecorded income which has been now recorded in the books of account. Hence, the provision stated in clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings or in payment of interest thereon to any lender.
- (b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared wilful defaulter

- by any bank or financial institution or government or any government authority.
- (c) In our opinion and according to the information explanation provided to us, money raised by way of term loans during the year have been applied for the purpose for which they were raised.
- (d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the standalone financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.
- (e) According to the information explanation given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- x. (a) In our opinion, according to the information explanation provided to us, money raised by way of initial public offer or further public offer (including debt instruments) during the year have been applied for the purpose for which they were raised.
- (b) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has complied with the provisions of Section 42 of the Companies Act in respect of equity shares issued through Qualified Institutional Placements (QIP) during the year. The amount raised has been used for the purposes for which they were raised except for unutilized fund amounting to ₹ 200.00 crores which pending utilization for the objects of Qualified Institutional Placement, have temporarily been invested in fixed deposits with banks. During the year, the Company did not make preferential allotment/ private placement of fully/ partly convertible debentures.
- xi. (a) During the course of our audit, examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company or on the Company.
- (b) We have not come across of any instance of material fraud by the Company or on the Company during the course of audit of the standalone financial statements for the year ended March 31, 2022, accordingly the provisions stated in clause 3(xi)(b) of the Order is not applicable to the Company.
- (c) We have taken into consideration the whistle blower complaints received by the Company during the year while determining the nature, timing and extent of audit procedures.
- xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, the provisions stated in clause 3(xii) (a) to (c) of the Order are not applicable to the Company.
- xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act, where applicable and details of such transactions have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- xiv. (a) In our opinion and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.
- (b) We have considered internal audit reports issued by internal auditors during our audit.
- xv. According to the information and explanations given to us, in our opinion during the year the Company has not entered into non-cash transactions with directors or persons connected with its directors and hence, provisions of section 192 of the Act are not applicable to Company. Accordingly, the provisions stated in clause 3(xv) of the Order are not applicable to the Company.
- xvi. (a) In our opinion, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions stated in clause 3 (xvi)(a) of the Order are not applicable to the Company.
- (b) In our opinion, the Company has not conducted any Non-Banking Financial or Housing Finance activities without any valid Certificate of Registration from Reserve Bank of India. Hence, the reporting under clause 3 (xvi)(b) of the Order are not applicable to the Company.
- (c) The Company is not a Core investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Hence, the reporting under clause 3 (xvi)(c) of the Order are not applicable to the Company.
- (d) The Company does not have more than one CIC as a part of its group. Hence, the provisions stated in clause 3 (xvi)(d) of the Order are not applicable to the Company.
- xvii. According to the information explanation provided to us, the Company has not incurred cash losses in the current financial year and in the immediately preceding financial year. Hence, the provisions stated in clause (xvii) of the Order are not applicable to the Company.

- xviii. There has been no resignation of the statutory auditors during the year. Hence, the provisions stated in clause 3 (xviii) of the Order are not applicable to the Company.
- xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. (a) There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.
- (b) There are no unspent amounts towards Corporate Social Responsibility (CSR) on ongoing projects requiring a transfer to a special accounts in compliance with provision of sub section (6) of section 135 of the said Act. Accordingly, reporting under clause 3(xx)(b) of the Order is not applicable for the year.

For M S K A & Associates

Chartered Accountants
ICAI Firm Registration No. 105047W

Bhavik L. Shah

Partner

Place: Mumbai

Date: April 26, 2022

Membership No. 122071

UDIN: 22122071AHVZFR7335

Annexure C to Independent Auditors' Report of even date on the Standalone Financial Statements of Macrotech Developers Limited for the year ended March 31, 2022

[Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report of even date to the Members of Macrotech Developers Limited on the Financial Statements for the year ended March 31, 2022]

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

Opinion

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

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such internal financial controls with reference to standalone financial statements were operating effectively as at March 31, 2022, based on the internal control with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI) (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether internal financial controls with reference to standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of internal financial controls with reference to standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to standalone financial statements.

Meaning of Internal Financial Controls With reference to Standalone Financial Statements

A Company's internal financial control with reference to standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control with reference to standalone financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect

the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

Inherent Limitations of Internal Financial Controls With reference to Standalone financial statements

Because of the inherent limitations of internal financial controls with reference to standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur

and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone financial statements to future periods are subject to the risk that the internal financial control with reference to standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W

Place: Mumbai
Date: April 26, 2022

Bhavik L. Shah
Partner
Membership No. 122071
UDIN: 22122071AHVZFR7335

Standalone Balance Sheet

as at 31st March, 2022

₹ in Crore

Particulars	Notes	As at 31-March-22	As at 31-March-21 [Refer Note 63 (a)]
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	829.56	815.33
Capital Work In Progress	2	-	6.29
Investment Property	3	360.80	373.87
Goodwill	4	431.20	431.20
Other Intangible Assets	4	54.62	57.63
Financial Assets			
Investments	5	279.98	384.22
Loans	6	3,248.12	2,123.84
Other Financial Assets	7	153.19	37.78
Non-Current Tax Assets (net)	8	242.31	87.13
Deferred Tax Assets (Net)	39	-	134.90
Other Non-Current Assets	9	26.07	44.73
Total Non-Current Assets		5,625.85	4,496.92
Current Assets			
Inventories	10	25,679.70	26,679.15
Financial Assets			
Investments	11	389.61	1,298.18
Loans	12	1,302.72	371.67
Trade Receivables	13	509.34	627.56
Cash and Cash Equivalents	14	333.88	200.52
Bank Balances other than Cash and Cash Equivalents	15	686.63	55.07
Other Financial Assets	16	2,020.57	1,461.65
Other Current Assets	17	1,030.17	805.96
Total Current Assets		31,952.62	31,499.76
Total Assets		37,578.47	35,996.68
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	18	481.51	395.88
Optionally Convertible Debentures	19	-	460.44
Other Equity			
Security Premium	20	6,541.16	213.57
Retained Earnings	21	4,720.40	2,947.55
Other Reserves	22	452.13	997.48
Equity attributable to owners of the Company		12,195.20	5,014.93
Non-Current Liabilities			
Financial Liabilities			
Borrowings	23	2,067.70	831.24
Trade Payables	24	-	0.73
Due to Micro and Small Enterprises			
Due to Others		2.48	1.76
Other Financial Liabilities	25	152.91	162.91
Provisions	26	16.56	16.01
Deferred Tax Liabilities (Net)	39	170.32	-
Other Non-Current Liabilities	27	93.28	95.09
Total Non-Current Liabilities		2,503.25	1,107.74
Current Liabilities			
Financial Liabilities			
Borrowings	28	8,764.19	14,480.92
Trade Payables	29		
Due to Micro and Small Enterprises		29.78	36.08
Due to Others		1,358.94	1,269.79
Other Current Financial Liabilities	30	2,202.99	2,198.00
Provisions	31	5.38	5.18
Other Current Liabilities	32	10,518.74	11,884.04
Total Current Liabilities		22,880.02	29,874.01
Total Liabilities		25,383.27	30,981.75
Total Equity and Liabilities		37,578.47	35,996.68
Significant Accounting Policies	1		
See accompanying notes to the Standalone Financial Statements	1-68		

As per our attached Report of even date

For and on behalf of the Board of Directors of
Macrotech Developers Limited

For M S K A & Associates

Chartered Accountants

Firm Registration Number: 105047W

Mukund Chitale

(Chairman)

DIN: 00101004

Abhishek Lodha

(Managing Director and CEO)

DIN: 00266089

Bhavik L. Shah

(Partner)

Membership No. 122071

Sushil Kumar Modi

(Chief Financial Officer)

Sanjayot Rangnekar

(Company Secretary)

Membership No. F4154

Place : Mumbai

Date : 26-April-2022



Standalone Statement of Profit and Loss

for year ended 31st March, 2022

₹ in Crore

Particulars	Notes	For the Year ended 31-March-22	For the Year ended 31-March-21 [Refer Note 63 (a)]
I INCOME			
Revenue From Operations	33	8,365.91	5,925.66
Other Income	34	154.03	97.25
Total Income		8,519.94	6,022.91
II EXPENSES			
Cost of Projects	35	5,450.55	4,012.85
Employee Benefits Expense	36	344.26	282.61
Finance Costs	37	403.21	850.03
Depreciation, Impairment and Amortisation Expense	2, 3 & 4	56.12	68.93
Other Expenses	38	667.43	192.49
Total Expense		6,921.57	5,406.91
III Profit Before Exceptional Item and Tax		1,598.37	616.00
Exceptional Items (Refer Note 64)		-	460.00
IV Profit Before Tax		1,598.37	156.00
V Tax Credit / (Expense)	39		
Current Tax		12.95	(107.94)
Deferred Tax		(477.86)	74.08
Total Tax Credit / (Expense)		(464.91)	(33.86)
VI Profit for the year		1,133.46	122.14
VII Other Comprehensive Income (OCI)			
A Items that will not be reclassified to Statement of Profit and Loss			
Gain on Property Revaluation		3.74	-
Remeasurements of Defined Benefit Plans		1.40	1.89
Income Tax Effect		(1.36)	(0.66)
		3.78	1.23
B Items that will be reclassified to Statement of Profit and Loss		-	-
Total Other Comprehensive Income (Net of Tax) (A+B)		3.78	1.23
VIII Total Comprehensive Income for the year (VI + VII)		1,137.24	123.37
IX Earnings per Equity Share (in ₹)	59		
(Face value of ₹ 10 per Equity Share)			
Basic		24.77	3.09
Diluted		24.74	3.09
Significant Accounting Policies	1		
See accompanying notes to the Standalone Financial Statements	1-68		

As per our attached Report of even date

For and on behalf of the Board of Directors of
Macrotech Developers Limited

For M S K A & Associates

Chartered Accountants

Firm Registration Number: 105047W

Mukund Chitale

(Chairman)

DIN: 00101004

Abhishek Lodha

(Managing Director and CEO)

DIN: 00266089

Bhavik L. Shah

(Partner)

Membership No. 122071

Sushil Kumar Modi

(Chief Financial Officer)

Sanjyot Rangnekar

(Company Secretary)

Membership No. F4154

Place : Mumbai

Date : 26-April-2022

Statement of Cash Flow

for the year ended 31st March, 2022

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21 [Refer Note 63 (a)]
(A) Operating Activities		
Profit Before Tax	1,598.37	156.00
Adjustments for :		
Depreciation, impairment and Amortisation Expense	56.12	68.93
Net Foreign Exchange Loss / (Gain)	53.84	(171.58)
Provision for Doubtful Receivables /Advances	-	460.00
Sundry Balances / Excess Provisions Written Off/ (Back) (Net)	(7.65)	(67.22)
(Profit) / Loss on Sale of Property, Plant and Equipment	0.20	(3.33)
Profit on Sale of Investments	(3.02)	-
Reversal of Diminution in Value of Investment	(8.68)	-
Gains arising from Fair Valuation of Financial Instruments	(10.66)	(8.89)
Dividend Income	(5.29)	(0.47)
Provision for Share based payment	39.43	-
Interest Income	(117.27)	(42.74)
Finance Costs	1,623.99	2,221.17
Operating Profit Before Working Capital Changes	3,219.38	2,611.87
Working Capital Adjustments:		
(Increase)/Decrease in Trade and Other Receivables	(659.94)	480.65
Decrease in Inventories	1,341.17	1,300.49
Decrease in Trade and Other Payables	(1,608.28)	(661.41)
Cash Generated From Operating Activities	2,292.33	3,731.60
Income Tax (Paid)/Refund	(141.97)	86.61
Net Cash Flows From Operating Activities	2,150.36	3,818.21
(B) Investing Activities		
Purchase of Property, Plant And Equipment	(44.66)	(3.09)
Proceeds from Sale of Property, Plant And Equipment	0.22	5.07
Purchase of Non-Current Investments	(85.95)	-
Proceeds from Sale of Non-Current Investments	107.93	1.89
(Purchase) / Sale of Current Investments	946.53	(19.01)
Investment in Bank Deposits (Net)	(746.97)	(26.68)
Loans (Given)/ Received back (Net)	(1,986.47)	106.65
Interest Received	15.98	18.36
Dividend Received	5.29	0.47
Net Cash Flows/ (used) From Investing Activities	(1,788.10)	83.66
(C) Financing Activities		
Proceeds form issue of Equity Shares including Premium	6,345.27	-
Proceeds from Borrowings	5,102.54	2,105.15
Repayment of Borrowings	(9,400.52)	(3,904.62)
Repayment of Optionally Convertible Debentures	(676.51)	-
Finance Costs paid	(1,599.67)	(2,008.65)
Net Cash Flow used in Financing Activities	(228.90)	(3,808.12)
(D) Net Increase in Cash and Cash Equivalents (A+B+C) :	133.36	93.75
Add: Cash and Cash Equivalents at the beginning of the year	200.52	106.77
Cash and Cash Equivalents at end of year (Refer Note 14)	333.88	200.52

Notes:

- Cash flow statement has been prepared under the indirect method as set out in Ind AS - 7 specified under Section 133 of the Companies Act 2013.
- Reconciliation of liabilities arising from financing activities under Ind AS 7



Statement of Cash Flow

for the year ended 31st March, 2022

₹ in Crore

Particulars	31-March-22	31-March-21
Borrowings		
Balance at the beginning of the year	15,312.16	17,311.76
Cash flow	(4,297.98)	(1,799.48)
Non cash changes *	(182.29)	(200.12)
Balance at the end of the year	10,831.89	15,312.16

* Current year figure includes merger impact of Palava Dwellers Pvt. Ltd. [Refer Note 63 (a)]

* Previous year figure includes transfer of borrowings from the Company to One Lodha Place Commercials Pvt. Ltd. on account of a scheme of demerger [Refer Note 63 (f)] and conversion of Interest incurred during the moratorium period into term loan.

As per our attached Report of even date

For M S K A & Associates

Chartered Accountants

Firm Registration Number: 105047W

Bhavik L. Shah

(Partner)

Membership No. 122071

Place : Mumbai

Date : 26-April-2022

**For and on behalf of the Board of Directors of
Macrotech Developers Limited**

Mukund Chitale

(Chairman)

DIN: 00101004

Sushil Kumar Modi

(Chief Financial Officer)

Abhishek Lodha

(Managing Director and CEO)

DIN: 00266089

Sanjyot Rangnekar

(Company Secretary)

Membership No. F4154

Statement of Changes in Equity

for the year ended 31st March 2022

(A) EQUITY SHARE CAPITAL

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Balance at the beginning of the reporting year	395.88	395.88
Changes in Equity Share Capital due to prior period errors	-	-
Restated Balance at the beginning of the reporting year	395.88	395.88
Issued during the year	85.63	-
Balance at the end of the reporting year	481.51	395.88

(B) OTHER EQUITY

₹ in Crore

Particulars	Reserves and Surplus						Other Reserve through OCI	Total
	Share Premium	Share Based Payment Reserve	Capital Reserve	Debenture Redemption Reserve	Capital Redemption Reserve	Retained Earnings	Revaluation Reserve	
As at 31-March-21	213.57	-	(16.11)	582.92	0.28	2,947.55	430.39	4,158.60
Profit for the year	-	-	-	-	-	1,133.46	-	1,133.46
Other Comprehensive Income (net of tax)	-	-	-	-	-	0.91	2.87	3.78
Total Comprehensive Income for the year	-	-	-	-	-	1,134.37	2.87	1,137.24
Transfer from / (to)	-	-	-	(520.99)	-	520.99	-	-
Addition during the year (Refer Note 62 and 65)	6,414.06	39.43	-	-	-	-	-	6,453.49
Deferred Tax on Intangible Assets (pursuant to court order)	-	-	-	-	-	0.99	-	0.99
Premium paid for OCD (Net of Tax)*	-	-	-	-	-	(140.54)	-	(140.54)
Equity Issue expenses (Net of Tax) (Refer Note 65)	(86.47)	-	-	-	-	-	-	(86.47)
Impact of Merger on elimination of investment by the Company [Refer Note 63 (a)]	-	-	(66.66)	-	-	-	-	(66.66)
Impact of Merger on NCD issued by the Company (including deferred tax of ₹58.93 crore) [Refer Note 63 (a)]	-	-	-	-	-	257.04	-	257.04
As at 31-March-22	6,541.16	39.43	(82.77)	61.93	0.28	4,720.40	433.26	11,713.69

*During the year, outstanding Optionally Convertible Debentures (OCD) issued by erstwhile Palava Dwellers Private Limited of ₹460.44 crore has been redeemed at a premium of ₹216.04 crore. The premium on OCD of ₹216.04 crore less tax thereon of ₹75.50 crore, net ₹140.54 crore has been adjusted against retained earning in accordance with Indian Accounting Standard 32 - Financial Instruments: Presentation.



Statement of Changes in Equity

for the year ended 31st March 2022

₹ in Crore

Particulars	Reserves and Surplus					Retained Earnings	Other Reserve through OCI	Total
	Share Premium	Share Based Payment Reserve	Capital Reserve	Debenture Redemption Reserve	Capital Redemption Reserve		Revaluation Reserve	
As at 1-April-20 (as previously reported)	212.29	-	(11.04)	1,309.83	0.28	1,999.58	430.39	3,941.33
Impact of Merger [Refer Note 63 (a)]	1.28	-	(5.07)	45.04	-	51.43	-	92.68
As at 1-April-20 (restated)	213.57	-	(16.11)	1,354.87	0.28	2,051.01	430.39	4,034.01
Profit for the year	-	-	-	-	-	122.14	-	122.14
Other Comprehensive Income (net of tax)	-	-	-	-	-	1.23	-	1.23
Total Comprehensive Income for the year						123.37	-	123.37
Deferred Tax on Intangible Assets (pursuant to court order)	-	-	-	-	-	1.22	-	1.22
Transfer from / (to)	-	-	-	(771.95)	-	771.95	-	-
As at 31-March-21	213.57	-	(16.11)	582.92	0.28	2,947.55	430.39	4,158.60

As per our attached Report of even date

For M S K A & Associates

Chartered Accountants

Firm Registration Number: 105047W

Bhavik L. Shah

(Partner)

Membership No. 122071

Place : Mumbai

Date : 26-April-2022

For and on behalf of the Board of Directors of
Macrotech Developers Limited

Mukund Chitale

(Chairman)

DIN: 00101004

Sushil Kumar Modi

(Chief Financial Officer)

Abhishek Lodha

(Managing Director and CEO)

DIN: 00266089

Sanjayot Rangnekar

(Company Secretary)

Membership No. F4154

Notes to the Standalone Financial Statements

as at March 31, 2022

1 SIGNIFICANT ACCOUNTING POLICIES

A Company's Background

Macrotech Developers Limited (the Company) is a public limited company domiciled and incorporated in India under the Companies Act, 1956 vide CIN - L45200MH1995PLC093041. The Company's registered office is located at 412, Floor - 4, 17 G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001. The Company is primarily engaged in the business of real estate development.

The Financial Statements are approved by the Company's Board of Directors at its meeting held on 26-April-22.

B Significant Accounting Policies

I Basis of Preparation

The Standalone financial statements of the Company have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under section 133 of the Companies Act 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 and amendments if any.

These financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting except for land as classified under Property, Plant and Equipment and certain financial assets and financial liabilities that are measured at fair values at the end of each reporting period, as stated in the accounting policies set out below. The accounting policies have been applied consistently over all the year presented in these financial statements.

The financial statements are presented in Indian Rupees (₹) and all values are rounded to the nearest crore except when otherwise indicated.

II Summary of Significant Accounting Policies

1 Current and Non-Current Classification

The Company presents assets and liabilities in the Standalone Balance Sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The operating cycle of the Company's real estate operations varies from project to project depending on the size of the project, type of development, project complexities and related approvals. Accordingly, project related assets and liabilities are classified into current and non-current based on the operating cycle of the project. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

2 Property, Plant and Equipment

i. Recognition and measurement

All property, plant and equipment except freehold land are stated at historical cost less accumulated depreciation. Building was recorded at fair value as deemed cost as at the date of transition to Ind AS. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost includes freight, duties, taxes, borrowing cost and incidental expenses related to the acquisition and installation of the asset.

Freehold Land is measured at fair value. Valuations are performed with sufficient frequency to ensure that the carrying value of revalued asset does not defer materially from its fair value. Revaluation surplus is recorded in Other Comprehensive Income and credited to the Revaluation reserve in Other Equity.

ii. Subsequent costs

Subsequent expenditure is capitalised only when it is probable that the future economic benefits of the expenditure will flow to the Company. All other repairs and maintenance are charged to the Standalone Ind AS Statement of Profit and Loss during the reporting period in which they are incurred



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iii. Derecognition

The carrying amount of an item of Property, Plant and Equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an item of Property, Plant and Equipment is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Standalone Statement of Profit and Loss when the item is derecognized.

iv. Capital work in progress

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress.

v. Depreciation

Depreciation is calculated on a written down value basis over the estimated useful lives of the assets as specified in Schedule II of Companies Act, 2013 except for site/sales offices, sample flats and aluminium formwork wherein the estimated useful lives is determined by the management. Management believes that such estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Sr. No.	Property, Plant and Equipment	Useful life (Years)
i)	Site/Sales Offices and Sample Flats	8
ii)	Freehold Building	60
iii)	Plant and Equipment	8 to 15
iv)	Office Equipment	5
v)	Computers	
	(a) Servers and networks	6
	(b) End user devices, such as, desktops, laptops, etc.	3
vi)	Furniture and Fixtures	10
vii)	Vehicles	
	(a) Motor cycles, scooters and other mopeds	10
	(b) Motor buses, motor lorries, motor cars and motor taxis	8

Depreciation on addition to property plant and equipment is provided on pro-rata basis from the date of acquisition.

Depreciation on assets sold during the year is charged to the Standalone Statement of Profit and Loss up to the month preceding the month of sale.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as appropriate.

3 Investment Properties

The Property that is held for long term rental yield or for capital appreciation or both, and that is not occupied by the Company is classified as an Investment Property. Investment properties are measured initially at cost, including transaction and borrowing costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment losses, if any.

The Company depreciates investment properties over the useful life of 60 years from the date of original purchase as prescribed under Schedule II to the Companies Act, 2013.

Investment properties are derecognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted, if appropriate.

4 Intangible Assets

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

The useful lives of intangible assets are assessed as either finite or indefinite. Currently the company has not identified any Intangible assets other than goodwill to have indefinite life.

Intangible assets with finite lives are amortised over the useful economic life. The useful economic life and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. The amortisation expense on intangible assets with finite lives is recognised in the Standalone Statement of Profit and Loss.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Standalone Statement of Profit and Loss when the asset is derecognised.

Intangible assets are amortized proportionately over a period of five years or over the useful economic life of the assets as determined by the management, whichever is lower.

Intangible assets with indefinite life are tested for impairment annually. Impairment losses, if any, are recognised in Standalone Statement of Profit and Loss.

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5 Inventories

Stock of Building Materials and Traded Goods is valued at lower of cost and net realizable value. Cost is generally ascertained on weighted average basis.

Finished Stock is valued at lower of Cost and Net Realizable Value.

Land and Property Development Work-in-Progress is valued at lower of estimated cost and net realisable value.

Cost for this purpose includes cost of land, shares with occupancy rights, Transferrable Development Rights, premium for development rights, borrowing costs, construction / development cost and other overheads incidental to the projects undertaken.

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

6 Provisions and Contingencies

The Company recognizes provisions when a present obligation (legal or constructive) as a result of a past event exists and it is probable that an outflow of resources embodying economic benefits will be required to settle such obligation and the amount of such obligation can be reliably estimated.

If the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A disclosure of contingent liability is also made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

7 Impairment of Non-Financial Assets (excluding Inventories, Investment Properties and Deferred Tax Assets)

Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount (i.e. the higher of value in use and fair value less costs to sell), the asset is written down accordingly.

Where it is not possible to estimate the recoverable amount of an individual asset, the impairment test is carried out on the smallest group of assets to which it belongs for which there are separately identifiable cash flows; its cash generating units ('CGUs').

8 Financial Instruments

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

Financial Assets

Initial recognition and measurement

The Company classifies its financial assets in the following measurement categories.

- those to be measured subsequently at fair value (either through Other Comprehensive Income, or through profit or loss)
- those measured at amortised cost

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- i) Debt instruments at amortised cost
- ii) Debt instruments at fair value through other comprehensive income (FVTOCI)
- iii) Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- iv) Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit or loss. The losses arising from impairment if any, are recognised in the statement of profit or loss.



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Debt instruments at FVTOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent solely payments of principal and interest.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company does not have any debt instruments which meets the criteria for measuring the debt instrument at FVTOCI.

Debt instrument at FVTPL

Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'Accounting Mismatch'). The Company has not designated any debt instrument at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

Equity investments

All equity investments, except investments in subsidiaries, associates and joint ventures are measured at FVTPL. The Company may make an irrevocable election on initial recognition to present in Other Comprehensive Income any subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis.

All equity investments in subsidiaries, associates and joint ventures are measured at cost.

Derecognition of Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognised (i.e. removed from the Company's Standalone Balance Sheet) when:

- i) The rights to receive cash flows from the asset have expired, or

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

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Impairment of Financial Assets

The Company assess on a forward looking basis the expected credit losses associated with its financial assets carried at amortised cost and FVTOCI debts instruments. The impairment methodology applied depends on whether there has been significant increase in credit risk. For trade receivables, the Company is not exposed to any credit risk as the legal title of residential and commercial units is handed over to the buyer only after all the installments are recovered.

For financial assets carried at amortised cost, the carrying amount is reduced and the amount of the loss is recognised in the Standalone statement of profit and loss. Interest income on such financial assets continues to be accrued on the reduced carrying amount and is accrued using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. The interest income is recorded as part of finance income. Financial asset together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Company. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or decreased.

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Financial Liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings, or payables, as appropriate.

All financial liabilities are recognised initially at fair value and in the case of financial liability not recorded at fair value through Profit and Loss net of directly attributable transaction costs.

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and financial guarantee contracts.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities measured at FVTPL include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

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

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

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

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

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

Derecognition of Financial Liabilities

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

Reclassification of Financial Assets and Financial Liabilities

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Standalone Ind AS Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities



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simultaneously.

9 Fair Value Measurement

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

- i) In the principal market for the asset or liability, or-
- ii) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

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

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

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest

level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

10 Cash and Cash Equivalents

Cash and cash equivalent in the Standalone Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

11 Revenue Recognition

The Company has applied five step model as set out in Ind AS 115 to recognise revenue in this Standalone Financial Statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- a. The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
- b. The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- c. The Company's performance does not create an asset with an alternative use to the Company and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue is recognised either at point of time and over a period of time based on the conditions in the contracts with customers.

The specific revenue recognition criteria are described below:

(I) Income from Property Development

The Company has determined that the existing terms of the contract with customers does not meet the criteria to recognise revenue over a period of time. Revenue is recognized at point in time with respect to contracts for sale of residential and commercial units as and when the control is passed on to the customers which is linked to the application and receipt of occupancy certificate.

The Company provides rebates to the customers. Rebates are adjusted against customer dues and the revenue to be recognized. To estimate the variable

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consideration for the expected future rebates the company uses the “most-likely amount” method or “expected value method”.

(II) Contract Balances

Contract Assets

The Company is entitled to invoice customers for construction of residential and commercial properties based on achieving a series of construction-linked milestones. A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the company performs by transferring goods or services to a customer before the payment is due, a contract asset is recognized for the earned consideration that is conditional. Any receivable which represents the Company’s right to the consideration that is unconditional is treated as a trade receivable.

Contract Liabilities

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

(III) Sale of Materials, Land and Development Rights

Revenue is recognized at point in time with respect to contracts for sale of Materials, Land and Development Rights as and when the control is passed on to the customers.

(IV) Interest Income

For all debt instruments measured at amortised cost. Interest income is recorded using the effective interest rate (EIR).

(V) Rental Income

Rental income arising from operating leases is accounted over the lease terms.

(VI) Dividends

Revenue is recognised when the Company’s right to receive the payment is established.

12 Foreign Currency Translation

Initial Recognition

Foreign currency transactions during the year are recorded in the reporting currency at the exchange rates prevailing on the date of the transaction.

Conversion

Foreign currencies denominated monetary items are translated into rupees at the closing rates of exchange prevailing at the date of the balance sheet. Non-monetary items, which are carried in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange Differences

Exchange differences arising, on the settlement of monetary items or reporting of monetary items at the end of the year at closing rates, at rates different from those at which they were initially recorded during the year, or reported in previous financial statements, are recognized as income or as expenses in the year in which they arise.

13 Current Income Tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable profit for the period. The tax rates and tax laws used to compute the amount are those that are enacted by the reporting date and applicable for the period

Deferred Tax

Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for all deductible and taxable temporary differences arising between the tax bases of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of transaction.

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

Deferred tax asset in respect of carry forward of unused tax credits and unused tax losses are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available



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to allow all or part of the deferred tax asset to be utilized.

The Company recognizes deferred tax liabilities for all taxable temporary differences except those associated with the investments in subsidiaries where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Minimum Alternate Tax (MAT) credit is recognised as an asset only when and to the extent there is convincing evidence that the Company will pay normal tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a convincing evidence to the effect that the Company will pay normal tax during the specified period.

Presentation of Current and Deferred Tax:

Current and deferred tax are recognized as income or an expense in the Statement of Profit and Loss, except when they relate to items that are recognized in OCI, in which case, the current and deferred tax income/ expense are recognized in OCI. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the Company has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority on the Company.

14 Borrowing Costs

Borrowing costs that are directly attributable to real estate project development activities are inventorised / capitalized as part of project cost.

Borrowing costs are inventorised / capitalised as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress. Borrowing costs are suspended from inventorisation / capitalisation when development work on the project is interrupted for extended periods and there is no imminent certainty of recommencement of work.

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

15 Leases

The Company evaluates each contract or arrangement, whether it qualifies as lease as defined under Ind AS 116.

Company as a Lessee

The Company assesses, whether the contract is, or contains, a lease at the inception of the contract or upon the modification of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Company at the commencement of the lease contract recognizes a Right-of-Use (RoU) asset at cost and corresponding lease liability, except for leases with a term of twelve months or less (short-term leases) and leases for which the underlying asset is of low value (low-value leases). For these short-term and low-value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any initial direct costs incurred by the Company, any lease incentives received and expected costs for obligations to dismantle and remove right-of-use assets when they are no longer used.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease over the shorter of the end of the lease term or useful life of the right-of-use asset.

Right-of-use assets are assessed for impairment whenever there is an indication that the balance sheet carrying amount may not be recoverable using cash flow projections for the useful life.

For lease liabilities at commencement date, the Company measures the lease liability at the present value of the future lease payments as from the commencement date of the lease to end of the lease term. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, the Company's incremental borrowing rate for the asset subject to the lease in the respective markets.

Subsequently, the Company measures the lease liability by adjusting carrying amount to reflect interest on the lease liability and lease payments made.

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The Company remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever there is a change to the lease terms or expected payments under the lease, or a modification that is not accounted for as a separate lease.

The portion of the lease payments attributable to the repayment of lease liabilities is recognized in cash flows used in financing activities. Also, the portion attributable to the payment of interest is included in cash flows from financing activities. Further, Short-term lease payments, payments for leases for which the underlying asset is of low-value and variable lease payments not included in the measurement of the lease liability is also included in cash flows from operating activities.

Company as a Lessor

In arrangements where the Company is the lessor, it determines at lease inception whether the lease is a finance lease or an operating lease. Leases that transfer substantially all of the risk and rewards incidental to ownership of the underlying asset to the counterparty (the lessee) are accounted for as finance leases. Leases that do not transfer substantially all of the risks and rewards of ownership are accounted for as operating leases. Lease payments received under operating leases are recognized as income in the statement of profit and loss on a straight-line basis over the lease term or another systematic basis. The Company applies another systematic basis if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.

16 Retirement and Other Employee Benefits

Retirement and other Employee benefits are accounted in accordance with Ind AS 19 – Employee Benefits.

a) Defined Contribution Plan

The Company contributes to a recognised provident fund for all its employees. Contributions are recognised as an expense when employees have rendered services entitling them to such benefits.

b) Gratuity (Defined Benefit Scheme)

The Company provides for its gratuity liability based on actuarial valuation as at the balance sheet date which is carried out by an independent actuary using the Projected Unit Credit Method. Actuarial gains and losses are recognised in full in the Other Comprehensive Income for the period in which they occur.

c) Compensated absences (Defined Benefit Scheme)

Liability in respect of earned leave expected to become due or expected to be availed within one year from the balance sheet date is recognized on the basis of undiscounted value of benefit expected to be availed by the employees. Liability in respect of earned leave expected to become due or expected to be availed beyond one year after the balance sheet date is estimated on the basis of actuarial valuation performed by an independent actuary using the projected unit credit method.

17 Business Combinations under Common Control

Business Combinations involving entities or business under common control are accounted for using the pooling of interest method.

Under pooling of interest method, the assets and liabilities of the combining entities or businesses are reflected at their carrying amounts after making adjustments necessary to harmonise the accounting policies. The financial information in the standalone financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the standalone financial statements, irrespective of the actual date of the combination. The identity of the reserves is preserved in the same form in which they appeared in the standalone financial statements of the transferor and the difference, if any, between the amount recorded as share capital issued plus any additional consideration in the form of cash or other assets and amount of share capital of the transferor is transferred to capital reserves.

18 Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year (after deducting preference dividends and attributable taxes) attributable to equity share holders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue and consolidation of equity shares. For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year (after deducting preference dividends and attributable taxes) attributable equity share holders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares



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19 Goodwill

Goodwill is initially measured at cost being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interest over the fair value of net identifiable tangible and intangible assets acquired and liabilities assumed. If the consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognised in OCI and accumulated in equity as capital reserve. After initial recognition, goodwill is measured at the cost less any accumulated impairment losses.

Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed off, the goodwill associated with the operation disposed off is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed off in this circumstance is measured based on the relative values of the operation disposed off and the portion of the cash-generating unit retained.

Goodwill is tested annually for impairment, or more frequently if event or changes in circumstances indicates that it might be impaired. For the purpose of impairment testing, goodwill recognised in a business combination is allocated to each of the Company's cash generating units (CGUs) that are expected to benefit from the combination. A CGU is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or group of assets. The impairment loss is recognised for the amount by which the CGUs carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost of disposal and value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

20 Employee Stock Option Plan

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model. That cost is recognised, together with a corresponding increase in share-based payment reserves in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense. Upon exercise of share options, the proceeds received are allocated to share capital up to the par value of the shares issued with any excess being recorded as securities premium.

21 Joint Development Agreement

The Company executes projects through Joint Development Arrangements (JDA), wherein the land owner provides land and the Company undertakes to develop properties on such land (i.e. development right) and in lieu of land owner providing land, the Company has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds or certain percentage of surplus to the land owner. Transfer of such constructed area or revenue or surplus in exchange of such development rights/ land is being estimated at fair value as per the terms of the agreement and accounted for on launch of the project as the cost of development right (Inventory) with its corresponding liability. Subsequent to initial recognition, such liability is remeasured on each reporting period depending on the type of the arrangement, to reflect the changes in the estimate, if any.

Notes to the Standalone Financial Statements

as at 31st March, 2022

2 Property, Plant and Equipment

Particulars	Land - Freehold	Site / Sales Offices and Sample Flats	Building / Premises	Leasehold Improvements	Plant and Equipment	Furniture and Fixtures	Office Equipments	Computers	Vehicles	Total	Capital Work in Progress
Gross Carrying Amount											
As at 01-April-20	675.89	148.99	30.99	8.65	316.22	33.98	35.70	32.52	7.49	1,290.45	6.29
Additions	-	0.04	-	-	1.50	0.03	0.03	-	1.49	3.09	-
Disposals / Adjustments	-	-	-	-	(1.74)	-	-	-	(2.96)	(4.70)	-
As at 31-March-21	675.89	149.04	30.99	8.65	315.98	34.01	35.73	32.52	6.01	1,288.84	6.29
Additions	-	-	-	-	36.07	1.95	2.03	8.20	2.61	50.86	-
Increase on account of Revaluation	3.74	-	-	-	-	-	-	-	-	3.74	-
Disposals / Adjustments	-	-	-	-	(0.42)	-	-	(2.85)	-	(3.27)	(6.29)
As at 31-March-22	679.63	149.04	30.99	8.65	351.63	35.96	37.76	37.87	8.62	1,340.17	-
Depreciation and Impairment											
As at 01-April-20	-	133.76	3.57	8.65	186.52	27.98	28.84	30.21	5.73	425.26	-
Depreciation charge for the year	-	4.70	1.00	-	38.91	1.54	2.99	1.43	0.63	51.20	-
Disposals / Adjustments	-	-	-	-	(0.63)	-	-	-	(2.33)	(2.96)	-
As at 31-March-21	-	138.45	4.57	8.65	224.80	29.52	31.83	31.64	4.04	473.51	-
Depreciation charge for the year	-	3.38	1.60	-	29.47	1.23	1.98	1.44	0.86	39.96	-
Disposals / Adjustments	-	-	-	-	-	-	-	(2.85)	-	(2.85)	-
As at 31-March-22	-	141.83	6.17	8.65	254.28	30.74	33.81	30.23	4.90	510.61	-
Net Carrying Amount											
As at 31-March-22	679.63	7.21	24.82	-	97.35	5.22	3.95	7.64	3.73	829.56	-
As at 31-March-21	675.89	10.59	26.42	-	91.18	4.50	3.90	0.88	1.97	815.33	6.29

Notes:

1. The Company carries a parcel of land at revalued amount and surplus arising from the revaluation is recognised under the head 'Revaluation Surplus' through OCI. During the year, the Company has obtained fair valuation report from registered valuer for such land. The carrying amount of the Land that would have been recognised had the asset being carried under the cost model at 31-March-22 is ₹69.43 crore. (31-March-21: ₹69.43 crore)

2. Ageing of CWIP:

Particulars	₹ in Crore			
	< 1 year	1 - 2 years	2 - 3 years	> 3 years
CWIP as at 31 March 2022	-	-	-	-
CWIP as at 31 March 2021	-	0.37	0.92	5.00
Total	-	-	-	6.29



Notes to the Standalone Financial Statements

as at March 31, 2022

3 Investment Property

₹ in Crore

Particulars	Land	Building	Total
(A) Gross Carrying Amount			
As at 01-April-20	103.24	375.73	478.97
Transfer from Inventory	-	-	-
Disposals / Adjustments	-	-	-
As at 31-March-21	103.24	375.73	478.97
Transfer from Inventory	-	-	-
Disposals / Adjustments	-	-	-
As at 31-March-22	103.24	375.73	478.97
(B) Depreciation and Impairment			
As at 01-April-20	-	91.71	91.71
Depreciation charge for the year	-	13.39	13.39
Disposals / Adjustments	-	-	-
As at 31-March-21	-	105.10	105.10
Depreciation charge for the year	-	13.07	13.07
Disposals / Adjustments	-	-	-
As at 31-March-22	-	118.17	118.17
(C) Net Carrying Amount (A-B)			
As at 31-March-22	103.24	257.56	360.80
As at 31-March-21	103.24	270.63	373.87

(i) Income and expenditure of Investment Properties

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21
Rental and Facilities Income	69.98	51.47
Less : Direct Operating expenses for properties that generate Rental and Facilities Income	(6.28)	(5.38)
Profit from Investment properties before Depreciation and Impairment	63.70	46.09
Depreciation and Impairment	13.07	13.39
Profit from Investment Properties	50.63	32.70

(ii) Fair value measurement

The fair value of the properties is ₹867.51 crore and ₹835.51 crore as at March 31, 2022 and March 31, 2021 respectively. These values are considered as per valuations performed by an independent valuer with experience of valuing investment properties. The fair value was arrived at using discounted cash flow projections based on reliable estimates of future cash flows.

(iii) Buildings hypothecated with Banks

₹ in Crore

Particulars	31-March-22	31-March-21
Carrying amount of Buildings hypothecated with Banks/ Others against loans.	249.72	261.95

Notes to the Standalone Financial Statements

as at March 31, 2022

4 Intangible Assets

₹ in Crore

Particulars	Goodwill	Other Intangible Assets		
		Software	Brand	Total
(A) Gross Carrying Amount				
As at 01-April-20	1,624.13	15.09	103.06	118.15
Additions on account of Merger	30.03	-	-	-
Disposals / Adjustments	-	-	-	-
As at 31-March-21	1,654.15	15.09	103.06	118.15
Additions	-	0.08	-	0.08
Disposals / Adjustments	-	-	-	-
As at 31-March-22	1,654.15	15.17	103.06	118.23
(B) Amortisation and Impairment				
As at 01-April-20	1,222.96	14.39	41.80	56.19
Amortisation charge for the year	-	0.54	3.79	4.33
Disposals / Adjustments	-	-	-	-
As at 31-March-21	1,222.96	14.93	45.59	60.52
Amortisation charge for the year	-	0.24	2.84	3.08
Disposals / Adjustments	-	-	-	-
As at 31-March-22	1,222.96	15.17	48.43	63.61
(C) Net Carrying Amount (A-B)				
As at 31-March-22	431.20	(0.00)	54.63	54.62
As at 31-March-21	431.20	0.16	57.47	57.63

Note:

Brand arising out of merger was capitalized in accordance with the merger scheme, which has been approved by the Honorable High Court of Bombay.

5 Non-Current Investments

₹ in Crore

Particulars	Face Value in ₹ (unless otherwise stated)	As at	
		31-March-22	31-March-21
(i) Unquoted Equity Shares, Fully paid up, at cost Subsidiaries			
Anantnath Constructions and Farms Pvt. Ltd.			
Numbers		3,64,44,000	3,64,44,000
Amount	10	36.44	36.44
Palava Induslogic 3 Private Limited (Formerly Known As Classichomes Developers And Farms Pvt. Ltd.)			
Numbers		-	1,000
Amount	10	-	0.00
Bellissimo Constructions and Developers Pvt. Ltd.			
Numbers		1,000	1,000
Amount	10	0.00	0.00
Bellissimo Estate Pvt. Ltd.			
Numbers		10,000	10,000
Amount	10	0.01	0.01
Center for Urban Innovation			
Numbers		10,000	10,000
Amount	10	0.01	0.01
Cowtown Infotech Services Pvt. Ltd.			



Notes to the Standalone Financial Statements

as at March 31, 2022

5 Non-Current Investments (Contd..)

₹ in Crore

Particulars	Face Value in ₹ (unless otherwise stated)	As at 31-March-22	As at 31-March-21
Numbers		2,230	2,230
Amount	1,000	0.41	0.41
Cowtown Software Design Pvt. Ltd.			
Numbers		10,000	10,000
Amount	10	0.01	0.01
Palava Industrial & Logistics Park Pvt. Ltd.			
Numbers		10,000	10,000
Amount	10	0.01	0.01
Lodha Developers International Ltd.			
Numbers		10,102	10,102
Amount	1 USD	0.06	0.06
Lodha Developers International (Netherlands) B.V			
Numbers		20,21,000	20,21,000
Amount	1 EUR	16.61	16.61
Lodha Developers U.S., Inc.			
Numbers		40,000	40,000
Amount	1 USD	0.26	0.26
Lodha Developers Canada Ltd			
Numbers		-	10
Amount	1 CAD	-	0.00
Luxuria Complex Pvt Ltd			
Numbers		1,000	1,000
Amount	10	0.00	0.00
Apollo Complex Pvt Ltd			
Numbers		10,000	10,000
Amount	10	0.01	0.01
MMR Social Housing Pvt. Ltd.			
Numbers		1,00,000	1,00,000
Amount	10	0.11	0.11
Odeon Theatres and Properties Pvt. Ltd.			
Numbers		1,140	1,140
Amount	100	0.00	0.00
One Place Commercial Pvt. Ltd.			
Numbers		500	500
Amount	100	0.00	0.00
Palava City Management Pvt. Ltd.			
Numbers		50,000	50,000
Amount	10	0.05	0.05
Primebuild Developers And Farms Pvt. Ltd.			
Numbers		1,000	1,000
Amount	10	0.00	0.00
Brickmart Constructions and Developers Pvt. Ltd.			
Numbers		1,000	1,000
Amount	10	0.00	0.00
Homescapes Constructions Pvt.Ltd.			
Numbers		1,000	1,000
Amount	10	0.00	0.00
Palava Institute of Advanced Skill Training			

Notes to the Standalone Financial Statements

as at March 31, 2022

5 Non-Current Investments (Contd..)

₹ in Crore

Particulars	Face Value in ₹ (unless otherwise stated)	As at	
		31-March-22	31-March-21
Numbers		10,000	10,000
Amount	10	0.01	0.01
Renovar Green Consultants Pvt. Ltd.			
Numbers	10	10,000	10,000
Amount		0.00	0.00
Sitaldas Estate Pvt Ltd			
Numbers		680	620
Amount	1,000	50.26	35.88
Kora Construction Pvt Ltd			
Numbers		1,40,000	-
Amount	10	23.10	-
Digirealty Technologies Pvt. Ltd.			
Numbers		1,000	-
Amount	10	0.00	-
Palava Induslogic 4 Pvt. Ltd.			
Numbers		1,000	-
Amount	10	0.00	-
Bellissimo Digital Infrastructure Investment Management Pvt. Ltd.			
Numbers		1,000	-
Amount	10	0.00	-
Bellissimo Digital Infrastructure Development Management Pvt. Ltd.			
Numbers		1,000	-
Amount	10	0.00	-
Thane Commercial Tower A Management Pvt. Ltd.			
Numbers		10,000	-
Amount	10	0.01	-
Joint Venture			
Altamount Road Property Pvt. Ltd.			
Numbers		13,58,246	13,58,246
Amount	10	44.78	44.78
Lodha Developers International (Jersey) III Ltd.*			
Numbers		500	500
Amount	1 GBP	0.00	0.00
Palava Induslogic 3 Private Limited (Formerly Known As Classichomes Developers And Farms Pvt Ltd.)			
Numbers		50,01,000	-
Amount	10	5.00	-
Lodha Developers 1GSQ Holdings Ltd*			
Numbers	1 GBP	500	500
Amount		0.00	0.00
Lodha Developers UK Ltd.			
Numbers		6,120	6,120
Amount	1 GBP	0.05	0.05
		177.21	134.73



Notes to the Standalone Financial Statements

as at March 31, 2022

5 Non-Current Investments (Contd..)

₹ in Crore

Particulars	Face Value in ₹ (unless otherwise stated)	As at 31-March-22	As at 31-March-21
(ii) Unquoted Equity Shares , Fully paid up at Fair Value through Profit and Loss			
Others			
Kidderpore Holdings Ltd			
Numbers	10	13,824	13,824
Amount		0.00	0.00
Bellissimo Healthy Constructions and Developers Pvt. Ltd.			
Numbers	10	-	3,45,454
Amount		-	4.55
Shreeniwas Abode and House Ltd.			
Numbers	1	58,056	58,056
Amount		0.00	0.00
		0.00	4.55
(iii) Quoted Equity Shares, Fully paid up, at cost			
Subsidiary			
Roselabs Finance Ltd			
Numbers		74,24,670	74,24,670
Amount	10	6.41	6.41
Sanathnagar Enterprises Ltd.			
Numbers		22,89,981	22,89,981
Amount	10	0.58	0.58
		6.99	6.99
(iv) Unquoted Preference Shares, Fully paid up, at cost			
Subsidiary			
Non Convertible Non Cumulative Preference Shares			
One Place Commercials Pvt. Ltd.			
Numbers		10,000	10,000
Amount	10	0.01	0.01
		0.01	0.01
Joint Venture			
Non Convertible Redeemable Preference Shares			
Lodha Developers UK Ltd.			
Numbers		12,90,000	12,90,000
Amount	1 GBP	11.70	11.70
Optionally Convertible Preference Shares			
Lodha Developers UK Ltd.			
Numbers		9,180	9,180
Amount	1 GBP	0.06	0.06
		11.77	11.77
(v) Non Convertible Redeemable Preference Shares, Fully paid up ,at amortised cost			
Bellissimo Properties Development Pvt. Ltd.			
Numbers		-	1,98,35,000
Amount	10	-	19.84
		-	19.84

Notes to the Standalone Financial Statements

as at March 31, 2022

5 Non-Current Investments (Contd..)

		₹ in Crore	
Particulars	Face Value in ₹ (unless otherwise stated)	As at 31-March-22	As at 31-March-21
(vi) Non Cumulative Compulsory Convertible Preference Shares, fully paid up at fair value through profit and loss			
Housr Technologies Pvt. Ltd.			
Numbers		27	27
Amount	10	0.50	0.50
		0.50	0.50
(vii) Unquoted Non Convertible Redeemable Debentures, Fully paid up, at amortised cost			
Holding Company			
Sambhavnath Infrabuild and Farms Pvt. Ltd.			
Numbers		-	99,43,389
Amount	100	-	99.43
Joint Venture			
Lodha Developers UK Ltd.			
Numbers		5,41,000	5,41,000
Amount	1 GBP	5.36	5.44
Altamount Road Property Pvt. Ltd.			
Numbers		17,15,000	14,70,000
Amount	100	17.15	14.70
Others			
Krisha Enterprises Pvt Ltd			
Numbers		410.00	-
Amount	10,00,000	41.00	-
		63.51	119.57
(viii) Unquoted Compulsory Convertible Debentures, Fully paid up, at cost			
Subsidiary			
Sitaldas Estate Pvt Ltd			
Numbers		20,00,000	20,00,000
Amount	100	20.00	20.00
		20.00	20.00
(ix) Unquoted Optionally Convertible Debentures, Fully paid up, at Fair Value through Profit and Loss			
Others			
Bellissimo Healthy Construction and Developers Pvt. Ltd.			
Numbers		-	7,30,00,000
Amount	10	-	73.00
Less : Fair Value Adjustments		-	(8.68)
		-	64.32
(x) Investment in Limited Liability Partnership (LLPs) (Trade), at cost			
Bellissimo Buildtech LLP			
		-	0.00
		-	0.00



Notes to the Standalone Financial Statements

as at March 31, 2022

5 Non-Current Investments (Contd..)

₹ in Crore

Particulars	Face Value in ₹ (unless otherwise stated)	As at 31-March-22	As at 31-March-21
(xi) Others**			
Bellissimo Healthy Construction and Developers Pvt. Ltd.		-	1.95
**Represents Financial Guarantees given by the Company accounted as Investments.			
		-	1.95
Total (i to xi)		279.98	384.22
Aggregate cost of quoted investments		6.99	6.99
Aggregate market value of quoted investments		15.40	25.37
Aggregate value of unquoted investments		272.99	377.23

* Subsidiaries of Lodha Developers UK Limited

6 Non-Current Loans

(Unsecured considered good unless otherwise stated)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Loans/ Intercorporate Deposits to Related Parties :		
Subsidiaries (Refer Note 49)	1,333.94	1,287.99
Joint Venture (Refer Note 49)	1,848.42	1,832.59
Less : Loan Receivable which have significant increase in credit risk	(6.54)	(1,096.07)
Loan to employees	72.30	99.33
Total	3,248.12	2,123.84

7 Other Non-Current Financial Assets

(Unsecured considered good unless otherwise stated)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Fixed Deposits with maturity of more than 12 months *	153.19	37.78
Total	153.19	37.78
* Lien against bank guarantee and Debt Service Reserve Account	53.18	37.78

8 Non-Current Tax Assets (net)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Advance Income Tax (Net of Provision)	242.31	87.13
Total	242.31	87.13

Notes to the Standalone Financial Statements

as at March 31, 2022

9 Other Non-Current Assets

(Unsecured considered good unless otherwise stated)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Capital Advances	32.10	32.10
Indirect Tax Receivable	26.07	44.73
	58.17	76.82
Less : Provision for Doubtful Advances	(32.10)	(32.10)
Total	26.07	44.73

10 Inventories (At lower of cost and net realisable value)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Building Materials	110.71	105.14
Land and Property Development Work-in-Progress (Refer Note 43)	21,776.78	21,927.83
Finished Stock (Refer Note 43)	3,792.21	4,646.17
Total	25,679.70	26,679.15
The carrying amount of Inventories charged as securities against borrowings.	17,216.49	17,415.43

11 Current Investments

Particulars	Face Value in ₹	₹ in Crore	
		As at 31-March-22	As at 31-March-21
(i) Unquoted Optionally Convertible Redeemable Debentures, fully paid up at amortised cost Holding Company			
Sambhavnath Infrabuild and Farms Pvt. Ltd.			
Numbers		-	12,29,28,260
Amount	100	-	1,226.26
		-	1,226.26
(ii) Quoted Investment at fair value through Profit and Loss			
Equity Shares			
Dhenu Buildcon Infra Ltd			
Numbers		3,02,088	3,02,088
Amount	10	0.06	0.06
Mutual Fund:			
L & T Debt Fund *			
Numbers		92,90,664	1,39,00,419
Amount	10	18.77	26.97
Faering Capital India Evolving Fund			
Numbers		77,772	76,434
Amount	1,000	23.11	10.64
L & T Liquid Fund-Growth *			
Numbers		3	25,353
Amount	1,000	0.00	7.11
L & T Short Term Bond Fund-Growth *			
Numbers		1,03,40,500	1,03,40,500
Amount	10	22.40	21.55
Baroda Mutual Fund			



Notes to the Standalone Financial Statements

as at March 31, 2022

11 Current Investments (Contd..)

Particulars	Face Value in ₹	As at 31-March-22	As at 31-March-21
Numbers		49,988	49,988
Amount	10	0.08	0.06
Baroda Business Cycle Fund - Direct Growth			
Numbers		99,995	-
Amount	10	0.10	-
Baroda BNP Paribas Liquid fund			
Numbers		40,784	-
Amount	1,000	10.00	-
ABSL Liquid Fund			
Numbers		26,23,949	-
Amount	10	90.03	-
Nippon India Liquid Fund			
Numbers		1,44,040	-
Amount	10	75.02	-
Union Liquid Fund			
Numbers		48,775	-
Amount	10	10.00	-
Kotak Liquid Fund			
Numbers		3,25,449	-
Amount	1,000	140.04	-
Birla Sun Life *			
Numbers		-	44,36,706
Amount	10	-	5.52
		389.61	71.92
		389.61	1,298.18
*Includes on account of Lien against Bank Guarantee, Debt Service Reserve Account, Margin and Letter of Credit			
Aggregate Cost of quoted investments		368.65	61.08
Aggregate market value of quoted investments		389.61	71.92
Aggregate value of unquoted investments		-	1,226.26

12 Current Loans

(Unsecured considered good unless otherwise stated)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Loan/ Intercompany Deposits to Related Parties : (Refer Note 49)		
Holding Company	-	6.31
Subsidiaries	917.72	99.77
Joint Ventures	68.00	-
Other Loans	317.00	265.58
Loan Receivable which have significant increase in credit risk	47.25	45.85
	1,349.97	417.52
Less: Loan Receivable which have significant increase in credit risk	(47.25)	(45.85)
Total	1,302.72	371.67

Notes to the Standalone Financial Statements

as at March 31, 2022

13 Trade Receivables

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Unsecured	509.34	627.56
Considered Good	3.05	3.05
Receivables which have significant increase in credit risk	512.39	630.61
Less : Receivables which have significant increase in credit risk	(3.05)	(3.05)
Total	509.34	627.56
(i) Trade Receivables charged as securities against specific borrowings	461.27	497.07
(ii) Trade Receivables are disclosed net of advances, as per agreed terms.		

Trade Receivables Ageing Schedule

Particulars	₹ in Crore			
	Undisputed Trade receivables – considered good	Undisputed Trade Receivables – which have significant increase in credit risk	Disputed Trade Receivables – considered good	Disputed Trade Receivables – which have significant increase in credit risk
As at 31 March 2022				
Less than 6 months	216.59	-	-	-
6 months - 1 year	68.09	-	-	-
1- 2 years	36.22	-	-	-
2 - 3 years	97.64	-	-	0.00
More than 3 years	90.81	-	-	3.05
Total	509.34	-	-	3.05
As at 31 March 2021				
Less than 6 months ^a	292.33	-	1.02	-
6 months - 1 year	55.27	-	-	-
1- 2 years	154.43	-	4.42	0.00
2 - 3 years	84.55	-	0.20	0.22
More than 3 years	33.99	-	1.34	2.83
Total	620.59	-	6.97	3.05

14 Cash and Cash Equivalents

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Cash on Hand	0.54	0.75
Balances with Banks	333.22	183.23
Fixed Deposits with original maturity of less than 3 months	0.12	16.54
Total	333.88	200.52

15 Bank Balances other than Cash and Cash Equivalents

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Fixed Deposits with original maturity of less than 12 Months *	686.63	55.07
Total	686.63	55.07
*Lien against bank guarantee, Debt Service Reserve Account, Margin and Letter of Credit (LC)	483.78	55.07



Notes to the Standalone Financial Statements

as at March 31, 2022

16 Other Current Financial Assets

(Unsecured considered good unless otherwise stated)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Interest Receivables (Refer note 49)	12.60	33.93
Deposits (Refer note 49)	949.50	651.48
Accrued Revenue	1,041.17	770.45
Other Financial Assets (Refer note 49)	17.30	5.79
Total	2,020.57	1,461.65

17 Other Current Assets

(Unsecured considered good unless otherwise stated)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Advances/ Deposits to / for :		
Suppliers and Contractors	340.69	217.33
Employees	5.04	4.50
Prepaid Expenses	456.95	396.20
Indirect Tax Receivables	179.98	132.20
Other Advances	47.51	63.14
Less : Provision for Doubtful Advances	-	(7.42)
Total	1,030.17	805.96

18 Share Capital

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
(A) Authorised Share Capital:		
(i) Equity Shares of ₹ 10 each		
Numbers		
Balance at the beginning of the year	1,25,77,31,750	1,25,77,31,750
Increase during the year	-	-
Balance at the end of the year	1,25,77,31,750	1,25,77,31,750
Amount		
Balance at the beginning of the year	1,257.73	1,257.73
Increase during the year	-	-
Balance at the end of the year	1,257.73	1,257.73
(ii) Preference Shares of ₹ 10 each		
Numbers		
Balance at the beginning of the year	1,26,86,250	1,26,86,250
Increase during the year	-	-
Balance at the end of the year	1,26,86,250	1,26,86,250
Amount		
Balance at the beginning of the year	12.69	12.69
Increase during the year	-	-
Balance at the end of the year	12.69	12.69

Notes to the Standalone Financial Statements

as at March 31, 2022

18 Share Capital (Contd..)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
(B) Issued Equity Capital		
Equity Shares of ₹ 10 each issued, subscribed and fully paid up		
Numbers		
Balance at the beginning of the year	39,58,78,000	39,58,78,000
Increase during the year	8,56,28,362	-
Balance at the end of the year	48,15,06,362	39,58,78,000
Amount		
Balance at the beginning of the year	395.88	395.88
Increase during the year	85.63	-
Balance at the end of the year	481.51	395.88

Pursuant to the approval of the shareholders of the Company, during the financial year ended 31-March-18, the Company has allotted 282,770,000 fully paid up Equity Shares of face value ₹10 each as bonus shares by utilising the security premium.

(C) Terms/ rights attached to equity shares

The Company has only one class of equity shares having par value of ₹ 10 per share.

Each Shareholder is entitled for one vote per share. The shareholders have the right to receive interim dividends declared by the Board of Directors and final dividend proposed by the Board of Directors and approved by the Shareholders.

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

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
(D) Shares held by Holding Company and/ or their subsidiaries		
Equity Shares :		
a) Sambhavnath Infrabuild and Farms Private Limited.		
Numbers	13,66,83,320	26,72,97,320
Amount	136.68	267.30
b) Sambhavnath Trust		
Numbers	12,85,80,480	12,85,80,480
Amount	128.58	128.58
c) Hightown Constructions Private Limited		
Numbers	10,95,92,990	-
Amount	109.59	-
d) Homecraft Developers and Farms Private Limited		
Numbers	2,10,21,010	-
Amount	21.02	-
Total Numbers	39,58,77,800	39,58,77,800
Total Amount	395.88	395.88
(E) Details of shareholders holding more than 5% shares in the company		
Equity Shares :		
(a) Sambhavnath Infrabuild and Farms Private Limited.		
Numbers	13,66,83,320	26,72,97,320
% of Holding	28.39%	67.52%
(b) Sambhavnath Trust		
Numbers	12,85,80,480	12,85,80,480
% of Holding	26.70%	32.48%
(c) Hightown Constructions Private Limited		
Numbers	10,95,92,990	-
% of Holding	22.76%	-



Notes to the Standalone Financial Statements

as at March 31, 2022

18 Share Capital (Contd..)

(F) Shares held by Promoters

₹ in Crore

Particulars	As at 31-March-22		
	Number of shares	% of total shares	% change during the year
(a) Sambhavnath Infrabuild and Farms Private Limited.	13,66,83,320	28.39%	-39.13%
(b) Sambhavnath Trust	12,85,80,480	26.70%	-5.78%
(c) Hightown Constructions Private Limited	10,95,92,990	22.76%	22.76%
(d) Homecraft Developers and Farms Private Limited	2,10,21,010	4.37%	4.37%
(e) Rajendra Lodha	200	0.00%	Nil

₹ in Crore

Particulars	As at 31-March-21		
	Number of shares	% of total shares	% change during the year
(a) Sambhavnath Infrabuild and Farms Pvt. Ltd.	26,72,97,320	67.52%	Nil
(b) Sambhavnath Trust	12,85,80,480	32.48%	Nil
(c) Rajendra Lodha	200	0.00%	Nil

(G) ESOP Scheme- Refer Note 62

19 Optionally Convertible Debentures*

₹ in Crore

Particulars	As at	As at
	31-March-22	31-March-21
Balance at the beginning of the year	460.44	460.44
Less: Repayment during the year	460.44	-
Balance at the end of the year	-	460.44

*Issued by erstwhile Palava Dwellers Private Limited (PDPL) in financial year 2018-19. These OCDs were classified as equity instrument based on the terms of issue and during the year, based on the option available, PDPL has redeemed the OCDs.

20 Security Premium

₹ in Crore

Particulars	As at	As at
	31-March-22	31-March-21
Balance at the beginning of the year	213.57	213.57
Increase during the year (Refer Note 65)	6,414.06	-
Less: Adjusted for Equity issue expenses (Net of Tax) (Refer Note 65)	86.47	-
Balance at the end of the year	6,541.16	213.57

21 Retained Earnings

₹ in Crore

Particulars	As at	As at
	31-March-22	31-March-21
Balance at the beginning of the year	2,947.55	2,051.01
Increase during the year	1,772.85	896.54
Balance at the end of the year	4,720.40	2,947.55

Notes to the Standalone Financial Statements

as at March 31, 2022

22 Other Reserves

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
(i) Capital Redemption Reserve		
Balance at the beginning of the year	0.28	0.28
Increase during the year	-	-
Balance at the end of the year	0.28	0.28
(ii) Capital Reserve		
Balance at the beginning of the year	(16.11)	(16.11)
Increase/(Decrease) during the year	(66.66)	-
Balance at the end of the year	(82.77)	(16.11)
(iii) Debenture Redemption Reserve		
Balance at the beginning of the year	582.92	1,354.87
Transfer during the year	(520.99)	(771.95)
Balance at the end of the year	61.93	582.92
(iv) Revaluation Reserve		
Balance at the beginning of the year	430.39	430.39
Increase during the year (Net of Tax)	2.87	-
Balance at the end of the year	433.26	430.39
(v) Share Based Payment Reserve		
Balance at the beginning of the year	-	-
Increase during the year	39.43	-
Balance at the end of the year	39.43	-
Total Other Reserves (i) to (v)	452.13	997.48

The nature and purpose of other reserves:

- (i) Capital Redemption Reserve - Amount transferred from retained earnings on redemption of issued shares.
- (ii) Capital Reserve - Reserve created on account of merger.
- (iii) Debenture Redemption Reserve (DRR)- Pursuant to the notification GSR 574(E) dated 16-August-19, in reference to amendment in rule 18, sub rule 7 of the Companies (Share Capital and Debentures) Rules, 2014, the company has not transferred amount from retained earnings to DRR, during the year ended as on 31-March-20 and onwards. Further, DRR has been retained on outstanding Debentures issued upto 31-March-19 and balance has been transferred to Retained Earnings.
- (iv) Revaluation Reserve - Gains arising on the revaluation of certain class of Property, Plant and Equipment.
- (v) Share Based Payment Reserve - The fair value of the equity-settled share based payment transactions is recognised in standalone Statement of Profit and Loss with corresponding credit to Share Based Payment Reserve Account.

23 Non-Current Borrowings

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
A Secured		
i) Term Loans		
Banks	468.35	17.42
Others	1,725.37	579.23
	2,193.72	596.65
Less: Current maturities of non-current borrowings (Refer Note 28)	(150.60)	(26.03)
Total	2,043.12	570.62
ii) Others	-	100.59
	2,043.12	671.21



Notes to the Standalone Financial Statements

as at March 31, 2022

23 Non-Current Borrowings (Contd..)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
B Unsecured		
Loans/ Intercompany Deposits from Related Parties (Refer Note 49)	24.58	160.03
	24.58	160.03
Total	2,067.70	831.24
A Term Loan from banks and others *		
Secured by :		
(i) Charge on certain land and building situated at Mumbai and Thane	2,201.24	600.09
(ii) Charge over project receivables.		
(iii) Personal Guarantee of a Director		
(iv) Personal Guarantee for ₹108.05 crore (31-March-21 ₹115.95 crore) by relative of a Director		
(v) As at 31-March-22 includes corporate guarantee of ₹ Nil by Holding Company (31-March-21 ₹100.59 crore)		
Terms of Repayment :		
Repayment ending on September-2033		
Effective Rate of Interest :		
Rate of Interest range from 8.50% to 10.50% p.a.		
B Related Parties		
Repayment ending on June-2023	24.58	160.03

* Above figures represent outstanding borrowings before adjusting loan issue cost and premium on debentures.

24 Non-Current Trade Payables

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Dues to Micro and Small Enterprises (Refer Note 58)	-	0.73
Due to Others (Refer Note 58)	2.48	1.76
Total	2.48	2.49

Note: Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006 and relied upon by the auditor.

25 Other Non-Current Financial Liabilities

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Deposits	24.50	36.15
Other liabilities	128.41	126.76
Total	152.91	162.91

26 Non-Current Provisions

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Employee Benefits (Refer Note 44)		
Gratuity	16.35	15.88
Leave Obligation	0.21	0.13
Total	16.56	16.01

Notes to the Standalone Financial Statements

as at March 31, 2022

27 Other Non-Current Liabilities

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Deferred Lease Income	93.28	95.09
Total	93.28	95.09

28 Current Borrowings

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
A Secured :		
i) Non Convertible Debentures	982.34	2,942.17
ii) Term Loans :		
Banks	2,725.27	4,215.98
Others	3,480.05	5,358.43
iii) Cash Credit	408.58	594.44
iv) Current maturities of non-current borrowings	150.60	26.03
	7,746.84	13,137.04
B Unsecured		
i) Non Convertible Debentures (Refer Note 49)	831.10	-
ii) Loans/ Intercompany Deposits from Related Parties (Refer Note 49)	186.25	1,343.88
	1,017.35	1,343.88
Total	8,764.19	14,480.92
A Term Loan from banks and others*		
1 Secured by :	2,437.16	3,059.32
(i) Charge on certain land and building situated at Thane.		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of a Director		
(iv) Corporate Guarantee by Holding Company for ₹578.52 crore and ₹1,000.68 crore as at 31-March-22 and 31-March-21 respectively		
Terms of Repayment :		
Repayment ending on March-2030.		
Effective Rate of Interest :		
Rate of Interest range from 8.75 % to 12.65 %		
2 Secured by :	2,532.12	5,116.95
(i) Charge on certain land and building situated at Mumbai		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of a Director		
(iv) Personal Guarantee for ₹Nil (31-March-21 ₹69.64 crore) by relative of a Director		
(v) Corporate Guarantee by Holding Company for ₹206.35 crore and ₹251.31 crore as at 31-March-22 and 31-March-21 respectively		
(vi) Corporate guarantee by land owner in case of a JDA project		
Terms of Repayment :		
Repayment ending on March-2028		
Effective Rate of Interest :		
Rate of Interest range from 8.60 % to 12.85 %		



Notes to the Standalone Financial Statements

as at March 31, 2022

28 Current Borrowings (Contd..)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
3 Secured by :	1,269.26	1,430.12
(i) Charge on certain land of Palava		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of a Director		
(iv) Corporate Guarantee by Holding Company for ₹500 crore and ₹ Nil as at 31-March-22 and 31-March-21 respectively		
Terms of Repayment :		
Repayment ending on September-2026		
Effective Rate of Interest :		
Rate of Interest range from 9.60 % to 10.70 %		
B Non Convertible Debentures*	984.61	2,690.77
Secured by :		
(i) Charge on land and building situated at Mumbai and Thane		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of a Director		
(iv) Corporate Guarantee by Holding Company for ₹Nil and ₹495 crore as at 31-March-22 and 31-March-21 respectively		
Terms of Repayment :		
Repayment at the end of the term upto March-2026		
Effective Rate of Interest :		
Rate of Interest range from 12.00 % to 15.00 %		
C Cash Credit/ Overdraft Facility	408.58	594.44
Secured by :		
(i) Charge on land and building situated at Mumbai and Thane		
(ii) Charge on certain land of Palava		
(iii) Charge over project receivables.		
(iv) Personal Guarantee of a Director		
Effective Rate of Interest :		
Rate of Interest range from 4.55 % to 14.70 %		
D Related Parties		
Non-Convertible Debentures	831.10	-
Effective Rate of Interest : 15 %		
Terms of Repayment :		
Repayment ending on April-2026		
Loans / Intercorporate deposits	186.25	1,343.88
Effective Rate of Interest :		
Rate of Interest range upto 12.50 %		
Terms of Repayment :		
Repayment ending on March-2023		

* Above figures represent outstanding borrowings before adjusting loan issue cost and premium on debentures.

The Company does not have any charges or satisfaction which is yet to be registered with Registrar of Companies as on Balance sheet date, beyond the statutory period.

The Company has availed various borrowings from banks or financial institutions on the basis of security of current assets. Quarterly returns or statements of current assets filed by the Company with the banks or financial institutions are in agreement with the books of account.

Notes to the Standalone Financial Statements

as at March 31, 2022

29 Current Trade Payables

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Dues to Micro and Small Enterprises (Refer Note 58)	29.78	36.08
Due to Related Parties (Refer Note 49)	706.74	607.02
Due to Others (Refer Note 58)	652.20	662.77
Total	1,388.72	1,305.87

Note: Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006 and relied upon by the auditor.

30 Other Current Financial Liabilities

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Interest accrued but not due	39.13	177.68
Other Payables :		
Deposits	6.15	53.05
Employee Payables	86.45	120.07
Payable on Cancellation of allotted units	36.03	123.16
Deferred Liability against Purchase of Land	1,627.12	1,480.12
Other Liabilities	408.11	243.92
Total	2,202.99	2,198.00

31 Provisions

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Employee Benefits (Refer Note 44)		
Gratuity	5.08	4.58
Leave Obligation	0.30	0.59
Total	5.38	5.18

32 Other Current Liabilities

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Advances Received from Customers	7,391.07	7,876.70
Duties and Taxes	43.28	93.34
Accrued Liability and Society Payables	3,084.39	3,914.00
Total	10,518.74	11,884.04

33 Revenue From Operations

Particulars	₹ in Crore	
	For the Year ended 31-March-22	For the Year ended 31-March-21
Income From Property Development (Refer Note 61)	7,555.40	5,534.12
Sale of Building Materials	5.10	24.53
Sale of Land / Development Rights	694.95	255.63
Rent Income	93.42	67.81
Other Operating Revenue	17.04	43.57
Total	8,365.91	5,925.66



Notes to the Standalone Financial Statements

as at March 31, 2022

34 Other Income

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21
Profit on Sale of Investments	3.02	-
Gains arising from fair valuation of financial Instruments	10.66	8.89
Interest Income	133.25	74.93
Profit on Sale of Property, Plant and Equipment (net)	-	3.33
Dividend Income on Current Investments	5.29	0.47
Miscellaneous Income	1.81	9.63
Total	154.03	97.25

35 Cost of Projects

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21
Opening Stock		
Land and Property Development - Work-in-Progress	21,927.83	22,670.83
Finished Stock	4,646.17	6,054.31
Less : Transfer on account of Demerger: (Refer Note 63)	-	(880.96)
Add: Expenditure during the year :		
Land, Construction and Development Cost	2,101.22	684.37
Consumption of Building Materials	686.70	328.76
Purchase of Building Material	5.00	26.12
Other Construction Expenses	200.33	140.97
Overheads Allocated	1,462.18	1,567.23
	31,029.43	30,591.63
Less: Transfers and Others	(9.89)	(4.78)
	31,019.54	30,586.85
Less: Closing Stock		
Land and Property Development - Work-in-Progress	(21,776.78)	(21,927.83)
Finished Stock	(3,792.21)	(4,646.17)
	(25,568.99)	(26,574.00)
Total	5,450.55	4,012.85

36 Employee Benefits Expense

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21
(Net of Recovery)		
Salaries and Wages	527.50	441.91
Contribution to Provident and Other Funds	13.64	10.21
Share Based Payment to Employees	39.43	-
Staff Welfare	5.10	3.46
	585.67	455.58
Less: Allocated to Cost of Projects	(241.41)	(172.97)
Total	344.26	282.61

37 Finance Costs

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21
Interest Expense on:		
Interest Expense on Borrowings and others	1,595.60	2,190.05
Other Finance Costs	28.39	31.12
	1,623.99	2,221.17
Less: Allocated to Cost of Projects	(1,220.78)	(1,371.14)
Total	403.21	850.03

Notes to the Standalone Financial Statements

as at March 31, 2022

38 Other Expenses

Particulars	₹ in Crore	
	For the Year ended 31-March-22	For the Year ended 31-March-21
Rent	1.91	6.30
Rates and Taxes	23.05	17.37
Insurance	1.16	2.08
Postage / Telephone / Internet	4.57	3.14
Printing and Stationery	0.83	0.03
Legal and Professional	33.64	30.48
Payment to Auditors as:		
Audit Fees	2.16	2.02
Taxation Matters	0.10	0.07
Other Services*	0.84	0.71
Advertising Expenses	79.57	47.97
Brokerage and Commission	102.75	75.21
Business Promotion	35.27	28.81
Travelling and Conveyance	10.54	5.50
Infrastructure and Facility Expenses	121.75	124.17
Bank Charges	7.51	4.62
Donation	9.67	16.23
Sundry Balances / Excess Provisions Written Off/(back) (net)	(7.65)	(67.22)
Foreign Exchange (Gain)/ Loss (net)	53.84	(171.58)
Provision for Diminution in Value of Investment	(8.68)	-
Stamp Duty and Registration Charges	169.13	83.78
Loss on Sale of Assets	0.20	-
Write off of loan**	1,071.46	-
Less: Provision for loss allowances recognized in earlier years	(1,071.46)	-
Compensation	23.40	3.27
Miscellaneous Expenses	1.87	2.65
	667.43	215.61
Less: Allocated to Cost of Projects	-	(23.12)
Total	667.43	192.49

* Other Services does not include fees of ₹1.53 crore for the year ended 31-March-2022 and of ₹1.03 crore for the year ended 31-March-2021 in respect of services towards IPO / QIP which have been adjusted against security premium being share issue expenses.

** In respect of Loan given for UK business operations which have been provided in earlier years.

39 Tax Expense

a. The major components of income tax expense are as follows:

Particulars	₹ in Crore	
	For the Year ended 31-March-22	For the Year ended 31-March-21
(i) Income tax recognised in statement of profit and loss		
Current Income Tax (expense) / benefit :		
Current Income Tax	(15.01)	(92.16)
Adjustments in respect of current Income Tax of earlier years	27.96	(15.78)
Total	12.95	(107.94)
Deferred Tax (expense) / benefit :		
Origination and reversal of temporary differences	(511.71)	48.32
MAT Credit Receivable	15.01	29.17
Adjustments in respect of Deferred Tax of earlier years (including MAT Credit of earlier years)	18.84	(3.40)
Total	(477.86)	74.08



Notes to the Standalone Financial Statements

as at March 31, 2022

39 Tax Expense (Contd..)

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21
Income Tax (expense) / benefit reported in the Statement of Profit or Loss	(464.91)	(33.86)
(ii) Income tax expenses recognised in OCI section		
Deferred Tax benefit on remeasurements of defined benefit plans	(0.49)	(0.66)
Gain on Property Revaluation	(0.87)	-
Income tax charged to OCI	(1.36)	(0.66)

b. Reconciliation of tax expense and the accounting profit multiplied by India's tax rates :

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21
Accounting Profit/ (loss) Before Tax	1,598.37	156.00
Income tax expense calculated at corporate tax rate		
Tax effect of adjustment to reconcile expected income tax expense to reported	(558.53)	(54.51)
Deductible expenses for tax purposes:		
Item for which Tax at Special Rate / Exempted Income	57.95	63.03
Other deductible expenses	14.19	1.16
Non-deductible expenses for tax purposes:		
Permanent disallowance of Expenses	(15.56)	(12.43)
Donation /CSR Expenses	(3.38)	(4.90)
Other non-deductible expenses	(6.38)	(3.95)
Interest expenses on Income tax	-	(3.07)
Adjustments in respect of Current Tax of earlier years	27.96	(15.78)
Adjustments in respect of Deferred Tax of earlier years (including MAT Credit of earlier years)	18.84	(3.40)
Total	(464.91)	(33.86)

c. The major components of Deferred Tax (Liabilities)/Assets arising on account of temporary differences are as follows

₹ in Crore

Deferred tax relates to the following:	Balance sheet	
	31-March-22	31-March-21
Accelerated depreciation and amortisation for Tax purposes	(124.63)	(123.75)
Expenses allowed but not charged to Statement of Profit and Loss	(271.52)	(288.40)
Carried Forward Business Loss / Unabsorbed Depreciation	57.98	67.50
Deferred Tax on Revaluation of Land	(129.95)	(129.08)
Deferred Tax on Gratuity and Leave Encashment	15.06	1.05
Effect of adoption of Ind AS 115	-	93.62
Expected credit losses of Financial Assets	2.29	364.05
MAT Credit	138.01	102.72
Share Issue Expenses	30.15	-
Others	112.30	47.21
Net Deferred Tax Assets	(170.32)	134.90

Notes to the Standalone Financial Statements

as at March 31, 2022

39 Tax Expense (Contd..)

₹ in Crore

Deferred tax relates to the following:	Profit & loss	
	For the Year ended 31-March-22	For the Year ended 31-March-21
Accelerated depreciation and amortisation for Tax purposes	(0.88)	(20.24)
Expenses allowable but not charged to Statement of Profit and Loss	8.12	86.61
Carried Forward Business Loss / Unabsorbed Depreciation	(9.52)	(191.56)
Effect of adoption of Ind AS115	(93.62)	(12.06)
Deferred Tax on Revaluation of Land	(0.87)	-
Expected credit losses of Financial Assets	(361.76)	160.74
Tax impact on OCD	(75.50)	-
MAT Credit (Including for earlier years)	35.29	44.91
Others	20.87	5.68
Deferred Tax (Expense)/ Income	(477.86)	74.08

d. Reconciliation of Deferred Tax

₹ in Crore

Deferred tax relates to the following:	Balance sheet	
	31-March-22	31-March-21
Opening balance	134.90	60.26
Tax income/(expense) during the year recognised in Statement of Profit and Loss	(477.86)	74.08
Tax impact on OCD and NCD	134.43	-
Share Issue expenses	38.91	-
Tax income/(expense) during the year recognised in OCI	(1.36)	(0.66)
Deferred Tax on Intangible Assets - Brand	0.66	1.22
Closing balance	(170.32)	134.90

40 Category wise classification of financial instruments

₹ in Crore

Particulars	As at	As at
	31-March-22	31-March-21
Financial Assets carried at amortised cost		
Investments	63.51	1,365.67
Loans	4,550.84	2,495.51
Trade Receivables	509.34	627.56
Cash and Cash Equivalents	333.88	200.52
Bank Balances other than Cash and Cash Equivalents	686.63	55.07
Other Financial Assets	2,173.76	1,499.43
Total Financial Assets carried at amortised cost	8,317.96	6,243.76
Financial Liabilities carried at amortised cost		
Borrowings	10,831.89	15,312.16
Trade Payables	1,391.20	1,308.36
Other Financial Liabilities	2,355.90	2,360.91
Total Financial Liabilities carried at amortised cost	14,578.99	18,981.43



Notes to the Standalone Financial Statements

as at March 31, 2022

41 Significant Accounting Judgements, Estimates And Assumptions

Judgements, Estimates And Assumptions

The Company makes certain judgements & estimates and assumptions regarding the future. Actual experience may differ from these judgements, estimates and assumptions. The estimates and assumptions that have significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below.

(i) Useful Life Of Property, Plant And Equipments, Intangible Assets and Investment Properties

The Company determines the estimated useful life of its Property, Plant and Equipments, Investment Properties and Intangible Assets for calculating depreciation/ amortisation. The estimate is determined after considering the expected usage of the assets or physical wear and tear. The company periodically reviews the estimated useful life and the depreciation/ amortisation method to ensure that the method and period of depreciation/ amortisation are consistent with the expected pattern of economic benefits from these assets.

(ii) Impairment of non-financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. An assessment is carried to determine whether there is any indication of impairment in the carrying amount of the Company's assets. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount.

(iii) Income Taxes

Significant judgments are involved in estimating budgeted profits for the purpose of paying advance tax, determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions.

(iv) Defined Benefit Plans (Gratuity And Leave Obligation Benefits)

The costs of providing pensions and other post-employment benefits are charged to the Standalone Statement of Profit and Loss in accordance with Ind AS 19 'Employee benefits' over the period during which benefit is derived from the employees' services. The costs are assessed on the basis of assumptions selected by the management. These assumptions include salary escalation rate, discount rates, expected rate of return on assets and mortality rates.

(v) Fair Value Measurement Of Financial Instruments

When the fair values of financial assets and financial liabilities recorded in the Standalone Balance Sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques, including the discounted cash flow model, which involve various judgements and assumptions.

(vi) Revaluation of Property, Plant and Equipment

The Company measures Land classified as property, plant and equipment at revalued amounts with changes in fair value being recognised in Other Comprehensive Income (OCI). The Company has engaged an independent valuer to assess the fair value periodically. Land is valued by reference to market-based evidence, using comparable prices adjusted for specific market factors such as nature, location and condition of the property.

(vii) Valuation of inventories

The determination of net realisable value of inventory includes estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.

(viii) Estimation uncertainty due to pandemic on coronavirus (COVID-19)

The Company has assessed the possible impact of COVID-19 pandemic on its standalone financial statements based on internal and external information available up to the date of approval of these standalone financial statements and has concluded that no adjustment is required in these standalone financial statements. The eventual outcome of impact of the pandemic on the future operations may differ from the estimates as at the date of approval of these standalone financial statements. The Company continues to monitor the future economic conditions.

Notes to the Standalone Financial Statements

as at March 31, 2022

42 Commitments and contingencies

a. Leases

Operating lease commitments — Company as lessee

The Company has entered into cancellable and non-cancellable operating leases on commercial premises, with the terms between five years. The Lease Agreement is usually renewable by mutual consent on mutually agreeable terms.

The Company has paid following towards minimum lease payment during the year

Particulars	₹ in Crore	
	31-March-22	31-March-21
Cancellable operating lease	1.91	6.30
Non-Cancellable operating lease	-	-
	1.91	6.30

There is no Future minimum rentals payable under non-cancellable operating leases.

Operating lease commitments — Company as lessor

The Company has entered into cancellable and non-cancellable operating leases on its commercial premises. These leases have terms of between 3 and 55 years. All leases include a clause to enable upward revision of the rental charge on an annual basis according to prevailing market conditions. Rent Income recognized by the Company during the year:

Particulars	₹ in Crore	
	31-March-22	31-March-21
Cancellable operating lease	10.16	-
Non-Cancellable operating lease	83.26	67.81
	93.42	67.81

Future minimum rentals receivable under non-cancellable operating leases as at 31 March are as follows:

Particulars	₹ in Crore	
	31-March-22	31-March-21
Within one year	52.19	50.58
After one year but not more than five years	94.60	93.28
More than five years	51.09	39.82
	197.88	183.68

b. Commitments

(i) Estimated amount of contracts remaining to be executed on capital account and not provided for:

Particulars	₹ in Crore	
	31-March-22	31-March-21
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances).	38.93	0.82
	38.93	0.82

(ii) The Company has entered into joint development agreements (JDA) with land owners for development of projects. Under these agreements, the Company is required to share built up area/ revenue/ surplus from such developments in exchange of development rights as stipulated under the agreements.

c. Contingent liabilities

Claims against the Company not acknowledged as debts

Particulars	₹ in Crore	
	31-March-22	31-March-21
(i) Disputed demands of customers excluding amounts not ascertainable.	91.29	281.02
(ii) Corporate Guarantees Given*	1496.13	4,308.00
(iii) Disputed Taxation Matters	148.80	223.22
(iv) Disputed Land related Legal cases	78.71	80.57
	1,814.92	4,892.81

* Represents outstanding amount of the loan / balances guaranteed.



Notes to the Standalone Financial Statements

as at March 31, 2022

42 Commitments and contingencies (Contd..)

- (1) The Contingent liabilities exclude undeterminable outcome of pending litigations.
- (2) The Company has assessed that it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

- d. The Company is committed to provide business and financial support to certain subsidiaries, which are in losses and are dependant on Parent Company for meeting out their cash requirement.

43 Land and Property Development Work-in-Progress includes

Particulars	₹ in Crore	
	31-March-22	31-March-21
Land for which conveyance is pending.	329.01	447.13
Land held in the name of Individuals on behalf of the Company pending execution of conveyance.	339.35	437.58
Land already acquired for which Memorandum of Understanding / consent letters are pending	60.51	371.29
	728.87	1,256.00

44 Gratuity and Leave Obligation

The Company has a funded defined benefit gratuity plan and is governed by the Payment of Gratuity Act, 1972. Under the Act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the employee's length of service and salary at retirement age.

The following tables summarise the components of net benefit expense recognised in the Statement of Profit or Loss and the funded status and amounts recognised in the Balance Sheet for the respective plans:

Particulars	₹ in Crore	
	31-March-22	31-March-21
Leave Obligation		
Changes in the present value of the defined benefit obligation		
Defined benefit obligation as at beginning of the year	0.73	0.84
Interest cost	0.03	0.03
Current service cost	0.10	0.40
Transfer in/(out) obligation	-	-
Actuarial gain and losses	(0.00)	0.00
Experience adjustments	(0.35)	(0.55)
Benefits paid	-	-
Defined benefit obligation as at end of the year	0.51	0.73

Particulars	₹ in Crore		
	Obligation	Fund	Total
Gratuity Benefits			
Changes in the present value of the defined benefit obligation are, as follows			
Defined benefit obligation as at 01-April-20	28.54	(5.52)	23.01
Current service cost	4.99	-	4.99
Interest cost	1.89	(0.51)	1.39
Return on plan assets	-	0.13	0.13
Transfer in/(out) obligation	-	-	-
Actuarial gain and losses	(1.55)	-	(1.55)
Experience adjustments	0.08	-	0.08
Benefits paid	(7.59)	-	(7.59)

Notes to the Standalone Financial Statements

as at March 31, 2022

44 Gratuity and Leave Obligation (Contd..)

Particulars	₹ in Crore		
	Obligation	Fund	Total
Defined benefit obligation as at 31-March-21	26.36	(5.90)	20.46
Current service cost	4.60	-	4.60
Interest cost	1.73	(0.40)	1.33
Return on plan assets	-	0.04	0.04
Transfer in/(out) obligation	(0.18)	0.02	(0.16)
Actuarial gain and losses	(1.38)	-	(1.38)
Experience adjustments	(0.06)	-	(0.06)
Benefits paid	(3.41)	-	(3.41)
Defined benefit obligation as at 31-March-22	27.67	(6.24)	21.43

The major categories of plan assets of the fair value of the total plan assets are as follows:

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Unquoted investments:		
Policy of insurance	(6.24)	(5.90)
Total	(6.24)	(5.90)

The principal assumptions used in determining gratuity and leave obligations for the Company's plans are shown below:

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Discount rate:		
Gratuity	7.25%	6.80%
Leave Obligation	7.25%	6.80%
Future salary increases:		
Gratuity	5.00%	5.00%
Leave Obligation	5.00%	5.00%

Mortality Rate : Indian Assured Lives Mortality (2012-14) Table

Gratuity:

Particulars	₹ in Crore			
	As at 31-March-22		As at 31-March-21	
	Increase	Decrease	Increase	Decrease
Assumptions				
Sensitivity Level				
Impact on defined benefit obligation				
Discount rate @ 0.5%	26.25	29.20	24.93	27.91
Future Salary @ 0.5%	28.70	26.64	27.42	25.31

Leave Obligation :

Particulars	₹ in Crore			
	As at 31-March-22		As at 31-March-21	
	Increase	Decrease	Increase	Decrease
Assumptions				
Sensitivity Level				
Impact on defined benefit obligation				
Discount rate @ 0.5%	0.51	0.51	0.73	0.73
Future Salary @ 0.5%	0.51	0.51	0.73	0.73



Notes to the Standalone Financial Statements

as at March 31, 2022

44 Gratuity and Leave Obligation (Contd..)

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

The following payments are expected contributions to the defined benefit plan in future years:

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Within the next 12 months (next annual reporting period)	2.31	2.59
Between 2 and 5 years	6.44	5.88
Between 5 and 10 years	10.17	8.31
Total expected payments	18.92	16.78

The average duration of the defined benefit plan obligation w.r.t. gratuity at the end of the reporting year is 12.42 years (31-March-21: 13.22 years).

45 Financial Instrument measured at Amortised Cost

The carrying amount of financial assets and financial liabilities measured at amortised cost in the standalone financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled.

46 Fair value measurement

The following table provides the fair value measurement hierarchy of the Company's financial assets and financial liabilities.

Particulars	Total	Fair value measurement using		
		Quoted prices in active markets	Significant observable inputs	Significant unobservable inputs
		(Level 1)	(Level 2)	(Level 3)
Financial Assets measured at fair value through profit and loss				
As at 31-March-22				
Investment in Mutual Funds	389.55	389.55	-	-
Investment in Equity Shares	0.06	0.06	-	-
Investment in Preference Shares	0.50	-	0.50	-
As at 31-March-21				
Investment in Mutual Funds	71.86	71.86	-	-
Investment in Equity Shares	0.06	0.06	-	-
Investment in Preference Shares	0.50	-	0.50	-
Investment in Debentures	64.32	-	64.32	-

47 Financial risk management objectives and policies

The Company's principal financial liabilities comprise mainly of borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations. The Company's principal financial assets include loans and advances, trade and other receivables, cash and cash equivalents and Other balances with Bank.

The Company is exposed through its operations to the following financial risks:

- Market risk
- Credit risk, and
- Liquidity risk.

Notes to the Standalone Financial Statements

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47 Financial risk management objectives and policies (Contd..)

The Company has evolved a risk mitigation framework to identify, assess and mitigate financial risk in order to minimize potential adverse effects on the company's financial performance. There have been no substantive changes in the company's exposure to financial instrument risks, its objectives, policies and processes for managing those risks or the methods used to measure them from previous periods unless otherwise stated herein.

(a) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risks: interest rate risk, currency risk and other price risk. Financial instruments affected by market risk includes borrowings, investments, trade payables, trade receivables, loans and derivative financial instruments.

(i) Interest rate risk

The Company is exposed to cash flow interest rate risk from long-term borrowings at variable rate. Currently the Company has external borrowings (excluding short-term overdraft facilities) which are fixed and floating rate borrowings. The Company achieves the optimum interest rate profile by refinancing when the interest rates go down. However this does not protect Company entirely from the risk of paying rates in excess of current market rates nor eliminates fully cash flow risk associated with variability in interest payments, it considers that it achieves an appropriate balance of exposure to these risks.

ii) Foreign currency risk

Foreign Currency Risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. Exposures can arise on account of the various assets and liabilities which are denominated in currencies other than Indian Rupee.

b) Credit risk

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

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Company's customer base, including the default risk of the industry and country, in which customers operate, has less influence on the credit risk.

The Company has entered into contracts for the sale of residential and commercial units on an installment basis. The installments are specified in the contracts. The Company is exposed to credit risk in respect of installments due. However, the possession of residential and commercial units is handed over to the buyer only after all the installments are recovered. In addition, installment dues are monitored on an ongoing basis with the result that the Company's exposure to credit risk is not significant. The Company evaluates the concentration of risk with respect to trade receivables as low, as none of its customers constitutes significant portions of trade receivables as at the year end.

Credit risk from balances with banks and financial institutions is managed by Company's treasury in accordance with the Company's policy. The company limits its exposure to credit risk by only placing balances with local banks and international banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

c) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. The Company has an established liquidity risk management framework for managing its short term, medium term and long term funding and liquidity management requirements. The Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Company manages the liquidity risk by maintaining adequate funds in cash and cash equivalents.



Notes to the Standalone Financial Statements

as at March 31, 2022

47 Financial risk management objectives and policies (Contd..)

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

	₹ in Crore			
	Less than 1 year	1 to 5 years	More than 5 years	Total
As at 31-March-22				
Borrowings *	1,927.34	8,203.86	747.93	10,879.14
Trade payables	1,388.72	2.48	-	1,391.20
Other financial liabilities	1,936.84	419.06	-	2,355.90
	5,252.91	8,625.40	747.93	14,626.24

	₹ in Crore			
	Less than 1 year	1 to 5 years	More than 5 years	Total
As at 31-March-21				
Borrowings *	3,525.74	12,151.07	834.39	16,511.20
Trade payables	1,305.87	2.49	-	1,308.36
Other financial liabilities	1,784.20	688.97	-	2,473.17
	6,615.81	12,842.53	834.39	20,292.74

* Borrowings are stated before adjusting loan issue cost and premium on debentures.

48 Capital management

For the purpose of the Company's capital management, capital includes issued equity share capital and other equity reserves attributable to the owners of the Company. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings less cash and cash equivalents and bank balances other than cash and cash equivalents.

	₹ in Crore	
Particulars	31-March-22	31-March-21
Borrowings	10,831.89	15,312.16
Less: Cash and Cash Equivalents	(333.88)	(200.52)
Less: Bank balances other than Cash and Cash Equivalents	(686.63)	(55.07)
Net Debt	9,811.38	15,056.57
Equity Share Capital	481.51	395.88
Other Reserves (Excluding Revaluation Reserves)	11,280.43	3,728.21
Total capital	11,761.94	4,124.09
Capital and net debt	21,573.32	19,180.66
Gearing ratio	45.5%	78.5%

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements.

Notes to the Standalone Financial Statements

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49 Related Party Transactions

Information on Related Party Transactions as required by Ind AS 24 "Related Party Disclosures".

A. List of related parties:

(As identified by the management)

I Person having Control or joint control or significant influence

Mangal Prabhat Lodha (Upto 24-July-20)

Abhishek Lodha

II Close family members of person having Control * / KMP (with whom the Company had transactions)

Mangal Prabhat Lodha (w.e.f. 24-July-20)

Manjula Lodha

Vinti Lodha

Nitu Lodha

Sahil Lodha

*Pursuant to an arrangement

III Holding Company

Sambhavnath Infrabuild and Farms Pvt Ltd

IV Subsidiary of Holding Company

Bellissimo Properties Development Pvt. Ltd.

V Subsidiaries

1 Anantnath Constructions and Farms Pvt. Ltd.

2 Apollo Complex Pvt Ltd

3 Bellissimo Constructions and Developers Pvt. Ltd.

4 Bellissimo Digital Infrastructure Investment Management Pvt. Ltd. (w.e.f. 07-February-22)

5 Bellissimo Digital Infrastructure Development Management Pvt. Ltd. (w.e.f. 17-February-22)

6 Bellissimo Estate Pvt. Ltd.

7 Brickmart Constructions and Developers Pvt. Ltd.(w.e.f. 26-November-20)

8 Center for Urban Innovation

9 Copious Developers and farms Pvt. Ltd. (Merged with the Company w.e.f. 18-June-21)

10 Cowtown Infotech Services Pvt. Ltd.

11 Cowtown Software Design Pvt. Ltd.

12 Digirealty Technologies Pvt. Ltd. (w.e.f. 07-December-21)

13 Palava Induslogic 3 Pvt. Ltd. (Formerly known as Classichomes Developers and Farms Pvt. Ltd.) (w.e.f. 28-January-21)
(Upto 16-December-21)

14 Palava Industrial & Logistics Park Pvt. Ltd.

15 Palava Induslogic 2 Pvt. Ltd.(w.e.f. 19-February-21) (Upto 28-September-21)

16 Homescapes Constructions Pvt.Ltd. (w.e.f. 03-December-20)

17 Kora Constructions Pvt. Ltd. (w.e.f. 22-November-21)

18 Lodha Developers International (Netherlands) B.V.

19 Lodha Developers International Ltd.

20 Lodha Developers U.S., Inc.



Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

- 21 Lodha Developers Canada Ltd. (Dissolved w.e.f. 20-August-21)
- 22 Luxuria Complex Pvt. Ltd.
- 23 MMR Social Housing Pvt. Ltd.
- 24 National Standard (India) Ltd.
- 25 Odeon Theatres and Properties Pvt. Ltd.
- 26 One Place Commercials Pvt. Ltd.
- 27 Palava City Management Pvt. Ltd.
- 28 Palava Dwellers Pvt. Ltd. (Merged with the Company w.e.f. 31-December-21)
- 29 Palava Institute of Advanced Skill Training
- 30 Palava Induslogic 4 Pvt. Ltd. (w.e.f. 08-February-22)
- 31 Primebuild Developers And Farms Pvt. Ltd.(w.e.f. 13-November-20)
- 32 Ramshyam Infracon Pvt. Ltd. (Merged with the Company w.e.f. 18-June-21)
- 33 Renovar Green Consultants Pvt. Ltd.
- 34 Roselabs Finance Ltd.
- 35 Sanathnagar Enterprises Ltd.
- 36 Simtools Pvt. Ltd.
- 37 Sitaldas Estate Pvt. Ltd.
- 38 Thane Commercial Tower A Management Private Limited (w.e.f. 16-March-22)

VI LLP

Bellissimo Buildtech LLP

VII Joint Ventures

- 1 Altamount Road Property Pvt. Ltd.
- 2 Lodha Developers UK Ltd.
- 3 Grosvenor Street Apartments Ltd. *
- 4 Lodha Developers 1GSQ Holdings Ltd.*
- 5 Lodha Developers 1GSQ Ltd. *
- 6 Lodha Developers 48 CS Ltd. *
- 7 Lodha Developers Dorset Close Ltd. *
- 8 Lodha Developers International (Jersey) III Ltd. *
- 9 1GS Investments Ltd. *
- 10 1GS Residences Ltd. *
- 11 1GS Properties Investments Ltd. (Formerly GS Penthouse Limited) (w.e.f 23-September-20) *
- 12 New Court Developers Ltd. * (upto 14-October-21)
- 13 New Court Holdings Ltd. *
- 14 Lincoln Square Apartments Ltd. *
- 15 1GS Quarter Holding Ltd.* (w.e.f 23-November-21)
- 16 1GSQ Leaseco Ltd *
- 17 Palava Induslogic 2 Pvt. Ltd. (w.e.f. 28-September-21)
- 18 Palava Induslogic 3 Pvt. Ltd. (Formerly Known As Classichomes Developers And Farms Private Limited) (w.e.f. 16-December-21)

* Subsidiaries of Lodha Developers UK Ltd.

Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

VIII Associates

Kora Construction Pvt. Ltd. (Upto 22-November-21)

IX Others (Entities controlled by person having control or joint control, with whom the company had transactions)

- 1 Sambhavnath Trust
- 2 Bellissimo Healthy Constructions and Developers Pvt. Ltd.
- 3 Sitaben Shah Memorial Trust
- 4 Mumbai Mile Regeneration Association

X Key Management Person (KMP)

- 1 Abhishek Lodha (Managing Director and CEO)
- 2 Rajendra Lodha (Whole Time Director)
- 3 Mukund M. Chitale (Independent Director and Chairman)
- 4 Berjis Minoos Desai (Independent Director) (Upto 17-August-20)
- 5 Raunika Malhotra (Whole Time Director) (w.e.f. 26-June-20)
- 6 Ashwani Kumar (Independent Director) (w.e.f. 08-April-20)
- 7 Rajinder Pal Singh (Non Executive Director)
- 8 Sushil Kumar Modi (CFO) (w.e.f. 26-June-20)
- 9 Lee Anthony Polisano (Independent Director) (w.e.f. 30-July-21)

XI Directors of Holding Company

- 1 Ashish Gaggar (Upto 20-May-21)
- 2 Manoj Vaishya (w.e.f. 20-May-21)
- 3 Govind Agarwal



Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

B. Balances Outstanding with related parties and transactions during the year ended are as follows:

(i) Outstanding Balances:

Sr. No.	Nature of Transactions	Relationship	₹ in Crore	
			As at 31-March-22	As at 31-March-21
1	Loans taken	Subsidiaries	1,017.35	1,338.20
		Fellow Subsidiaries	24.58	76.85
		LLP	-	5.68
		Others	-	83.19
2	Loans given	Holding Company	-	6.31
		Subsidiaries *	2,247.49	859.31
		Joint Venture **	1,914.04	1,264.98
3	Other Financial Assets	Subsidiaries	526.72	647.22
		Holding Company	-	12.96
		Joint Venture	-	0.52
		Others	-	0.00
4	Investments	Subsidiaries	154.37	116.89
		Fellow Subsidiaries	-	19.84
		Holding Company	-	1,325.70
		Joint Venture	84.11	76.74
		Others	-	70.82
5	Other Current Assets	Subsidiaries	-	6.13
6	Trade Payables	Subsidiaries	706.74	607.02
7	Trade Receivables	Joint Venture	40.29	-
		Others	5.93	-
8	Other Financial Liabilities	Subsidiaries	37.26	26.37
9	Other Non- Current Liabilities	Subsidiaries	-	498.33
		Joint Venture	93.28	95.09
		Others	-	28.81
10	Guarantee given	Subsidiaries	1,466.39	4,153.14
		Holding Company	-	16.15
		Joint Venture	29.75	30.23
11	Guarantee taken	Holding Company	1,277.03	2,303.43

* Net of Provision as on 31-March-22 ₹4.16 crore (31-March-21 ₹528.46 crore)

** Net of Provision as on 31-March-22 ₹2.38 crore (31-March-21 ₹567.61 crore)

(ii) Disclosure in respect of transactions with parties:

Sr. No.	Nature of Transactions	Relationship	₹ in Crore	
			For the year ended 31-March-22	For the year ended 31-March-21
1	Income From Property Development			
	Sitaben Shah Memorial Trust	Others	40.57	-
	Primebuild Developers And Farms Pvt. Ltd.	Subsidiary	(72.52)	562.05
	Bellissimo Constructions and Developers Pvt. Ltd.	Subsidiary	(73.29)	170.74
2	Sale of Building Materials *			
	Palava City Management Pvt. Ltd.	Subsidiary	-	0.03
	Odeon Theatres and Properties Pvt. Ltd.	Subsidiary	-	0.00
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	0.00	0.10
	One Place Commercials Pvt. Ltd.	Subsidiary	0.08	0.20
	Sitaben Shah Memorial Trust	Others	-	0.00

Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

		₹ in Crore		
Sr. No.	Nature of Transactions	Relationship	For the year ended 31-March-22	For the year ended 31-March-21
3	Sale of Land			
	Sitaldas Estate Pvt. Ltd.	Subsidiary	15.58	-
	Palava Induslogic 3 Pvt. Ltd.	Joint Venture	103.52	
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	184.81	-
4	Interest Income			
	One Place Commercials Pvt. Ltd.	Subsidiary	8.61	-
	Sambhavnath Infrabuild and Farms Pvt Ltd	Holding Company	26.34	10.59
	Altamount Road Property Pvt Ltd.	Joint Venture	1.92	0.52
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	39.10	4.39
	Sitaldas Estate Pvt. Ltd.	Subsidiary	8.84	-
5	Salary and Wages Recovered *			
	National Standard (India) Ltd.	Subsidiary	0.10	0.05
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	-	1.65
	Sanathnagar Enterprises Ltd.	Subsidiary	0.06	0.06
	Anantnath Constructions and Farms Pvt. Ltd.	Subsidiary	0.05	0.04
	Bellissimo Properties Development Pvt. Ltd.	Fellow subsidiary	-	0.00
	Roselabs Finance Ltd.	Subsidiary	0.05	0.02
6	Other Operating Income (Rent Income) *			
	Altamount Road Property Pvt Ltd.	Joint Venture	1.81	1.02
	Sitaben Shah Memorial Trust	Others	-	0.01
	Cowtown Software Design Pvt. Ltd.	Subsidiary	44.75	36.85
7	Land, Construction and Development Cost			
	Brickmart Constructions and Developers Pvt. Ltd.	Subsidiary	9.70	0.51
	Cowtown Software Design Pvt. Ltd.	Subsidiary	-	0.72
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	890.12	592.81
8	Purchase of Trading and Building Materials *			
	National Standard (India) Ltd.	Subsidiary	0.28	7.44
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	665.64	335.37
	Brickmart Constructions and Developers Pvt. Ltd.	Subsidiary	64.81	-
	Palava Industrial & Logistics Park Pvt. Ltd.	Subsidiary	1.25	-
	One Place Commercials Pvt. Ltd.	Subsidiary	-	0.00
	Sambhavnath Infrabuild and Farms Pvt Ltd	Holding Company	-	0.56
9	Interest expenses			
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	22.19	-
	National Standard (India) Ltd.	Subsidiary	6.65	0.73
	Bellissimo Constructions and Developers Pvt Ltd	Subsidiary	13.40	22.90
	Primebuild Developers And Farms Pvt. Ltd.	Subsidiary	30.63	-
	Homescapes Constructions Pvt.Ltd.	Subsidiary	94.81	-
10	Infrastructure and Facility *			
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	-	7.60
	Cowtown Software Design Pvt. Ltd.	Subsidiary	64.30	60.08
11	Donation/ Corporate Social Responsibility Expenses			
	Sitaben Shah Memorial Trust	Others	3.10	14.08

Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

₹ in Crore

Sr. No.	Nature of Transactions	Relationship	For the year ended 31-March-22	For the year ended 31-March-21
12	Investments			
	Altamount Road Property Pvt Ltd	Joint Venture	2.45	15.08
	Primebuild Developers And Farms Pvt. Ltd.	Subsidiary	0.00	0.00
	Brickmart Constructions and Developers Pvt. Ltd.	Subsidiary	0.00	0.00
	Homescapes Constructions Pvt.Ltd.	Subsidiary	0.00	0.00
	Palava Induslogic 3 Pvt. Ltd.	Subsidiary/Joint Venture	5.00	0.00
	Digirealty Technologies Pvt. Ltd.	Subsidiary	0.00	-
	Palava Induslogic 4 Pvt. Ltd.	Subsidiary	0.00	-
	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd.	Subsidiary	0.00	-
	Bellissimo Digital Infrastructure Development Management Pvt. Ltd.	Subsidiary	0.00	-
	Thane Commercial Tower A Management Private Limited	Subsidiary	0.01	-
	One Place Commercials Pvt. Ltd.	Subsidiary	0.00	0.00
13	Purchase of Investments			
	Sambhavnath Infrabuild and Farms Pvt Ltd	Holding Company	-	25.56
	Sambhavnath Trust	Others	-	0.01
14	Sale of Investments			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	64.33	-
	Palava Institute of Advanced Skill Training	Subsidiary	-	0.01
	Bellissimo Properties Development Pvt. Ltd.	Fellow subsidiary	19.84	0.11
15	Redemption of Investments			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	1,325.70	22.33
16	Loan/ Advances Given/ (Returned) -Net			
	Anantnath Constructions and Farms Pvt. Ltd.	Subsidiary	11.01	0.14
	Roselabs Finance Ltd.	Subsidiary	0.36	0.07
	Sanathnagar Enterprises Ltd.	Subsidiary	0.58	(0.67)
	Homescapes Constructions Private Ltd	Subsidiary	10.54	0.29
	Lodha Developers UK Ltd.	Joint Venture	622.16	(132.62)
	Simtools Pvt. Ltd.	Subsidiary	1.86	16.15
	Sitaldas Estate Pvt. Ltd.	Subsidiary	105.21	0.36
	Lodha Developers International Ltd.	Subsidiary	0.93	81.32
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	(6.31)	6.30
	Lodha Developers International (Jersey) III Ltd.	Joint Venture	(0.00)	110.66
	Lodha Developers International (Netherlands) B. V.	Subsidiary	(0.00)	122.89
	Lodha Developers US Inc	Subsidiary	0.09	(0.26)
	Lodha Developers Canada Ltd.	Subsidiary	-	(0.88)
	One Place Commercials Pvt. Ltd.	Subsidiary	213.30	2.52
	Altamount Road Property Pvt Ltd	Joint Venture	(0.52)	0.51
	Bellissimo Constructions and Developers Pvt. Ltd.	Subsidiary	68.11	(1.88)
	Palava Industrial & Logistics Park Pvt. Ltd.	Subsidiary	59.23	-
	Palava Induslogic 3 Pvt. Ltd.	Joint Venture	63.23	-
	Renovar Green Consultants Pvt. Ltd.	Subsidiary	0.01	-

Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

		₹ in Crore		
Sr. No.	Nature of Transactions	Relationship	For the year ended 31-March-22	For the year ended 31-March-21
16	Loan/ Advances Given/ (Returned) -Net			
	Luxuria Complex Pvt. Ltd.	Subsidiary	0.03	-
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	4.77	-
	Palava Institute of Advanced Skill Training	Subsidiary	0.02	-
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	924.67	-
	Bellissimo Estate Pvt. Ltd.	Subsidiary	0.04	-
	Center for Urban Innovation	Subsidiary	0.03	-
	Digirealty Technologies Pvt. Ltd.	Subsidiary	0.41	-
	MMR Social Housing Pvt. Ltd.	Subsidiary	3.39	0.35
17	Loan/ Advances Taken / (Returned)-Net			
	National Standard (India) Ltd.	Subsidiary	152.34	(14.12)
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	(605.44)	(122.14)
	Bellissimo Buildtech LLP	LLP	(5.68)	(0.45)
	Bellissimo Healthy Constructions and Developers Pvt. Ltd.	Others	(83.19)	(86.85)
	Homescapes Constructions Pvt.Ltd.	Subsidiary	(392.58)	392.58
	Primebuild Developers And Farms Pvt. Ltd.	Subsidiary	(306.27)	334.61
	Bellissimo Properties Development Pvt. Ltd.	Fellow subsidiary	(52.26)	76.85
18	Advance Received / (Returned)			
	Sitaben Shah Memorial Trust	Others	-	27.00
	Sambhavnath Trust	Others	-	1.81
	Homescapes Constructions Pvt.Ltd.	Subsidiary	(450.00)	450.00
	Primebuild Developers And Farms Pvt. Ltd.	Subsidiary	-	35.75
	Bellissimo Constructions and Developers Pvt. Ltd.	Subsidiary	(12.58)	-
19	Deposit Given/ (Returned)			
	Cowtown Infotech Services Pvt. Ltd.	Subsidiary	(115.00)	-
20	Security cum Corporate Guarantee Given			
	Homescapes Constructions Pvt.Ltd.	Subsidiary	-	943.30
	Primebuild Developers And Farms Pvt. Ltd.	Subsidiary	-	843.55
	Brickmart Constructions and Developers Pvt. Ltd.	Subsidiary	-	10.00
21	Security cum Corporate Guarantee Taken			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	500.00	300.00

C. KMP, Directors of holding company, controlling shareholder and his relatives:

(i) Outstanding Balances :

		₹ in Crore		
Sr. No.	Nature of Transactions	Relationship	As at 31-March-22	As at 31-March-21
1	Other Financial Liabilities	Person having Control/Close family member of person having control	-	15.97
		Person having Control	-	6.40



Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

Sr. No.	Nature of Transactions	Relationship	₹ in Crore	
			As at 31-March-22	As at 31-March-21
1	Other Financial Liabilities	Close family member of person having control	-	33.43
		KMP	-	10.73
		Close family member of KMP	-	2.03
2	Other Current Liabilities	Person having Control/Close family member of person having control	34.83	16.48
		Person having Control	24.54	28.41
		Close family member of person having control	114.35	107.73
		Close family member of KMP	-	34.34
3	Trade Payable	KMP	1.00	0.56
4	Guarantee Taken	Person having Control	8,233.34	11,340.32

(ii) Disclosure in respect of transactions :

Sr. No.	Nature of Transactions	Relationship	₹ in Crore	
			For the year ended 31-March-22	For the year ended 31-March-21
1	Income from Property Development			
	Sahil Lodha	Close family member of person having control	37.80	-
2	Reversal of Income from Property Development			
	Mangal Prabhat Lodha	Person having Control/Close family member of person having control	-	21.40
	Rajendra Lodha	KMP	10.75	20.33
3	Commission and Sitting Fees			
	Mukund Chitale	KMP	0.50	0.34
	Berjis Desai	KMP	-	0.01
	Lee Anthony Polisano	KMP	0.41	-
	Ashwini Kumar	KMP	0.45	0.32

Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

			₹ in Crore	
Sr. No.	Nature of Transactions	Relationship	For the year ended 31-March-22	For the year ended 31-March-21
4	Remuneration paid			
	Mangal Prabhat Lodha	Person having Control/Close family member of person having control	4.50	2.25
	Abhishek Lodha	Person having Control	4.80	2.40
	Manjula Lodha	Close family member of person having control	0.71	0.54
	Vinti Lodha	Close family member of person having control	0.95	0.54
	Nitu Lodha	Close family member of KMP	-	0.78
	Sahil Lodha	Close family member of KMP	-	0.80
	Rajendra Lodha	KMP	-	0.89
	Rajinder Pal Singh (Refer Note 63 (a)(i))	KMP	0.60	0.90
	Raunika Malhotra**	KMP	6.95	0.64
	Sushil Kumar Modi**	KMP	10.58	2.88
	Manoj Vaishya (w.e.f. 20-May-21)**	Directors of Holding Company	0.49	-
	Ashish Gaggar (Upto 20-May-21)	Directors of Holding Company	0.16	0.49
	Govind Agarwal**	Directors of Holding Company	0.49	0.31
5	Rent Expense			
	Mangal Prabhat Lodha	Person having Control/Close family member of person having control	-	1.19
	Abhishek Lodha	Person having Control	-	0.77
	Manjula Lodha	Close family member of person having control	-	0.63
	Vinti Lodha	Close family member of person having control	-	2.20
6	Advances received against Agreement to Sell			
	Mangal Prabhat Lodha	Person having Control/Close family member of person having control	-	8.79



Notes to the Standalone Financial Statements

as at March 31, 2022

49 Related Party Transactions (Contd..)

₹ in Crore				
Sr. No.	Nature of Transactions	Relationship	For the year ended 31-March-22	For the year ended 31-March-21
6	Advances received against Agreement to Sell			
	Abhishek Lodha	Person having Control	-	9.01
	Manjula Lodha	Close family member of person having control	-	5.17
	Vinti Lodha	Close family member of person having control	-	8.51
7	Guarantee/ Security Taken			
	Abhishek Lodha	Person having Control	4,250.01	1,251.04

** Including ESOP amortization

D. Terms and conditions of outstanding balances with related parties

a) Receivables from Related parties

The trade receivables from related parties arise mainly from sale transactions and services rendered and are received as per agreed terms. The receivables are unsecured in nature and interest is charged on overdue receivables. No provisions are held against receivables from related parties.

b) Payable to related parties

The payables to related parties arise mainly from purchase transactions and services received and are paid as per agreed terms.

c) Loans to related party

The loans to related parties are unsecured bearing effective interest rate.

50 Segment information

For management purposes, the Company is into one reportable segment i.e. Real Estate development.

The Managing Director is the Chief Operating Decision Maker of the Company who monitors the operating results of the Company for the purpose of making decisions about resource allocation and performance assessment. The Company's performance as single segment is evaluated and measured consistently with profit or loss in the standalone financial statements. Also, the Company's financing (including finance costs and finance income) and income taxes are managed on a Company basis.

51 Disclosures required by Clause 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Loan and Advances in the nature of Loans

₹ in Crore				
Particulars	As at 31-March-22	As at 31-March-21	Maximum Balance during the current year	Maximum Balance during the previous year
Holding Company				
Sambhavnath Infrabuild and Farms Pvt. Ltd.	-	6.31	6.31	6.31
Subsidiaries				
Anantnath Constructions and Farms Pvt. Ltd.	20.02	9.01	20.02	9.01

Notes to the Standalone Financial Statements

as at March 31, 2022

51 Disclosures required by Clause 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Contd..)

Particulars	₹ in Crore			
	As at 31-March-22	As at 31-March-21	Maximum Balance during the current year	Maximum Balance during the previous year
Sanathnagar Enterprises Ltd.	16.64	16.05	16.64	16.75
Simtools Pvt. Ltd.	23.27	21.42	23.27	21.97
Sitaldas Estate Pvt. Ltd.	149.63	44.42	149.63	44.42
Lodha Developers International Ltd.	435.86	442.04	442.63	442.04
Lodha Developers International (Netherlands) B. V.	308.68	309.22	309.22	309.22
Lodha Developers US Inc	8.54	8.27	8.54	8.53
Lodha Developers Canada Ltd.	-	-	-	0.88
One Place Commercials Pvt. Ltd.	215.81	2.52	215.81	9.12
MMR Social Housing Pvt. Ltd.	4.89	1.50	4.89	1.50
Roselabs Finance Ltd.	4.93	4.57	4.93	5.93
Palava Industrial & Logistics Park Pvt. Ltd.	59.23	-	59.23	-
Renover Green Consultant Pvt. Ltd.	0.01	-	0.01	-
Palava Institute of Advanced Skill Training	0.02	-	0.02	-
Luxuria Complex Pvt. Ltd.	0.03	-	0.03	-
Cowtown Infotech Services Pvt. Ltd.	924.67	-	924.67	-
Bellissimo Construction & Developers Pvt. Ltd.	68.11	-	85.72	-
Bellissimo Estate Pvt. Ltd.	0.04	-	0.04	-
Center for Urban Innovation	0.03	-	0.03	-
Homescapes Constructions Pvt. Ltd.	10.83	0.29	109.02	0.29
Digirealty Technologies Pvt. Ltd.	0.41	-	0.41	-
Joint Venture				
Palava Induslogic 2 Pvt. Ltd.	4.77	-	4.77	-
Palava Induslogic 3 Pvt. Ltd.	63.23	-	63.23	-
Lodha Developers International (Jersey) III Ltd.	1,159.22	1,177.94	1,177.94	1,322.83
Lodha Developers UK Ltd.	689.20	87.04	689.20	219.65

52 The details of donation given to political parties is as under:

Particulars	₹ in Crore	
	31-March-22	31-March-21
Donations given to Political Parties	2.34	0.42

53 Pursuant to the Taxation Laws (Amendment) Act, 2019, with effect from 01-April-19 domestic companies have the option to pay corporate income tax at a rate of 22% plus applicable surcharge and cess ('New Tax Rate') subject to certain conditions. The Company continued to compute tax as per old tax rate for the financial year 2021-22. The Company shall evaluate and decide as to when and whether it should apply New Tax Rate in the books of account for the future years.

54 In case of pending appeals filed by the Income Tax Department against the favourable orders, the management is confident that the outcome would be favourable and hence no contingent liability is disclosed.

55 Details of Corporate Social Responsibility Expenditure (CSR)

Particulars	₹ in Crore	
	31-March-22	31-March-21
Gross Amount required to be spent for CSR Activity	4.63	13.99
Amount Spent during the year *	5.48	14.08

*The amount spent during the year has been incurred for the purposes other than construction / acquisition of any asset.



Notes to the Standalone Financial Statements

as at March 31, 2022

56 Unhedged Foreign Currency exposures / Balances

₹ in Crore

Particulars	Currency	31-March-22		31-March-21	
		₹ in Crore	Foreign Currency in Crore	₹ in Crore	Foreign Currency in Crore
Assets					
Advances to Suppliers / Vendors	AED	7.76	0.38	8.13	0.41
	SGD	0.03	0.00	0.04	-
	USD	0.24	0.00	2.01	0.02
	CNY	0.73	0.06	0.80	0.07
	RMB	0.09	0.01	0.08	0.01
	EUR	0.03	0.00	1.60	0.02
	GBP	0.41	0.00	1.21	0.01
	CAD	0.00	0.00	0.00	-
	ZAR	0.02	0.00	0.02	-
	AUD	0.00	0.00	0.00	-
Investments	GBP	17.12	0.18	17.20	0.18
Loans Given	GBP	2,592.95	26.17	3,112.31	30.90
	USD	8.54	0.11	8.27	0.11
	CAD	-	0.00	-	0.02
Total Assets		2,627.93		3,151.67	
Liabilities					
Trade Payables	AED	0.12	0.01	0.31	0.02
	SGD	0.07	0.00	0.89	0.02
	USD	16.36	0.22	23.47	0.32
	CNY	-	-	0.03	0.00
	RMB	0.10	0.01	0.07	0.01
	EUR	1.00	0.01	1.13	0.01
	GBP	0.15	0.00	0.22	0.00
	ZAR	-	-	0.01	0.00
	BHD	-	-	0.01	0.00
	KWD	-	-	0.03	0.00
Total Liabilities		17.81		26.16	

57 Pursuant to the Order of the Collector of Stamps, levying of stamp duty and penalty in respect of Agreement to Lease entered with Mumbai Metropolitan Regional Development Authority (MMRDA) for Wadala Truck Terminal plot and the Order of the Hon'ble Bombay High Court, the Company has deposited ₹202.50 crore with the Office of the Collector of Stamps. The Order of Chief Controlling Revenue Authority (CCRA) in appeal upholding the Order of Collector of Stamps levying penalty ₹271.34 crore has been stayed by the Hon'ble Bombay High Court through an order dated 08-December-17.

58 Trade Payables

(a) Details of dues to Micro, Small and Medium Enterprises :

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Amount unpaid as at year end - Principal	29.78	36.81
Amount unpaid as at year end - Interest	Nil	Nil
The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 (the 'Act') along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	Nil	Nil

Notes to the Standalone Financial Statements

as at March 31, 2022

58 Trade Payables (Contd..)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Act.	Nil	Nil
The amount of interest accrued and remaining unpaid at the end of each accounting year.	Nil	Nil
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Act.	Nil	Nil

(b) Trade Payables Ageing Schedule

₹ in Crore

	MSME	Others	Disputed dues - MSME	Disputed dues - Others
As at 31 March 2022				
Unbilled	-	28.42	-	-
Not due	10.27	43.18	-	-
Less than 1 year	11.11	1,049.85	-	-
1 - 2 years	0.48	80.90	-	-
2 - 3 years	1.17	56.36	-	-
More than 3 years	6.75	102.71	-	-
Total	29.78	1,361.42	-	-
As at 31 March 2021				
Unbilled	4.11	141.49	-	-
Not due	2.37	105.24	-	-
Less than 1 year	21.71	289.17	-	-
1 - 2 years	2.34	438.17	-	-
2 - 3 years	1.15	107.03	-	-
More than 3 years	4.42	191.15	-	-
Total	36.11	1,272.25	-	-

59 Basic and Diluted Earnings Per Share

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Basic earnings per share:		
Net Profit for the year (₹ in Crore)	1,133.46	122.14
Weighted average no. of Equity Shares outstanding during the year	45,75,20,100	39,58,78,000
Face Value per Equity Share (in ₹)	10.00	10.00
Basic earnings per share (in ₹)	24.77	3.09
Diluted earnings per share:		
Net Profit for the year (₹ in Crore)	1,133.46	122.14
Weighted average no. of Equity Shares outstanding during the year	45,80,85,510	39,58,78,000
Diluted Earnings Per Share (in ₹)	24.74	3.09

Notes to the Standalone Financial Statements

as at 31st March, 2022

60 Ratio analysis and its element

Sr. No.	Particulars	31-March-22		31-March-21		% Change	Reason for Change		
		Numerator	Denominator	Ratio	Numerator			Denominator	Ratio
1	Current Ratio - (Current Assets / Current Liabilities)	31,952.62	22,880.02	1.40	31,499.76	29,874.01	1.05	32.45%	Improvement in Current ratio is due to reduction in Current Liabilities.
2	Debt-Equity Ratio - (Paid-up Debt / Total Equity [Share Capital + Applicable Reserves])	10,831.89	11,761.94	0.92	15,312.16	4,124.10	3.71	-75.20%	Improvement in Debt Equity ratio is due to reduction in Total Debt and increase in equity due to proceeds from IPO and QIP.
3	Debt Service Coverage Ratio - [Earnings before Interest Expenses, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses# + Principal Repayment (excluding refinancing, prepayment and group debt))]	3,027.77	3,984.76	0.76	1,919.19	1,796.23	1.07	-28.88%	Reduction in Debt Service Coverage Ratio is due to increase in Debt Repayment in current year compared to last year.
4	Return on Equity Ratio - (Profit after tax / Average of total Equity)	1,133.46	7,943.02	14.27%	122.14	4,061.80	3.01%	374.55%	Improvement in Return on Equity Ratio is due to increase in profit after tax compared to last year.
5	Inventory Turnover Ratio - (Cost of Sales / Average Finished Inventory)	5,450.55	4,327.12	1.26	4,012.85	5,470.54	0.73	71.72%	Improvement in Inventory Turnover Ratio is mainly due to increase in revenue compared to previous year.
6	Trade Receivables Turnover Ratio - (Revenue from operations) / Average Trade receivables)	8,365.91	568.45	14.72	5,925.66	704.29	8.41	74.92%	Improvement in Trade Receivables Turnover Ratio is mainly due to increase in revenue compared to last year.
7	Trade Payables Turnover Ratio - (Cost of project / Average Trade payables)	5,450.55	1,349.78	4.04	4,012.85	1,643.51	2.44	65.39%	Increase in Trade Payables Turnover ratio is due to increase in cost of project and decrease in average of trade payables compared to last year.
8	Net Capital Turnover Ratio - (Revenue from operations / Working Capital)	8,365.91	9,072.60	0.92	5,925.66	1,625.75	3.64	-74.70%	Reduction in Net Capital Turnover is due to increase in working capital compared to last year.
9	Net Profit Ratio - (Profit after tax / Total Income)	1,133.46	8,519.94	13.30%	122.14	6,022.91	2.03%	556.02%	Improvement in Net Profit Ratio is due to increase in profit after tax compared to last year.
10	Return on Capital Employed - ((Profit before tax (+) finance costs) / (Total Equity (+) Borrowings (-/+)) Deferred Tax Asset/Liability))	2,971.65	22,764.15	13.05%	1,390.26	19,301.36	7.20%	81.23%	Improvement in Return on Capital employed is due to increase in profit before tax and finance cost compared to last year.
11	Return on Investment - (Income from investments* / Average Investments*)	22.90	251.54	9.10%	9.36	68.06	13.75%	-33.80%	Return on Investment decreased due to lower income on investments as compared to last year.

Interest cost represents Finance cost debited to Statement of Profit and Loss and Interest cost charged through cost of projects.

* Investments excludes related parties.



Notes to the Standalone Financial Statements

as at March 31, 2022

61 Disclosure under Ind AS 115 -Revenue from Contracts with Customers

Disclosures with respect to Ind AS 115 are as follows:

(a) Contract Assets and Contract Liabilities

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Trade receivables (Refer Note 13)	509.34	627.56
Contract Assets- Accrued revenue (Refer Note 16)	1,041.17	770.45
Contract Liabilities-Advance from customers (Refer Note 32)	7,391.07	7,876.70

(b) Movement of Contract Liabilities

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Amounts included in contract liabilities at the beginning of the year	7,876.70	8,636.62
Amount received during the year	7,069.77	4,774.19
Performance obligations satisfied in current year #	(7,555.40)	(5,534.12)
Amounts included in contract liabilities at the end of the year	7,391.07	7,876.70

Includes as on 31-March-22 ₹3,445.97 crore, (31-March-21 ₹2,098.63 crore) recognised out of opening contract liabilities.

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

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Closing balances of assets recognised	456.95	396.20
Amortisation recognised during the year	271.88	158.99

(d) The transaction price of the remaining performance obligations as at 31-March-22 ₹12,755.85 crore, (31-March-21 is ₹12,485.78 crore). The same is expected to be recognised within 1 to 4 years.

62 Share Based Payments

ESOP Scheme 2021 was originally approved as "Lodha Developers Limited - Employee Stock Option Plan 2018" for issue of options to eligible employees (as defined therein) pursuant to the resolution passed by the Board of Directors on February 16, 2018 and by Shareholders on March 20, 2018. The scheme was amended, and the nomenclature of the scheme was updated to "Macrotech Developers Limited - Employee Stock Option Plan 2021" ("ESOP Scheme 2021") pursuant to the resolution passed by the Board and Shareholders on February 13, 2021. The Board has decided on June 22, 2021, not to grant any further options under the ESOP Scheme 2021.

Further, pursuant to the resolution passed by Board on June 22, 2021 and approved by shareholders on September 03, 2021, the Company had also instituted the ESOP Scheme 2021 – II. The Company has formulated two Plans under the Scheme viz Plan-1 and Plan-2.



Notes to the Standalone Financial Statements

as at March 31, 2022

62 Share Based Payments (Contd..)

1. Details of number of options outstanding have been tabulated below:

₹ in Crore

Plan	Date of grant	Number of options outstanding		Vesting Period	Exercise Period	Exercise Price
		As at 31-March-22	As at 31-March-21			
ESOP Scheme 2021	10-Apr-21	10,90,000	-	Tranche-1: 1 year for 40%, Tranche-2: 2 years for 30% and Tranche-3: 3 years for 30% from date of Grant	5 years from Date of Vesting	388.8
ESOP Scheme 2021 – II (Plan-1)	19-Oct-21	18,17,089	-	3 years from date of Grant	3 years from Date of Vesting	684.87
ESOP Scheme 2021 – II (Plan-2)	19-Oct-21	87,606	-	1 year from date of Grant	2 years from Date of Vesting	10

2. Movement of options granted

₹ in Crore

Particulars	For the year ended 31-March-22		For the year ended 31-March-21	
	Weighted Average exercise price per share	Number of Options	Weighted Average exercise price per share	Number of Options
Opening Balance	-	-	-	-
Add: Granted	556.45	31,06,738	-	-
Less: Forfeited/ Lapsed	531.86	1,12,043	-	-
Less: Vested	-	-	-	-
Closing Balance	557.36	29,94,695	-	-

Weighted average remaining contractual life of the share option outstanding at the end of year is 5.60 years (Previous Year Nil).

Weighted average fair value of options granted during the year is ₹528.57 (Previous Year ₹ Nil).

3. The value of the underlying share options has been determined by an independent valuer. The following assumptions were used for calculation of fair value of grants in accordance with Black Scholes model:

₹ in Crore

Particulars	For the year ended 31-March-22					For the year ended 31-March-21
	ESOP Scheme 2021			ESOP Scheme 2021 - II		
	Tranche 1	Tranche 2	Tranche 3	Plan-1	Plan-2	
Risk-free interest rate (%)	6%	6%	6%	6%	6%	-
Expected life of options (years) [(year to vesting) + (contractual option term)/2]	3.5	4.5	5.5	4.5	2.0	-
Expected volatility (%)	46.21%	44.96%	43.66%	45.47%	51.11%	-
Dividend yield	-	-	-	-	-	-

The risk free rates are determined based on the average of high and low of the last 12 months of the 10-Year government securities yield in effect at the time of the grant. Expected volatility of the option is based on historical volatility, during a period equivalent to the option life, of the observed market prices of the Industry's publicly traded equity shares. Volatility calculation is based on historical stock prices using standard deviation of daily change in stock price of the Industry's publicly traded equity shares. The historical period is taken into account to match the expected life of the option. Dividend yield has been calculated taking into account recent dividend activity.

4. The expense arising from ESOP Schemes during the year is ₹39.43 crore (Previous year: ₹ Nil)

Notes to the Standalone Financial Statements

as at March 31, 2022

- 63** (a) (i) The National Company Law Tribunal, Mumbai Bench (NCLT) has approved the Scheme of Amalgamation of Palava Dwellers Pvt. Ltd. a wholly owned subsidiary. The certified copy of the scheme has been filed with the Registrar of Companies, Mumbai on 31-December-2021 and became effective from Appointed date 01-April-19.

The amalgamation referred to above, being a "common control" transaction, has been accounted for using the 'Pooling of Interest' method as prescribed under Ind AS 103 – "Business Combination" for common control transactions. In accordance with the requirements of para 9 (iii) of Appendix C to Ind AS 103, the standalone financial statements of the Company in respect of the prior periods have been restated as if amalgamation had occurred from the beginning of the preceding period, irrespective of the actual date of the combination.

Consequent to above amalgamation total assets, total liabilities and total equity as at 31-March-2021 has increased by ₹4,037.48 crore, ₹3,167.85 crore and ₹869.63 crore respectively. Further, Total Income and profit after tax for the year ended 31-March-2021 has been increased by ₹1,576.93 crore and ₹307.86 crore respectively.

- (a) (ii) The National Company Law Tribunal, Mumbai Bench (NCLT) has approved the Scheme of Amalgamation of Copious Developers and Farms Pvt. Ltd. and Ramshyam Infracon Pvt. Ltd., both wholly owned subsidiaries, with the Company effective from Appointed date: 01-April-19.

The amalgamations referred to above, being "common control" transactions, have been accounted for using the 'Pooling of Interest' method as prescribed under Ind AS 103 – "Business Combination" for common control transactions. In accordance with the requirements of para 9 (iii) of Appendix C to Ind AS 103, the standalone financial statements of the Company in respect of the prior periods have been restated as if amalgamation had occurred from the beginning of the preceding period, irrespective of the actual date of the combination.

Consequent to above amalgamation total assets and total equity as at 31-March-2021 has been decreased by ₹8.66 crore each. No impact on profitability.

- (b) Withdrawal application for scheme of demerger of certain residential buildings from Belmondo and Splendora Projects into two wholly owned subsidiaries viz Luxuria Complex Private Limited and Renovar Green Consultants Private Limited respectively filed on 17-January-20 has been approved by National Company Law Tribunal, Mumbai Bench vide its order dated 18-December-20.
- (c) The National Company Law Tribunal, Mumbai Bench (NCLT) has approved the Schemes of demerger of (a) Xperia Mall, Palava into Bellissimo Estate Pvt. Ltd and (b) Palava 'I Think tower' into Palava Industrial & Logistics Park Private Limited (Formerly known as Grandezza Supreme Thane Pvt. Ltd) on 27-April-20 and 15-June-20 respectively. The Company has however applied to NCLT, Mumbai Bench for withdrawal of the said schemes and subsequently approved by NCLT.
- (d) The Company has filed an application for withdrawal of Scheme of demerger of Evoq Tower into Homescapes Constructions Private Limited, a wholly owned subsidiary on 08-April-2022. NCLT order is awaited.
- (e) National Company Law Tribunal, Mumbai Bench (NCLT) has approved the scheme of Merger by Absorption of Anantnath Constructions and Farms Private Limited, Sitaldas Estate Private Limited, MMR Social Housing Private Limited, Bellissimo Estate Private Limited, Renovar Green Consultants Private Limited, Kora Constructions Private Limited, Luxuria Complex Private Limited, Odeon Theatres and Properties Private Limited and Palava Industrial and Logistics Park Private Limited with the Company on 20-April-2022. The Standalone financial statements have, however, been prepared without giving impact of the same as certified copy of the order is awaited.
- (f) The National Company Law Tribunal(NCLT) has approved a Scheme for demerger of Project 'One Lodha Place' ("Demerged Undertaking") and its associated assets and liabilities to and in the One Place Commercials Pvt. Ltd. ('Resulting Company'), a wholly owned subsidiary (WOS) of the Company as a 'going concern' and the scheme was made effective on 25-September-20 Accordingly, all asset and its associated liabilities of the Demerged Undertaking has been transferred from the Company to One Place Commercials Pvt. Ltd. at its carrying value.
- (g) The Company has applied to the BSE Ltd and National Stock Exchange of India Limited (where its shares are listed), for approving a Scheme of merger by absorption of its listed subsidiaries, Sanathnagar Enterprises Limited, Roselabs Finance Limited and National Standard (India) Limited into the Company, pursuant to approval granted by Board of Directors of the Company, at its meeting held on 25-Jan-2022.



Notes to the Standalone Financial Statements

as at March 31, 2022

64 Exceptional Items

The Company had given loans to its subsidiaries from time to time for its UK business operations. Given the economic uncertainty created by COVID-19 coupled with significant business disruptions, the Company anticipated further losses in UK projects because of the delay in the completion of the project. Therefore, the Company had reassessed its loan receivables and made an additional provision of ₹460.00 crore against the said loans during the previous year ended 31-March-21 and has disclosed the same as an "Exceptional Item".

65 IPO and QIP Issue

During the year, the Company raised money through Initial Public Offer (IPO) by way of issue of its equity shares comprising a fresh issue of 5,14,40,328 equity shares having a face value of ₹ 10 each at premium of ₹476 per share aggregating ₹2,500.00 crore. Pursuant to the IPO, the equity shares of the Company are listed on BSE Limited and National Stock Exchange of India Limited with effect from 19-April-21. IPO expenses of ₹72.33 crore less income tax thereon ₹22.45 crore, net ₹49.88 crore net of taxes have been adjusted against Securities Premium in accordance with Indian Accounting Standard 32 - Financial Instruments: Presentation.

During the year, the Company has allotted 3,41,88,034 equity shares having a face value of ₹10 each at premium of ₹1,160 per share through Qualified Institutions Placement (QIP) aggregating ₹4,000.00 crore. QIP Expenses of ₹53.04 crore less income tax thereon ₹16.46 crore, net ₹36.58 crore net of taxes have been adjusted against Securities Premium in accordance with Indian Accounting Standard 32 - Financial Instruments: Presentation.

The proceeds from IPO were ₹2,407.77 crore (net of issue related expenses including GST).

Details of utilisation of IPO proceeds is as under:

Particulars	Objects of the Issue as per Prospectus	₹ in Crore	
		Utilised upto 31-March-22	Unutilised upto 31-March-22
Reduction of the aggregate outstanding borrowings	1,500.00	1,500.00	-
Acquisition of land or land development rights	375.00	375.00	-
General Corporate Purpose	532.77	532.77	-
Total	2,407.77	2,407.77	-

66 Other Information

- (i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (ii) The Company does not have any transactions with companies struck off.
- (iii) The Company has not traded or invested in Crypto currency or Virtual Currency during the year.
- (iv) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
- (v) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vi) The Company does not have any transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

Notes to the Standalone Financial Statements

as at March 31, 2022

67 (i) Recent Development

On March 23, 2022, Ministry of Corporate Affairs amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, as below which are effective for the annual periods beginning on or after April 1, 2022.

Ind AS 16 – Property Plant and equipment - The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The Company has evaluated the amendment and there is no impact on its standalone financial statements.

Ind AS 37 – Provisions, Contingent Liabilities and Contingent Assets – The amendment specifies that the ‘cost of fulfilling’ a contract comprises the ‘costs that relate directly to the contract’. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The Company has evaluated the amendment and the impact is not expected to be material.

Ind AS 109 – Financial Instruments – The amendment requires derecognition of a financial liability and recognition of a new financial liability when there is an exchange between an existing borrower and the lender of debt instruments with substantially different terms (including a substantial modification of the terms of an existing financial liability or part of it). The terms are substantially different if the discounted present value of the remaining cash flows under the new terms are at least 10% different from the discounted present value of the remaining cash flows of the original financial liability (‘10%’ test).

The amendment in the Rules clarifies the nature of fees that an entity could include when it applies the ‘10%’ test in assessing whether to derecognise a financial liability. It states that an entity shall include only fees paid or received between the entity (the borrower) and the lender, including fees paid or received by either the entity or the lender on the other’s behalf. The Company has evaluated the amendment and the impact is not expected to be material.

(ii) Subsequent Events

There are no subsequent events which require disclosure or adjustment subsequent to the Balance Sheet date.

68 The figures for the corresponding previous year have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current years classification.

As per our attached Report of even date

For M S K A & Associates

Chartered Accountants

Firm Registration Number: 105047W

Bhavik L. Shah

(Partner)

Membership No. 122071

Place : Mumbai

Date : 26-April-2022

For and on behalf of the Board of Directors of Macrotech Developers Limited

Mukund Chitale

(Chairman)

DIN: 00101004

Sushil Kumar Modi

(Chief Financial Officer)

Abhishek Lodha

(Managing Director and CEO)

DIN: 00266089

Sanjyot Rangnekar

(Company Secretary)

Membership No. F4154



CONSOLIDATED FINANCIAL STATEMENTS

Independent Auditor's Report

To
The Members of **Macrotech Developers Limited**

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Macrotech Developers Limited (hereinafter referred to as the "Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), its associate and joint ventures, which comprise the Consolidated Balance Sheet as at March 31, 2022, and the Consolidated Statement of Profit and Loss, the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flows for the year then ended, and notes to the Consolidated Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, and based on consideration of reports of other auditors on separate financial statements and on the other financial information of subsidiaries, associate and joint ventures, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015 as amended and other accounting principles generally accepted in India, of their consolidated state

of affairs of the Group its associate and joint ventures as at March 31, 2022, of consolidated profit, consolidated changes in equity and its consolidated cash flows for the year then ended.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter

Revenue Recognition

Refer Note 1(B)(III)(11) of consolidated financial statements with respect to the accounting policies followed by the Group for recognizing revenue from sale of residential and commercial properties.

The Group applies Ind AS 115 "Revenue from contracts with customers" for recognition of revenue from sale of commercial and residential real estate, which is being recognised at a point in time upon the Group satisfying its performance obligation and the control of the underlying asset gets transferred to the customer which is linked to the application and receipt of the occupancy certificate.

How the Key Audit Matter was addressed in our audit

Our audit procedures in respect of this area, among others, included the following:

- Read the group's revenue recognition accounting policies and evaluated the appropriateness of the same with respect to principles of Ind AS 115 and their application to the significant customer contracts;
- Obtained and understood the group's process for revenue recognition including identification of performance obligations and determination of transfer of control of the property to the customer;
- Evaluated the design and implementation and verified, on a test check basis, the operating effectiveness of key internal controls over revenue recognition including controls around transfer of control of the property;

Key Audit Matter

Since significant judgement is involved in identifying performance obligations and determining when 'control' of the asset underlying the performance obligation is transferred to the customer basis which revenue is recognised, we have considered revenue recognition as a key audit matter.

How the Key Audit Matter was addressed in our audit

- Verified the sample of revenue contract for sale of residential and commercial units to identify the performance obligations of the Group under these contracts and assessed whether these performance obligations are satisfied over time or at a point in time based on the criteria specified under Ind AS 115;
- Verified, on a test check basis, revenue transaction with the underlying customer contract, Occupancy Certificates (OC) and other documents evidencing the transfer of control of the asset to the customer based on which the revenue is recognized; and
- Assessed the adequacy and appropriateness of the disclosures made in consolidated financial statements in compliance with the requirements of Ind AS 115 - 'Revenue from contracts with customer'.

Inventory Valuation

Refer Note 1(B)(III)(5) to the consolidated financial statements which includes the accounting policies followed by the Group for valuation of inventory.

The Group's properties under development and completed properties are stated at the lower of cost and Net Realizable Value (NRV).

As at March 31, 2022, the Group's properties under development and inventory of completed properties amounts to INR 23044.18 Crore and INR 4200.34 Crore respectively.

Determination of the NRV involves estimates based on prevailing market conditions, current prices, and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling costs.

The cost of the inventory is calculated using actual land acquisition costs, construction costs, development related costs and interest capitalized for eligible project.

We have considered the valuation of inventory as a key audit matter on account of the significance of the balance to the consolidated financial statements and involvement of significant judgement in estimating future selling prices, costs to complete project and possible effect on the above estimates because of COVID -19 pandemic.

Our audit procedures included, among others, the following:

- Obtained an understanding of the Management's process and methodology of using key assumptions for determining the valuation of inventory as at the year-end including considerations given to impact of Covid-19;
- Evaluated the design and implementation and verified, on a test check basis, operating effectiveness of controls over preparation and update of NRV workings and related to the Group's review of key estimates, including estimated future selling prices and costs of completion for property development projects;
- Assessed the appropriateness of the selling price estimated by the management and verified the same on a test check basis, by comparing the estimated selling price to recent market prices in the same projects or comparable properties;
- Compared the estimated construction cost to complete the project with the group's updated budgets and
- Assessed the adequacy and appropriateness of the disclosures made in the consolidated financial statements with respect to Inventory in compliance with the requirements of applicable Indian Accounting Standards and applicable financial reporting framework.

Contingent liabilities

Refer Note 44(c) to the consolidated financial statements for the disclosures relating to contingent liabilities.

As at March 31, 2022, the Group has ongoing litigations which arise in the normal course of business. Based on the legal status of the proceedings, the Management makes assessment of probability/ possibility / remoteness of the underlying litigation and the impact thereon on the consolidated financial statements which involves significant management judgement.

Our audit procedures with respect to this area included, among others, following:

- Read the minutes of the meetings of the Board of Directors and the Audit Committee.
- Obtained an understanding of the Management's process for determining provisions and contingent liabilities pertaining to legal matters and taxation matters;
- Verified the design and operating effectiveness of the Management's controls over the estimation, monitoring and disclosure of provisions and contingent liabilities, on a test check basis.
- Obtained list of cases/matters in respect of which litigations were outstanding as at reporting date:

Key Audit Matter

In view of the above, the aforesaid said matter is considered to be Key audit matter

How the Key Audit Matter was addressed in our audit

- Inquired with the in-house lawyers of the group to understand status update, any potential outcome of the cases and steps that will be undertaken in future with regards to the ongoing litigations;
- Obtained and reviewed confirmations of the external legal advisors of the group; and
- Assessed reasonableness of the assumptions and estimates used by the management in relation to the disclosure of the contingent liability in the consolidated financial statements in accordance with the requirements of Ind AS 37 - 'Provisions, Contingent Liabilities and Contingent Asset' and Ind AS 12 - 'Income Taxes'.

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

The Holding Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report and management discussion and analysis but does not include the consolidated financial statements and our auditor's report thereon.

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

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

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Act that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group including its Associate and Joint ventures in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. The respective Board of Directors of the companies included in the Group and of its associate and jointly ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the 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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its associate and joint ventures are responsible for assessing the ability of the Group and of its associate 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 Board of Directors either intends to liquidate the Group 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 associate and joint ventures are responsible for overseeing the financial reporting process of the Group and of its associate and joint ventures.

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

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

We give in "Annexure A" a detailed description of Auditor's responsibilities for Audit of the Consolidated Financial Statements.



Other Matters

- a. We did not audit the financial statements of 16 subsidiaries whose financial statements reflect total assets of ₹ 2,030.34 crore as at March 31, 2022, total revenues of ₹ 507.64 crore and net cash outflows amounting to ₹ 2.22 crore for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net loss of ₹ Nil for the year ended March 31, 2022, as considered in the consolidated financial statements, in respect of a joint venture (including its subsidiaries), whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint venture (including its subsidiaries), and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries and joint venture (including its subsidiaries), is based solely on the reports of the other auditors.
- b. We did not audit the financial statements of a subsidiary, whose financial statements reflect total assets of ₹ 2.92 crore as at March 31, 2022, total revenues of ₹ 0.11 crore and net cash outflows amounting to ₹ 0.01 crore for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net profit of ₹ 1.10 crore for the year ended March 31, 2022, as considered in the consolidated financial statements, in respect of such an associate and 2 joint ventures, whose financial statements have not been audited by us. These financial statements are unaudited and have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of such subsidiary, joint ventures and an associate, and our report in terms of sub-section (3) of Section 143 of the Act in so far as it relates to the aforesaid subsidiary, joint ventures and an associate, 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.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements certified by the Management.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
- b. In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
- c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, the Consolidated Statement of Changes in Equity and the Consolidated Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- d. In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act.
- e. On the basis of the written representations received from the directors of the Holding Company as on March 31, 2022 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies, associate and joint ventures incorporated in India, none of the directors of the Group companies, its associate company and joint ventures incorporated in India are disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the adequacy of internal financial controls over financial reporting of the Group and the operating effectiveness of such controls, refer to our separate report in "Annexure B".
- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group, its associate and joint ventures— Refer Note 44 to the consolidated financial statements.
 - ii. Provision has been made in the consolidated financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, and its subsidiary companies, associate company and joint ventures incorporated in India.

iv.

- (1) The respective Managements of the Holding Company and its subsidiaries, associate company and joint ventures which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries, associate and joint ventures respectively that, to the best of their knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Holding Company, and its subsidiary companies, associate company and joint ventures to or in any other person / entity, including foreign entities ('Intermediaries'), with the understanding, whether recorded in writing or otherwise, that the Intermediary have, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Holding Company, and its subsidiary companies, associate company and joint ventures ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (2) The respective Managements of the Holding Company and its subsidiaries, associate company and joint ventures which are companies incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries, associate and joint ventures respectively that, to the best of their knowledge and belief, no funds have been received by the Holding Company, and its subsidiary companies, associate company and joint ventures from any person / entity, including foreign entities, that the Holding Company and its subsidiary companies, associate company and joint ventures have directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (3) Based on the audit procedures, that has been considered reasonable and appropriate in the circumstances, performed by us and those performed by other auditors of subsidiaries, associate company and joint ventures which are companies incorporated in India whose financial

statements have been audited under the Act, nothing has come to our notice or other auditor's notice that has caused us or the other auditor's to believe that the representations made by the Management of Holding Company and that of its subsidiaries, associate company and joint ventures under sub-clause (1) and (2) above contain any material misstatement.

- v. The Holding Company, and its subsidiary companies, associate company and joint controlled companies incorporated in India have neither declared nor paid any dividend during the year.
2. As required by The Companies (Amendment) Act, 2017, in our opinion, according to information, explanations given to us, the remuneration paid by the Group, its associate and joint ventures to its directors is within the limits laid prescribed under Section 197 of the Act and the rules thereunder.
3. With respect to matters specified in paragraphs 3 (xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us for the Company and its subsidiaries included in the consolidated financial statements of the Company, to which reporting under CARO is applicable, we report that there are no qualifications or adverse remarks in these CARO reports. Consolidated financial statements includes a subsidiary and 2 joint ventures which were unaudited and hence their CARO Report is not available with us.

For M S K A & Associates

Chartered Accountants
ICAI Firm Registration No. 105047W

Bhavik L. Shah

Partner

Place: Mumbai
Date: April 26, 2022

Membership No. 122071
UDIN: 22122071AHVYOZ9285



Annexure A to the Independent Auditor's Report on even date on the Consolidated Financial Statements of Macrotech Developers Limited

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

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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associate 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 consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associate and joint ventures to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities

within the Group and its associate and joint ventures to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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

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

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

For M S K A & Associates

Chartered Accountants
ICAI Firm Registration No. 105047W

Bhavik L. Shah

Partner

Place: Mumbai
Date: April 26, 2022

Membership No. 122071
UDIN: 22122071AHVYOZ9285

Annexure B to the Independent Auditor's Report of even date on the Consolidated Financial Statements of Macrotech Developers Limited

[Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' in the Independent Auditors' Report of even date to the Members of Macrotech Developers Limited on the consolidated Financial Statements for the year ended March 31, 2022]

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

Opinion

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2022, we have audited the internal financial controls with reference to consolidated financial statements of Macrotech Developers Limited (hereinafter referred to as "the Holding Company") and its subsidiary companies, its associate company and joint ventures, which are companies incorporated in India, as of that date.

In our opinion, and to the best of our information and according to the explanations given to us, the Holding Company, its subsidiary companies, its associate company and joint ventures, which are companies incorporated in India, have, in all material respects, adequate internal financial controls with reference to consolidated financial statements and such internal financial controls with reference to consolidated financial statements were operating effectively as at March 31, 2022, based on the internal control with reference to consolidated financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("the ICAI").

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Holding company, its subsidiary companies, its associate company and joint ventures, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control with reference to consolidated financial statements criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under

the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls with reference to consolidated financial statements of the Holding company, its subsidiary companies, its associate company and joint ventures, which are companies incorporated in India, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether internal financial controls with reference to consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the internal financial controls with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to consolidated financial statements of the Holding company, its subsidiary companies, its associate company and joint ventures, which are companies incorporated in India.

Meaning of Internal Financial Controls With Reference to Consolidated Financial Statements

A company's internal financial control with reference to consolidated financial statements is a process designed to



provide reasonable assurance regarding the reliability of financial reporting and the preparation of consolidated financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to consolidated financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of consolidated financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the consolidated financial statements.

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

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

Other Matters

1. Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to consolidated financial statements insofar as it relates to 1 subsidiary and 2 joint ventures, which are companies incorporated in India, whose financial statements are unaudited and hence we are unable to comment on the adequacy and operating effectiveness of the financial controls in respect of such subsidiary and joint ventures. In our opinion and according to the information and explanation given to us by the management, the said subsidiary and joint ventures are not material to the Group.
2. Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls with reference to consolidated financial statements insofar as it relates to 11 subsidiary companies, which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India.

For M S K A & Associates

Chartered Accountants
ICAI Firm Registration No. 105047W

Bhavik L. Shah

Partner

Place: Mumbai

Date: April 26, 2022

Membership No. 122071

UDIN: 22122071AHVYOZ9285

Consolidated Balance Sheet

as at March 31, 2022

₹ in Crore

Particulars	Notes	As at	
		31-March-22	31-March-21
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	1,118.72	1,122.56
Capital Work-in-Progress	2	-	6.29
Investment Property	3	265.05	276.65
Goodwill	4	538.81	546.68
Other Intangible Assets	4	0.23	0.40
Investments accounted for using the Equity Method	5	51.06	58.72
Financial Assets			
Investments	6	133.29	222.49
Loans	7	1,974.78	3,499.01
Other Financial Assets	8	186.19	253.88
Deferred Tax Assets (net)	40	74.29	209.86
Non - Current Tax Assets (net)	9	325.60	209.24
Other Non-Current Assets	10	47.98	66.51
Total Non-Current Assets		4,716.00	6,472.29
Current Assets			
Inventories	11	27,358.31	28,300.70
Financial Assets			
Investments	12	389.61	1,298.17
Loans	13	1,199.33	452.85
Trade Receivables	14	645.09	654.53
Cash and Cash Equivalents	15	477.11	227.58
Bank Balances other than Cash and Cash Equivalents	16	768.63	139.22
Other Financial Assets	17	1,729.87	827.88
Other Current Assets	18	1,194.86	934.88
Total Current Assets		33,762.81	32,835.81
Total Assets		38,478.81	39,308.10
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	19	481.51	395.88
Other Equity			
Securities Premium	20	6,541.66	212.79
Retained Earnings	21	4,607.63	2,960.88
Other Reserves	22	474.23	1,029.40
Equity attributable to Owners of the Company		12,105.03	4,598.95
Non-Controlling Interests		56.80	526.89
Total Equity		12,161.83	5,125.84
Non-Current Liabilities			
Financial Liabilities			
Borrowings	23	2,715.53	4,267.58
Trade Payables			
Due to Micro and Small Enterprises	24	64.99	69.20
Due to Others		57.34	95.96
Other Financial Liabilities	25	152.91	163.60
Provisions	26	16.93	16.05
Other Non-Current Liabilities	27	93.28	95.09
Deferred Tax Liabilities (net)	40	191.10	0.07
Total Non-Current Liabilities		3,292.08	4,707.55
Current Liabilities			
Financial Liabilities			
Borrowings	28	8,821.14	13,925.31
Trade Payables			
Due to Micro and Small Enterprises	29	278.58	292.93
Due to Others		1,107.76	1,239.70
Other Financial Liabilities	30	2,226.40	2,202.63
Provisions	31	5.49	5.19
Current Tax Liabilities	32	1.94	51.96
Other Current Liabilities	33	10,583.59	11,756.99
Total Current Liabilities		23,024.90	29,474.71
Total Liabilities		26,316.98	34,182.26
Total Equity and Liabilities		38,478.81	39,308.10
Significant Accounting Policies	1		
See accompanying notes to the Consolidated Financial Statements	1 - 70		

As per our attached Report of even date

For M S K A & Associates

Chartered Accountants
Firm Registration Number: 105047W

Bhavik L. Shah

(Partner)
Membership No. 122071
Place : Mumbai
Date : 26-April-2022

For and on behalf of the Board of Directors of
Macrotech Developers Limited

Mukund Chitale

(Chairman)
DIN: 00101004

Sushil Kumar Modi

(Chief Financial Officer)

Abhishek Lodha

(Managing Director and CEO)
DIN: 00266089

Sanjot Rangnekar

(Company Secretary)
Membership No. F4154



Consolidated Statement of Profit and Loss

for year ended March 31, 2022

₹ in Crore

Particulars	Notes	For the Year ended 31-March-22	For the Year ended 31-March-21
I INCOME			
Revenue From Operations	34	9,233.20	5,448.57
Other Income	35	345.97	323.08
Total Income		9,579.17	5,771.65
II EXPENSES			
Cost of Projects	36	6,062.61	3,603.83
Employee Benefits Expense	37	354.39	286.35
Finance Costs	38	680.34	1,125.69
Depreciation, Impairment and Amortisation Expense	2, 3 & 4	74.77	73.42
Other Expenses	39	691.50	186.43
Total Expense		7,863.61	5,275.72
III Profit Before Exceptional item and Share of Net Profit/(Loss) in Associate and Joint Venture (I-II)		1,715.56	495.93
Share of Net Profit/(Loss) in Associates and Joint Venture	5	0.98	(0.02)
IV Profit Before Exceptional Items and Tax		1,716.54	495.91
Exceptional Items	49	-	(462.75)
V Profit Before Tax		1,716.54	33.16
VI Tax Credit/(Expense):			
Current Tax		(11.38)	(102.19)
Deferred Tax		(496.65)	116.92
Total Tax Expense		(508.03)	14.73
VII Profit for the year		1,208.51	47.89
VIII Other Comprehensive Income (OCI)			
A Items that will not be reclassified to Statement of Profit and Loss			
Gain on Property Revaluation		3.74	-
Re-measurement of defined benefit plans		1.41	1.89
Income Tax effect		(1.36)	(0.66)
		3.79	1.23
B Items that will be reclassified to Statement of Profit and Loss			
Foreign Currency Translation Reserve		(4.75)	5.25
Total Other Comprehensive Income / (Loss) (net of tax) (A+B)		(0.96)	6.48
IX Total Comprehensive Income for the year (VII+VIII)		1,207.55	54.37
Profit for the year attributable to:		1,208.51	47.89
(i) Owners of the Company		1,202.37	40.16
(ii) Non Controlling Interest		6.14	7.73
		1,208.51	47.89
Other Comprehensive Income / (Loss) for the year attributable to:		(0.96)	6.48
(i) Owners of the Company		(0.96)	6.48
(ii) Non Controlling Interest		-	0.00
		(0.96)	6.48
Total Comprehensive Income for the year attributable to:		1,207.55	54.37
(i) Owners of the Company		1,201.41	46.64
(ii) Non Controlling Interest		6.14	7.73
		1,207.55	54.37
Earnings per Equity Share (in ₹):			
(Face value of ₹ 10 per Equity Share)			
Basic		26.28	1.01
Diluted		26.25	1.01
Significant Accounting Policies	1		
See accompanying notes to the Consolidated Financial Statements	1 - 70		

As per our attached Report of even date

For M S K A & Associates

Chartered Accountants
Firm Registration Number: 105047W

Bhavik L. Shah

(Partner)
Membership No. 122071
Place : Mumbai
Date : 26-April-2022

For and on behalf of the Board of Directors of
Macrotech Developers Limited

Mukund Chitale
(Chairman)
DIN: 00101004

Sushil Kumar Modi
(Chief Financial Officer)

Abhishek Lodha
(Managing Director and CEO)
DIN: 00266089

Sanjot Rangnekar
(Company Secretary)
Membership No. F4154

Consolidated Statement of Cash Flow

for the year ended March 31, 2022

₹ in Crore

Particulars	For the Year ended 31-March-22	For the Year ended 31-March-21
(A) Operating Activities		
Profit before tax	1,716.54	33.16
Adjustments for :		
Depreciation, Impairment and Amortisation Expense	74.77	73.42
(Profit)/ Loss on Sale of Property, Plant and Equipment	0.20	(6.44)
Share of Net (Profit)/ Loss in Associate	(0.98)	0.02
Exceptional Items	-	462.75
Net Foreign Exchange Differences	54.50	(169.95)
Interest Income	(296.37)	(275.01)
Finance Costs	1,992.28	2,524.63
Provision for Share based payment	39.43	-
Gain on Sale of Investments	(3.02)	-
Gain on Sale of Investment Property	(7.95)	-
Reversal of diminution in value of investment	(8.68)	-
Sundry Balances / Excess Provisions written off/ back (net)	(7.99)	(73.21)
Gains arising from fair valuation of financial instruments	(14.82)	(8.89)
Dividend on Current Investments	(5.29)	(0.47)
Working Capital Adjustments:		
(Increase)/ Decrease in Trade and Other Receivables	(942.28)	230.99
Decrease in Inventories	1,272.57	730.10
Decrease in Trade and Other payables	(1,686.81)	(1,082.85)
Cash Generated from / (used in) Operating Activities	2,176.10	2,438.25
Income Tax (paid)/ refund (Net)	(177.76)	85.70
Net Cash Flows from / (used in) Operating Activities	1,998.34	2,523.95
(B) Investing Activities		
Sale of Property, Plant and Equipment	11.48	8.51
Purchase of Property, Plant and Equipment	(44.49)	(2.04)
Net (Investment) / Divestment in Bank Deposits	(777.31)	(70.81)
Sale / (Purchase) of Non-Current Investments (net)	16.50	(18.65)
Sale / (Purchase) of Current Investments (net)	926.40	1.07
Interest received	83.77	70.58
Loans (Given)/ Received back (Net)	917.31	430.75
Dividend on Current Investments Received	5.29	0.47
Net Cash Flows from Investing Activities	1,138.95	419.88
(C) Financing Activities		
Finance Costs Paid	(1,942.71)	(1,802.65)
Proceeds from Borrowings	4,244.59	3,171.39
Proceeds from Issue of Share Capital (Including Security Premium)	6,346.55	-
Repayment of Part of Optionally Convertible Debentures	(677.79)	-
Repayment of Borrowings	(10,858.40)	(4,203.87)
Net Cash Flows from/ (used in) Financing Activities	(2,887.76)	(2,835.13)
(D) Net Increase in Cash and Cash Equivalents (A+B+C) :	249.53	108.70
Cash and Cash Equivalents at the beginning of the year	227.58	118.54
Exchange difference on translation of foreign currency Cash and Cash Equivalent	-	0.34
Cash and Cash Equivalents at year end (Note 15)	477.11	227.58

Notes:

- Cash flow statement has been prepared under the indirect method as set out in Ind AS - 7 specified under Section 133 of the Companies Act 2013.
- Reconciliation of liabilities arising from financing activities under Ind AS 7



Consolidated Statement of Cash Flow

for the year ended March 31, 2022

₹ in Crore

Particulars	31-March-22	31-March-21
Borrowings		
Balance at the beginning of the year	18,192.89	18,423.15
Cash flow	(6,613.81)	(1,032.48)
Non cash changes (Refer Note c)	(42.41)	802.20
Balance at the end of the year	11,536.67	18,192.89

C. Current year includes forex impact and previous year includes conversion of interest incurred during the moratorium period into term loan.

As per our attached Report of even date

For M S K A & Associates

Chartered Accountants

Firm Registration Number: 105047W

Bhavik L. Shah

(Partner)

Membership No. 122071

Place : Mumbai

Date : 26-April-2022

For and on behalf of the Board of Directors of Macrotech Developers Limited

Mukund Chitale

(Chairman)

DIN: 00101004

Sushil Kumar Modi

(Chief Financial Officer)

Abhishek Lodha

(Managing Director and CEO)

DIN: 00266089

Sanjyot Rangnekar

(Company Secretary)

Membership No. F4154

Consolidated Statement of Changes in Equity

for the year ended March 31, 2022

(A) EQUITY SHARE CAPITAL

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Balance at the beginning of the reporting year	395.88	395.88
Changes in Equity Share Capital due to prior period errors	-	-
Restated Balance at the beginning of the reporting year	395.88	395.88
Issued during the year	85.63	-
Balance at the end of the reporting year	481.51	395.88

(B) OTHER EQUITY

Particulars	Reserves and Surplus							Other Reserve through OCI			Total Equity attributable to Shareholders of the Group	Non Controlling Interest	Total
	Capital Redemption Reserve	Capital Reserve on Merger	Securities Premium	Debt Redemption Reserve	Share Based Payment Reserve	Retained Earnings	Revaluation Reserve	Foreign Currency Translation Reserve	Revaluation Reserve	Shareholders of the Group			
As at 1-April-21	0.42	(0.10)	212.79	582.96	-	2,960.88	430.39	15.73	4,203.07	526.89	6.14	4,729.96	
Profit for the year	-	-	-	-	-	1,202.37	-	-	1,202.37	-	6.14	1,208.51	
Other comprehensive income/(loss)(Net of Tax)	-	-	-	-	-	0.91	2.87	(4.74)	(0.96)	-	-	(0.96)	
Total Comprehensive Income for the year	-	-	-	-	-	1,203.28	2.87	(4.74)	1,201.41	6.14	6.14	1,207.55	
Tax impact of NCD on account of merger of subsidiary	-	-	-	-	-	58.93	-	-	58.93	-	-	58.93	
Premium paid for OCD (Net of Tax)*	-	-	-	-	-	(140.54)	-	-	(140.54)	(460.44)	-	(600.98)	
Transfer (from) / to Impact on acquisition of non controlling interest	-	(71.74)	-	(520.99)	-	520.99	-	-	(67.65)	(15.79)	-	(83.44)	
Addition during the year (Refer Note 62 and 68)	-	-	6,415.34	-	39.43	-	-	-	6,454.77	-	-	6,454.77	
Equity issue expenses (Net of Taxes)(Refer Note 68)	-	-	(86.47)	-	-	-	-	-	(86.47)	-	-	(86.47)	
As at 31-March-22	0.42	(71.84)	6,541.66	61.97	39.43	4,607.63	433.26	10.99	11,623.52	56.80	56.80	11,680.32	

*During the year, outstanding Optionally Convertible Debentures (OCD) issued by erstwhile Palava Dwellers Private Limited of ₹ 460.44 crore has been redeemed at a premium of ₹ 216.04 crore. The premium on OCD of ₹ 216.04 crore less tax thereon of ₹ 75.50 crore, net ₹ 140.54 crore has been adjusted against retained earning in accordance with Indian Accounting Standard 32 - Financial Instruments: Presentation.

Consolidated Statement of Changes in Equity

for the year ended March 31, 2022

(B) OTHER EQUITY (Contd.)

₹ in Crore

Particulars	Reserves and Surplus			Other Reserve through OCI			Total Equity attributable to Shareholders of the Group	Non Controlling Interest	Total	
	Capital Redemption Reserve	Capital Reserve on Merger	Share Premium	Debt Redemption Reserve	Statutory Reserve	Retained Earnings				Revaluation Reserve
As at 1-April-20	0.42	(0.10)	212.79	1,354.91	-	2,147.54	430.39	10.48	519.16	4,675.59
Profit for the year	-	-	-	-	-	40.16	-	-	7.73	47.89
Other comprehensive loss (Net of Tax)	-	-	-	-	-	1.23	-	5.25	0.00	6.48
Total Comprehensive Income for the year	-	-	-	-	-	41.39	-	5.25	7.73	54.37
Transfer (from) / to	-	-	-	(771.95)	-	771.95	-	-	-	-
As at 31-March-21	0.42	(0.10)	212.79	582.96	-	2,960.88	430.39	15.73	526.89	4,729.96

Significant Accounting Policies

1

See accompanying notes to the Consolidated Financial Statements

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As per our attached Report of even date

For and on behalf of the Board of Directors of
Macrotech Developers Limited

For M S K A & Associates

Chartered Accountants

Firm Registration Number: 105047W

Mukund Chitale
(Chairman)
DIN: 00101004

Abhishek Lodha
(Managing Director and CEO)
DIN: 00266089

Sushil Kumar Modi
(Chief Financial Officer)

Saniyot Rangnekar
(Company Secretary)
Membership No. F4154

Bhavik L. Shah
(Partner)
Membership No. 122071

Place : Mumbai

Date : 26-April-2022

Notes to the Consolidated Financial Statements

as at March 31, 2022

1 SIGNIFICANT ACCOUNTING POLICIES

A Group's Background

The Consolidated financial statements comprise financial statements of Macrotech Developers Limited (the Company), its subsidiaries (collectively, the Group), associates and jointly controlled entity for the year ended 31-March-2022.

The Company is a public limited company domiciled and incorporated in India under the Companies Act, 1956 vide CIN - L45200MH1995PLC093041. The Company's registered office is located at 412 , Floor - 4, 17 G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai - 400001. The Group is primarily engaged in the business of real estate development.

The Consolidated Financial Statements are approved by the Company's Board of Directors at its meeting held on 26-April-2022.

B Significant Accounting Policies

I Basis of Preparation

The Consolidated financial statements of the Group have been prepared in accordance with Indian Accounting Standards ('Ind AS') notified under section 133 of the Companies Act 2013, read together with the Companies (Indian Accounting Standards) Rules, 2015 and amendment if any.

These financial statements have been prepared and presented under the historical cost convention, on the accrual basis of accounting except for land as classified under Property, Plant and Equipment and certain financial assets and financial liabilities that are measured at fair values at the end of each reporting year, as stated in the accounting policies set out below. The accounting policies have been applied consistently over all the years presented in these financial statements.

These Financial Statements are presented in Indian Rupees (₹) and all values are rounded to the nearest crore except when otherwise indicated.

II Principles of Consolidation and Equity Accounting

(i) Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity, when the group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect the returns through its power to direct the relevant activities of the entity.

Subsidiaries are fully consolidated from the date on which control is transferred to the Group. Control is reassessed whenever facts and circumstances indicate that there may be a change in any of these elements of control. They are deconsolidated from the date that control ceases.

The results and financial position of foreign operations that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities are translated at the closing rate at the date of the balance sheet;
- income and expenses are translated at average exchange rates (unless this is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the dates of the transactions), and
- All resulting exchange differences are recognised in other comprehensive income.

The Group combines the financial statements of the Company and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealized gains or losses on transactions between Group companies are eliminated.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the Consolidated Statement of Profit and Loss, Consolidated Statement of Changes in Equity and Consolidated Balance Sheet respectively.

(ii) Associates/ Joint Venture

Associates or Joint Ventures are all entities over which the Group has significant influence or Joint control but not control. This is generally the case where the group holds between 20% and 50% of the voting rights or where decisions over the relevant activities are unanimous in case of joint venture. Investments in associates and joint ventures are accounted for using the equity method of accounting after initially being recognized at cost.

Under the equity method of accounting, the excess of cost of investment over the proportionate share in equity of the associate/ joint venture as at the date of acquisition of stake is identified as goodwill or capital reserve as the case may be and included in the carrying value of the investment in the associate/ joint venture.



Notes to the Consolidated Financial Statements

as at March 31, 2022

The carrying amount of the investment is adjusted thereafter to recognize the Group's share of the post-acquisition profits or losses of the investee in Consolidated Statement of Profit and Loss, and the Group's share of other comprehensive income of the investee in Consolidated Other Comprehensive Income. However, the share of losses is accounted for only to the extent of the cost of investment. Subsequent profits of such associates/ joint ventures are not accounted for unless the accumulated losses (not accounted for by the Group) are recouped. Additional losses are provided for to the extent that the Group has incurred obligations or made payments on behalf of the associate and joint venture to satisfy obligations of the associate and joint venture that the Group has guaranteed or to which the Group is otherwise committed. Unrealised gains or losses on transactions between the Group and its associates and joint ventures are eliminated to the extent of the Group's interest in these entities.

III Summary of Significant Accounting Policies

1 Current and Non-Current Classification

The Group presents assets and liabilities in the Consolidated Balance Sheet based on current/ non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

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

The Group classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The operating cycle of the Group's real estate operations varies from project to project depending on the size of the project, type of development, project complexities and related approvals. Accordingly, project related assets and liabilities are classified into current and non-current based on the operating cycle of the project. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

2 Property, Plant and Equipment

i. Recognition and measurement

All property, plant and equipment except freehold land and building are stated at historical cost less accumulated depreciation. Building was recorded at Fair Value as Deemed cost as at the date of transition to Ind AS. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Cost includes freight, duties, taxes, borrowing cost and incidental expenses related to the acquisition and installation of the asset.

Freehold Land is measured at fair value. Valuations are performed with sufficient frequency to ensure that the carrying value of revalued asset does not defer materially from its fair value. Revaluation surplus is recorded in Other Comprehensive Income (OCI) and credited to the Revaluation reserve in Other Equity.

ii. Subsequent costs

Subsequent expenditure is capitalised only when it is probable that the future economic benefits of the expenditure will flow to the Group. All other repairs and maintenance are charged to the Consolidated Ind AS Statement of Profit and Loss during the reporting period in which they are incurred.

iii. Derecognition

The carrying amount of an item of Property, Plant and Equipment is derecognized on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition

Notes to the Consolidated Financial Statements

as at March 31, 2022

of an item of Property, Plant and Equipment is measured as the difference between the net disposal proceeds and the carrying amount of the item and is recognized in the Consolidated Statement of Profit and Loss when the item is derecognized.

iv. Capital work in progress

Cost of assets not ready for intended use, as on the Balance Sheet date, is shown as capital work in progress.

v. Depreciation

Depreciation is calculated on a written down value basis over the estimated useful lives of the assets as specified in Schedule II of Companies Act, 2013 except for Site/Sales Offices, Sample Flats and Aluminium Formwork wherein the estimated useful lives is determined by the management. Management believes that such estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Sr. No.	Property, Plant and Equipment	Useful life (Years)
i)	Site/Sales Offices and Sample Flats	8
ii)	Freehold Building	60
iii)	Plant and Equipment	8 to 15
iv)	Office Equipment	5
v)	Computers	
	(a) Servers and networks	6
	(b) End user devices, such as, desktops, laptops, etc.	3
vi)	Furniture and Fixtures	10
vii)	Vehicles	
	(a) Motor cycles, scooters and other mopeds	10
	(b) Motor buses, motor lorries, motor cars and motor taxies	8

Depreciation on addition to property plant and equipment is provided on pro-rata basis from the date of acquisition.

Depreciation on assets sold during the year is charged to the Consolidated Statement of Profit and Loss up to the month preceding the month of sale.

Depreciation methods, useful lives and residual values are reviewed periodically at each financial year end and adjusted prospectively, as appropriate.

3 Investment Properties

The Property that is held for long term rental yield or for capital appreciation or both, and that is not occupied by the Group is classified as an Investment Property. Investment properties are measured initially at cost, including transaction and borrowing costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment losses, if any.

The Group depreciates investment properties over the useful life of 60 years from the date of original purchase as prescribed under Schedule II to the Companies Act, 2013.

Investment properties are derecognized either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in profit or loss in the period of derecognition.

Amortisation method, useful lives and residual values are reviewed at the end of each financial year and adjusted, if appropriate.

4 Intangible Assets

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

The useful lives of intangible assets are assessed as either finite or indefinite. Currently the company has not identified any Intangible assets other than Goodwill to have indefinite life.

Intangible assets with finite lives are amortised over the useful economic life. The useful economic life and the amortisation method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. The amortisation expense on intangible assets with finite lives is recognised in the Consolidated Statement of Profit and Loss.

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Consolidated Statement of Profit and Loss when the asset is derecognised.

Intangible assets are amortized proportionately over a period of five years or over the useful economic life of the assets as determined by the management, whichever is lower.



Notes to the Consolidated Financial Statements

as at March 31, 2022

Intangible assets with indefinite life are tested for impairment annually. Impairment losses, if any, are recognised in Consolidated Statement of Profit and Loss.

5 Inventories

- i) Stock of Building Materials and Traded Goods is valued at lower of cost and net realizable value. Cost is generally ascertained on weighted average basis.
- ii) Completed unsold inventory is valued at lower of Cost and Net Realizable Value.
- iii) Land and Property Development Work-in-Progress is valued at lower of estimated cost and net realisable value.
- iv) Cost for this purpose includes cost of land, shares with occupancy rights, Transferrable Development Rights, premium for development rights, borrowing costs, construction / development cost and other overheads incidental to the projects undertaken.

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

6 Provisions and Contingencies

The Group recognizes provisions when a present obligation (legal or constructive) as a result of a past event exists and it is probable that an outflow of resources embodying economic benefits will be required to settle such obligation and the amount of such obligation can be reliably estimated.

"If the effect of time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognized as a finance cost.

A disclosure of contingent liability is also made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is possible obligation or a present obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made.

7 Impairment of Non-Financial Assets (excluding Inventories, Investment Properties and Deferred Tax Assets)

"Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that

their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount (i.e. the higher of value in use and fair value less costs to sell), the asset is written down accordingly.

Where it is not possible to estimate the recoverable amount of an individual asset, the impairment test is carried out on the smallest group of assets to which it belongs for which there are separately identifiable cash flows; its cash generating units ('CGUs').

8 Financial Instruments

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

Financial Assets

Initial recognition and measurement

The Group classifies its financial assets in the following measurement categories.

- those to be measured subsequently at fair value (either through other comprehensive income, or through profit or loss)
- those measured at amortised cost

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- i) Debt instruments at amortised cost
- ii) Debt instruments at fair value through other comprehensive income (FVTOCI)
- iii) Debt instruments, derivatives and equity instruments at fair value through profit or loss (FVTPL)
- iv) Equity instruments measured at fair value through other comprehensive income (FVTOCI)

Debt instruments at amortised cost

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

- a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

Notes to the Consolidated Financial Statements

as at March 31, 2022

- b) Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit or loss. The losses arising from impairment if any, are recognised in the statement of profit or loss.

Debt instruments at FVTOCI

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- a) The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- b) The asset's contractual cash flows represent solely payments of principal and interest.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Group does not have any debt instruments which meets the criteria for measuring the debt instrument at FVTOCI.

Debt instrument at FVTPL

Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Group may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'Accounting Mismatch'). The Group has not designated any debt instrument at FVTPL.

Debt instruments included within the FVTPL category are measured at fair value with all changes in fair value recognized in the Statement of Profit and Loss.

Equity investments

All equity investments, except investments in associates and joint venture are measured at FVTPL. The Group may make an irrevocable election on initial recognition to present in OCI any subsequent changes in the fair value. The Group makes such election on an instrument-by-instrument basis.

All Equity Investments in Associates and Joint Venture are measured at Cost.

Derecognition of Financial Assets

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e. removed from the Group's Consolidated Balance Sheet) when:

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

When the Group has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognise the transferred asset to the extent of the Group's continuing involvement. In that case, the Group also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Impairment of Financial Assets

The Group assess on a forward looking basis the expected credit losses associated with its financial assets carried at amortised cost and FVTOCI debts instruments. The impairment methodology applied depends on whether there has been significant increase in credit risk. For trade receivables, the Group is not exposed to any credit risk as the legal title of residential and commercial units are transferred to the buyer only after all the installments are recovered.

For financial assets carried at amortised cost, the carrying amount is reduced and the amount of the loss is recognised



Notes to the Consolidated Financial Statements

as at March 31, 2022

in the consolidated statement of profit and loss. Interest income on such financial assets continues to be accrued on the reduced carrying amount and is accrued using the rate of interest used to discount the future cash flows for the purpose of measuring the impairment loss. The interest income is recorded as part of finance income. Financial asset together with the associated allowance are written off when there is no realistic prospect of future recovery and all collateral has been realised or has been transferred to the Group. If, in a subsequent year, the amount of the estimated impairment loss increases or decreases because of an event occurring after the impairment was recognised, the previously recognised impairment loss is increased or decreased.

Financial Liabilities

Initial recognition and measurement

Financial liabilities are classified, at initial recognition, as financial liabilities at FVTPL, loans and borrowings, or payables, as appropriate.

All financial liabilities are recognised initially at fair value and, in the case of financial liability not recorded at fair value through Profit or Loss, net of directly attributable transaction costs.

The Group's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and financial guarantee contracts.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

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

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognized in OCI. These gains/ loss are not subsequently transferred to Statement of Profit and

loss. However, the Group may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Group has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

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

Financial guarantee contracts

Financial guarantee contracts issued by the Group are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

Derecognition of Financial Liabilities

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

Reclassification of Financial Assets and Financial Liabilities

The Group determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Group's management determines change

Notes to the Consolidated Financial Statements

as at March 31, 2022

in the business model as a result of external or internal changes which are significant to the Group's operations. Such changes are evident to external parties. A change in the business model occurs when the Group either begins or ceases to perform an activity that is significant to its operations. If the Group reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Group does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

Offsetting of Financial Instruments

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

9 Fair Value Measurement

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

- i) In the principal market for the asset or liability, or-
- ii) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

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

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

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

10 Cash and Cash Equivalents

Cash and cash equivalent in the Consolidated Balance Sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

11 Revenue Recognition

The Group has applied five step model as set out in Ind AS 115 to recognise revenue in this Consolidated Financial Statements. The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- a. The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
- b. The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- c. The Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.



Notes to the Consolidated Financial Statements

as at March 31, 2022

Revenue is recognised either at point of time and over a period of time based on the conditions in the contracts with customers.

The specific revenue recognition criteria are described below:

(I) Income from Property Development

The Group has determined that the existing terms of the contract with customers does not meet the criteria to recognise revenue over a period of time. Revenue is recognized at point in time with respect to contracts for sale of residential and commercial units as and when the control is passed on to the customers which is linked to the application and receipt of occupancy certificate.

The Group provides rebates to the customers. Rebates are adjusted against customer dues and the revenue to be recognized. To estimate the variable consideration for the expected future rebates the Group uses the "most-likely amount" method or "expected value method".

(II) Contract Balances

Contract Assets:

The Group is entitled to invoice customers for construction of residential and commercial properties based on achieving a series of construction-linked milestones. A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the payment is due, a contract asset is recognized for the earned consideration that is conditional. Any receivable which represents the Group's right to the consideration that is unconditional is treated as a trade receivable.

Contract Liabilities:

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made. Contract liabilities are recognised as revenue when the Group performs under the contract.

(III) Sale of Materials, Land and Development Rights

Revenue is recognized at point in time with respect to contracts for sale of Materials, Land and Development Rights as and when the control is passed on to the customers.

IV) Interest Income

For all debt instruments measured at amortised cost. Interest income is recorded using the effective interest rate (EIR).

V) Rental Income

Rental income arising from operating leases is accounted over the lease terms.

VI) Dividends

Revenue is recognised when the Group's right to receive the payment is established.

12 Foreign Currency Translation

Initial Recognition

Foreign currency transactions during the period / year are recorded in the reporting currency at the exchange rates prevailing on the date of the transaction.

Conversion

Foreign currencies denominated monetary items are translated into rupees at the closing rates of exchange prevailing at the date of the balance sheet. Non-monetary items, which are carried in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange Differences

Exchange differences arising, on the settlement of monetary items or reporting of monetary items at the end of the period / year at closing rates, at rates different from those at which they were initially recorded during the period / year, or reported in previous financial statements, are recognized as income or as expenses in the period / year in which they arise.

13 Current Income Tax

Current income tax for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities based on the taxable profit for the period. The tax rates and tax laws used to compute the amount are those that are enacted by the reporting date and applicable for the period

Deferred Tax

Deferred tax is recognized using the balance sheet approach. Deferred tax assets and liabilities are recognized for all deductible and taxable temporary differences arising

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between the tax bases of assets and liabilities and their carrying amount in financial statements, except when the deferred tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of transaction.

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

Deferred tax asset in respect of carry forward of unused tax credits and unused tax losses are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

The Group recognizes deferred tax liabilities for all taxable temporary differences except those associated with the investments in subsidiaries where the timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Minimum Alternate Tax (MAT) credit is recognised as an asset only when and to the extent there is convincing evidence that the Group will pay normal tax during the specified period. Such asset is reviewed at each Balance Sheet date and the carrying amount of the MAT credit asset is written down to the extent there is no longer a convincing evidence to the effect that the Group will pay normal tax during the specified period.

Presentation of Current and Deferred Tax:

Current and deferred tax are recognized as income or an expense in the Statement of Profit and Loss, except when they relate to items that are recognized in Other Comprehensive Income, in which case, the current and deferred tax income/expense are recognized in Other Comprehensive Income. The Group offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously. In case of deferred tax assets and deferred tax liabilities, the same are offset if the Group has a legally enforceable right to set off corresponding current tax assets against current tax liabilities and the deferred tax assets and

deferred tax liabilities relate to income taxes levied by the same tax authority on the Group.

14 Borrowing Costs

Borrowing costs that are directly attributable to real estate project development activities are inventorised / capitalized as part of project cost.

Borrowing costs are inventorised / capitalised as part of project cost when the activities that are necessary to prepare the inventory / asset for its intended use or sale are in progress. Borrowing costs are suspended from inventorisation / capitalisation when development work on the project is interrupted for extended periods and there is no imminent certainty of recommencement of work.

All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that the group incurs in connection with the borrowing of funds.

15 Leases

The Group evaluates each contract or arrangement, whether it qualifies as lease as defined under Ind AS 116.

Group as a Lessee

The Group assesses, whether the contract is, or contains, a lease at the inception of the contract or upon the modification of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group at the commencement of the lease contract recognizes a Right-of-Use (RoU) asset at cost and corresponding lease liability, except for leases with a term of twelve months or less (short-term leases) and leases for which the underlying asset is of low value (low-value leases). For these short-term and low-value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

The cost of the right-of-use assets comprises the amount of the initial measurement of the lease liability, adjusted for any lease payments made at or prior to the commencement date of the lease, any initial direct costs incurred by the Group, any lease incentives received and expected costs for obligations to dismantle and remove right-of-use assets when they are no longer used.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation and accumulated impairment losses, if any. The right-of-use assets are depreciated on a straight-line basis from the commencement date of the lease



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over the shorter of the end of the lease term or useful life of the right-of-use asset.

Right-of-use assets are assessed for impairment whenever there is an indication that the balance sheet carrying amount may not be recoverable using cash flow projections for the useful life.

For lease liabilities at commencement date, the Group measures the lease liability at the present value of the future lease payments as from the commencement date of the lease to end of the lease term. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, the Group's incremental borrowing rate for the asset subject to the lease in the respective markets.

Subsequently, the Group measures the lease liability by adjusting carrying amount to reflect interest on the lease liability and lease payments made.

The Group remeasures the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever there is a change to the lease terms or expected payments under the lease, or a modification that is not accounted for as a separate lease.

The portion of the lease payments attributable to the repayment of lease liabilities is recognized in cash flows used in financing activities. Also, the portion attributable to the payment of interest is included in cash flows from financing activities. Further, Short-term lease payments, payments for leases for which the underlying asset is of low-value and variable lease payments not included in the measurement of the lease liability is also included in cash flows from operating activities.

Group as a Lessor

In arrangements where the Group is the lessor, it determines at lease inception whether the lease is a finance lease or an operating lease. Leases that transfer substantially all of the risk and rewards incidental to ownership of the underlying asset to the counterparty (the lessee) are accounted for as finance leases. Leases that do not transfer substantially all of the risks and rewards of ownership are accounted for as operating leases. Lease payments received under operating leases are recognized as income in the statement of profit and loss on a straight-line basis over the lease term or another systematic basis. The Group applies another systematic basis if that basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished.

16 Retirement and Other Employee Benefits

Retirement and other Employee benefits are accounted in accordance with Ind AS 19 – Employee Benefits.

a) Defined Contribution Plan

The Group contributes to a recognised provident fund for all its employees. Contributions are recognised as an expense when employees have rendered services entitling them to such benefits.

b) Gratuity (Defined Benefit Scheme)

The Group provides for its gratuity liability based on actuarial valuation as at the balance sheet date which is carried out by an independent actuary using the Projected Unit Credit Method. Actuarial gains and losses are recognised in full in the other comprehensive income for the period in which they occur.

c) Compensated absences

Liability in respect of earned leave expected to become due or expected to be availed within one year from the balance sheet date is recognized on the basis of undiscounted value of benefit expected to be availed by the employees. Liability in respect of earned leave expected to become due or expected to be availed beyond one year after the balance sheet date is estimated on the basis of actuarial valuation performed by an independent actuary using the projected unit credit method.

17 Business Combinations under Common Control

Business Combinations involving entities or business under common control are accounted for using the pooling of interest method.

Under pooling of interest method, the assets and liabilities of the combining entities or businesses are reflected at their carrying amounts after making adjustments necessary to harmonise the accounting policies. The financial information in the consolidated financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the consolidated financial statements, irrespective of the actual date of the combination. The identity of the reserves is preserved in the same form in which they appeared in the standalone financial statements of the transferor and the difference, if any, between the amount recorded as share

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capital issued plus any additional consideration in the form of cash or other assets and amount of share capital of the transferor is transferred to capital reserves.

18 Earnings Per Share

Basic earnings per share are calculated by dividing the net profit or loss for the year (after deducting preference dividends and attributable taxes) attributable to equity share holders by the weighted average number of equity shares outstanding during the year. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue and consolidation of equity shares. For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year (after deducting preference dividends and attributable taxes) attributable equity share holders and the weighted average number of equity shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.

19 Goodwill

Goodwill is initially measured at cost being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interest over the fair value of net identifiable tangible and intangible assets acquired and liabilities assumed. If the consideration is lower than the fair value of the net assets of the subsidiary acquired, the difference is recognised in OCI and accumulated in equity as capital reserve. After initial recognition, goodwill is measured at the cost less any accumulated impairment losses.

Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed off, the goodwill associated with the operation disposed off is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed off in this circumstance is measured based on the relative values of the operation disposed off and the portion of the cash-generating unit retained.

Goodwill is tested annually for impairment, or more frequently if event or changes in circumstances indicates that it might be impaired. For the purpose of impairment testing, goodwill recognised in a business combination under

common control is allocated to each of the Company's cash generating units (CGUs) that are expected to benefit from the combination. A CGU is the smallest identifiable group of assets that generates cash inflows that are largely independent of the cash inflows from other assets or group of assets. The impairment loss is recognised for the amount by which the CGUs carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost of disposal and value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

20 Employee Stock Option Plan

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model. That cost is recognised, together with a corresponding increase in share-based payment (SBP) reserves in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognised for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognised as at the beginning and end of that period and is recognised in employee benefits expense. Upon exercise of share options, the proceeds received are allocated to share capital up to the par value of the shares issued with any excess being recorded as securities premium.

21 Joint Development Arrangements (JDA)

The Group executes projects through Joint Development Arrangements (JDA), wherein the land owner provides land and the Group undertakes to develop properties on such land (i.e. development right) and in lieu of land owner providing land, the Group has agreed to transfer certain percentage of constructed area or certain percentage of the revenue proceeds or certain percentage of surplus to the land owner. Transfer of such constructed area or revenue or surplus in exchange of such development rights/ land is being estimated at fair value as per the terms of the agreement and accounted for on launch of the project as the cost of development right (Inventory) with its corresponding liability. Subsequent to initial recognition, such liability is remeasured on each reporting period depending on the type of the arrangement, to reflect the changes in the estimate, if any.

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3 Investment Property

Particulars	₹ in Crore		
	Land	Building	Total
(A) Gross Carrying Amount			
Cost as at 01-April-20	103.24	223.72	326.96
Transfers from Inventory	-	0.63	0.63
Disposals/ Adjustments	-	(1.80)	(1.80)
As at 31-March-21	103.24	222.55	325.79
Additions	-	-	-
Disposals / Adjustments	-	(3.87)	(3.87)
As at 31-March-22	103.24	218.68	321.92
(B) Depreciation and Impairment			
As at 01-April-20	-	38.80	38.80
Depreciation charge for the year	-	10.34	10.34
Disposals/ Adjustments	-	-	-
As at 31-March-21	-	49.14	49.14
Depreciation charge for the year	-	8.30	8.30
Disposals / Adjustments	-	(0.57)	(0.57)
As at 31-March-22	-	56.88	56.87
(C) Net Carrying Amount (A-B)			
As at 31-March-21	103.24	161.80	265.05
As at 31-March-21	103.24	173.41	276.65

(i) Income and expenditure of Investment Properties

Particulars	₹ in Crore	
	For the Year ended 31-March-22	For the Year ended 31-March-21
Rental and Facilities Income	69.98	51.47
Less : Direct Operating expenses for properties that generate Rental and Facilities Income	(6.28)	(5.38)
Profit from Investment properties before depreciation	63.70	46.09
Depreciation and Impairment	8.30	10.34
Profit from Investment Properties	55.40	35.75

(ii) Fair value measurement

The fair value of the properties is ₹474.77 crore and ₹ 467.60 crore as at March 31, 2022 and March 31, 2021 respectively. These values are considered as per valuations performed by a registered valuer with experience of valuing investment properties. The fair value was arrived at using discounted cash flow projections based on reliable estimates of future cash flows.

(iii) Carrying amount of Buildings hypothecated with Banks/ Others against loans.

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
	153.97	161.32



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4 Intangible Assets

₹ in Crore

Particulars	Goodwill	Other Intangible Assets (Software)
(A) Gross Carrying Amount		
Cost as at 01-April-20	1,853.80	20.67
Additions	-	0.03
As at 31-March-21	1,853.80	20.70
Additions	0.30	0.08
As at 31-March-22	1,854.10	20.78
(B) Amortisation and Impairment		
As at 01-April-20	1,307.12	19.65
Amortisation charge for the year	-	0.65
As at 31-March-21	1,307.12	20.30
Impairment/ Amortisation charge for the year	8.17	0.25
As at 31-March-22	1,315.29	20.55
(C) Net Book Value (A-B)		
As at 31-March-22	538.81	0.23
As at 31-March-21	546.68	0.40

5 Investments accounted for using the Equity Method

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
The following entity has been included in the consolidated financial statements using the equity method:		
Altamount Road Property Pvt. Ltd.	45.89	44.76
Kora Construction Pvt. Ltd.	-	13.96
Palava Induslogic 2 Private Limited	0.25	-
Palava Induslogic 3 Private Limited	4.92	-
Lodha Developers UK Ltd.#	-	-
Lodha Developers 1GSQ Holding Ltd#	-	-
Lodha Developers International (Jersey) III Ltd.#	-	-
Total Equity Accounted Investments	51.06	58.72
#Investment value is Nil after considering fair value of retained interest and group's share of losses in joint venture.		
Summarised financial information of associate/ joint venture:		
Current Assets	4,927.42	8,380.35
Non-Current Assets	387.25	147.09
Current Liabilities	(847.92)	(749.50)
Non-Current Liabilities	(5,211.15)	(8,835.03)
Equity	(744.40)	(1,057.08)

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5 Investments accounted for using the Equity Method (Contd.)

Particulars	₹ in Crore	
	For the year ended 31-March-22	For the Year ended 31-March-21
Revenue	3,763.64	3,393.76
Expenses	4,550.01	3,931.92
Loss before Tax	(786.37)	(538.16)
Tax Credit/ (Expense)	18.48	(0.02)
Loss for the year	(767.89)	(538.18)
Group's share of Profit/ (Loss) for the year*	0.98	(0.02)

*Losses restricted to the extent of investment amount

6 Non-Current Investments

Particulars	Face Value in ₹	₹ in Crore	
		As at 31-March-22	As at 31-March-21
(A) Unquoted Equity Shares, Fully paid up at fair value through Profit and Loss			
Bellissimo Healthy Constructions and Developers Pvt. Ltd.			
Numbers		-	345,454
Amount	10	-	4.55
Shreeniwas Abode and House Ltd.			
Numbers		58,056	58,056
Amount	1	0.00	0.00
Kidderpore Holdings Ltd			
Numbers		13,824	13,824
Amount	10	0.00	0.00
Total (A)		0.00	4.55
(B) Preference Shares			
Non Convertible Redeemable Preference Shares Joint Venture, fully paid up at amortised cost Lodha Developers UK Ltd.			
Numbers		1,290,000	1,290,000
Amount	1 GBP	11.70	11.70
Optionally Convertible Preference Shares Joint Venture, fully paid up at cost Lodha Developers UK Ltd.			
Numbers		9,180	9,180
Amount	1 GBP	0.06	0.06
Non Cumulative Compulsory Convertible Preference Shares, fully paid up at fair value through profit and loss Housr Technologies Pvt. Ltd.			
Numbers		27	27
Amount	10	0.50	0.50
Non Convertible Redeemable Preference Shares, Fully paid up, at amortised cost Bellissimo Properties Development Pvt. Ltd.			
Numbers	10	-	19,835,000
Amount		-	19.84
Total (B)		12.26	32.10



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6 Non-Current Investments (Contd.)

₹ in Crore

Particulars	Face Value in ₹	As at 31-March-22	As at 31-March-21
(C) Unquoted Non Convertible Redeemable Debentures, Fully paid up at amortised cost			
Joint Venture			
Lodha Developers UK Ltd.			
Numbers		541,000	541,000
Amount	1 GBP	5.36	5.44
Altamount Road Property Pvt. Ltd.			
Numbers		1,715,000	1,470,000.00
Amount	100	17.15	14.70
Holding Company			
Sambhavnath Infrabuild and Farms Pvt. Ltd.			
Numbers		-	9,943,389
Amount	100	-	99.43
Others			
Krisha Enterprises Pvt Ltd			
Numbers		410	-
Amount	1,000,000	41.00	-
Total (C)		63.51	119.57
(D) Unquoted Optionally Convertible Debentures, Fully paid up at Fair Value through Profit and Loss			
Bellissimo Healthy Constructions and Developers Pvt. Ltd.			
Numbers		-	73,000,000
Amount	10	-	64.32
Palava Induslogic 2 Private Limited			
Numbers		57,522,565	-
Amount	10	57.52	-
Total (D)		57.52	64.32
Total Unquoted Investments (A+B+C+D)		133.29	220.54
(E) Others*			
Bellissimo Healthy Constructions and Developers Pvt. Ltd.			
Total (E)		-	1.95
* Represents Financial Guarantees given by Group accounted as Investments.			
Total Investments		133.29	222.49
Aggregate value of unquoted investments		133.29	220.54
Aggregate amount of impairment in value of investments		0.05	0.05

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7 Non-Current Loans

(Unsecured considered good unless otherwise stated)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Loans/ Intercorporate Deposits to:		
Related Parties (Refer Note 50)	1,909.02	4,489.05
Less: Loan Receivable which have significant increase in credit risk	(6.54)	(1,096.07)
Loan to Employees	72.30	106.03
Total	1,974.78	3,499.01

8 Other Non-Current Financial Assets

(Unsecured considered good unless otherwise stated)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Deposits	0.01	0.01
Fixed Deposits with maturity of more than 12 months*	186.18	38.28
Interest Receivables	-	215.59
Total	186.19	253.88
*Lien against Bank Guarantee, Debt Service Reserve Account, Margin and Letter of Credit	87.40	38.28

9 Non - Current Tax Assets (net)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Advance Income Tax (Net of Provisions)	325.60	209.24
Total	325.60	209.24

10 Other Non-Current Assets

(Unsecured, considered good unless otherwise stated)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Indirect Tax Receivables	47.98	66.51
Capital Advances	32.10	32.10
	80.08	98.61
Less: Provision for doubtful advances	(32.10)	(32.10)
Total	47.98	66.51

11 Inventories (at lower of cost and net realisable value)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Building Materials	113.79	106.71
Land and Property Development Work-in-Progress (Refer Note 46)	23,044.18	22,805.59
Finished Stock	4,200.34	5,388.40
Total	27,358.31	28,300.70
The carrying amount of Inventories charged as securities against borrowings	18,760.57	22,056.15



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12 Current Investments

₹ in Crore

Particulars	Face Value in ₹	As at 31-March-22	As at 31-March-21
Quoted Investments at Fair Value through Profit & Loss			
(A) In Mutual Funds			
Faering Capital India Evolving Fund			
Numbers		77,772	76,434
Amount	1,000	23.11	10.64
Birla Sun Life*			
Numbers		-	4,218,854
Amount	10	-	5.52
L & T Liquid Fund - Growth*			
Numbers		3	25,353
Amount	1,000	0.00	7.11
Nippon India Liquid Fund			
Numbers		144,040	-
Amount	10	75.02	-
Baroda Mutual Fund			
Numbers		49,988	49,988
Amount	10	0.08	0.06
Baroda Business Cycle Fund - Direct Growth			
Numbers		99,995	-
Amount		0.10	-
Union Liquid Fund			
Numbers		48,775	-
Amount	10	10.00	-
L & T Short Term Bond Fund-Growth*			
Numbers		10,340,500	10,340,500
Amount	10	22.40	21.55
Baroda BNP Paribas Liquid fund			
Numbers		40,784	-
Amount	10	10.00	-
ABSL Liquid Fund			
Numbers		2,623,949	-
Amount	10	90.03	-
Kotak Liquid Fund			
Numbers		325,449	-
Amount	10	140.04	-
L & T Debt Fund*			
Numbers		9,290,664	13,900,419
Amount	10	18.77	26.97
		389.55	71.85
*Includes on account of Lien against Bank Guarantee, Debt Service Reserve Account, Margin and Letter of Credit			
Quoted Investment at fair value through Profit and Loss			
(B) In Equity Shares			
Dhenu Buildcon Infra Ltd.			
Numbers		302,088	302,088

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12 Current Investments (Contd.)

Particulars	Face Value in ₹	₹ in Crore	
		As at 31-March-22	As at 31-March-21
Amount	10	0.06	0.06
		0.06	0.06
(C) Unquoted Optionally Convertible Redeemable Debentures, Fully paid up at amortised cost			
Holding Company			
Sambhavnath Infrabuild and Farms Pvt. Ltd.			
Numbers		-	122,928,260
Amount	100	-	1,226.26
		-	1,226.26
Total Current Investments		389.61	1,298.17
Aggregate cost of quoted investments		368.65	61.08
Aggregate value of unquoted investments		-	1,226.26
Aggregate market value of quoted investments		389.61	71.92

13 Current Loans

(Unsecured considered good unless otherwise stated)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Loans / Inter Corporate Deposits to Related Parties (Refer Note 50)	851.62	154.83
Loan to others	347.71	298.02
Loan Receivable which have significant increase in credit risk	47.37	45.97
	1,246.70	498.82
Less: Provision for doubtful advances	(47.37)	(45.97)
Total	1,199.33	452.85

14 Trade Receivables

Unsecured

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Considered good	645.09	654.53
Receivables which have significant increase in credit risk	3.14	3.14
	648.23	657.67
Less: Receivables which have significant increase in credit risk	(3.14)	(3.14)
Total	645.09	654.53
(i) Trade Receivables charged as securities against borrowings.	559.40	552.32
(ii) Trade Receivables are disclosed net of advances, as per agreed terms.		



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14 Trade Receivables (Contd.)

Trade Receivables Ageing Schedule

₹ in Crore

Particulars	Undisputed Trade receivables – considered good	Undisputed Trade Receivables – which have significant increase in credit risk	Disputed Trade Receivables – considered good	Disputed Trade Receivables – which have significant increase in credit risk
As at 31 March 2022				
Less than 6 months	272.50	-	-	
6 months - 1 year	70.17	-	-	
1 - 2 years	110.97	-	-	
2 - 3 years	100.65	-	-	0.00
More than 3 years	90.81	-	-	3.14
Total	645.09	-	-	3.14
As at 31 March 2021				
Less than 6 months	310.24	-	1.02	-
6 months - 1 year	55.35	-	-	-
1 - 2 years	157.95	-	4.42	0.00
2 - 3 years	87.59	-	0.20	0.22
More than 3 years	36.42	-	1.34	2.92
Total	647.56	-	6.97	3.14

15 Cash and Cash Equivalents

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Cash on Hand	0.55	0.75
Balances with Banks	476.44	209.75
Fixed Deposits with original maturity of less than 3 months	0.12	17.08
Total	477.11	227.58

16 Bank Balances other than Cash and Cash Equivalents

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Fixed Deposits with original maturity of less than 12 months*	768.63	139.22
Total	768.63	139.22

*Lien against Bank Guarantee, Debt Service Reserve Account, Margin and Letter of Credit

17 Other Current Financial Assets

(Unsecured considered good unless otherwise stated)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Deposits	424.51	11.49
Interest Receivables (Refer Note 50)	232.38	40.66
Accrued Revenue (Refer Note 59)	1,057.27	770.45
Other Financial Assets	15.70	5.28
Total	1,729.86	827.88

Notes to the Consolidated Financial Statements

as at March 31, 2022

18 Other Current Assets

(Unsecured considered good unless otherwise stated)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Advances / Deposits to:		
Suppliers / Contractors	410.56	275.42
Employees	5.04	4.51
Prepaid Expenses	463.39	401.19
Indirect Tax Receivables	260.91	192.81
Other Advances	54.97	60.85
Total	1,194.87	934.88

19 Equity Share Capital

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
(A) Authorised Share Capital		
Equity Shares of ₹ 10 each		
Numbers		
Balance at the beginning of the year	1,257,731,750	1,257,731,750
Increase during the year	-	-
Balance at the end of the year	1,257,731,750	1,257,731,750
Amount		
Balance at the beginning of the year	1,257.73	1,257.73
Increase during the year	-	-
Balance at the end of the year	1,257.73	1,257.73
Preference Shares of ₹ 10 each		
Numbers		
Balance at the beginning of the year	12,686,250	12,686,250
Increase during the year	-	-
Balance at the end of the year	12,686,250	12,686,250
Amount		
Balance at the beginning of the year	12.69	12.69
Increase during the year	-	-
Balance at the end of the year	12.69	12.69
(B) Issued Equity Capital		
Equity Shares of ₹ 10 each issued, subscribed and fully paid up		
Numbers		
Balance at the beginning of the year	395,878,000	395,878,000
Increase during the year	85,628,362	-
Balance at the end of the year	481,506,362	395,878,000
Amount		
Balance at the beginning of the year	395.88	395.88
Increase during the year	85.63	-
Balance at the end of the year	481.51	395.88

(C) Terms/ rights attached to equity shares

The Company has only one class of equity shares having par value of ₹ 10 per share.

Each Shareholder is entitled for one vote per share. The shareholders have the right to receive interim dividends declared by the Board of Directors and final dividend proposed by the Board of Directors and approved by the Shareholders.

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



Notes to the Consolidated Financial Statements

as at March 31, 2022

19 Equity Share Capital (Contd.)

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
(D) Shares held by holding company and / or their subsidiaries		
Equity Shares		
a) Sambhavnath Infrabuild and Farms Private Limited		
Numbers	136,683,320	267,297,320
Amount	136.68	267.30
b) Sambhavnath Trust		
Numbers	128,580,480	128,580,480
Amount	128.58	128.58
c) Hightown Constructions Private Limited		
Numbers	109,592,990	
Amount	109.59	-
d) Homecraft Developers and Farms Private Limited		
Numbers	21,021,010	
Amount	21.02	-
Total Numbers	395,877,800	395,877,800
Amount	395.88	395.88
(E) Details of shareholders holding more than 5% shares in the Company		
Equity Shares		
a) Sambhavnath Infrabuild and Farms Pvt. Ltd.		
Numbers	136,683,320	267,297,320
% of Holding	28.39%	67.52%
b) Sambhavnath Trust		
Numbers	128,580,480	128,580,480
% of Holding	26.70%	32.48%
c) Hightown Constructions Private Limited		
Numbers	109,592,990	-
% of Holding	22.76%	-

(F) Shares held by Promoters

Particulars	Number of shares	% of total shares	%Change during the Year
As at 31-March-22			
(a) Sambhavnath Infrabuild and Farms Private Limited	136,683,320	28.39%	-39.13%
(b) Sambhavnath Trust	128,580,480	26.70%	-5.78%
(c) Hightown Constructions Private Limited	109,592,990	22.76%	22.76%
(d) Homecraft Developers and Farms Private Limited	21,021,010	4.37%	4.37%
(e) Rajendra Lodha	200	0.00%	Nil
As at 31-March-21			
(a) Sambhavnath Infrabuild and Farms Private Limited	267,297,320	67.52%	Nil
(b) Sambhavnath Trust	128,580,480	32.48%	Nil
(c) Rajendra Lodha	200	0.00%	Nil

(G) ESOP Scheme 2021 (Refer note 62)

Notes to the Consolidated Financial Statements

as at March 31, 2022

20 Securities Premium

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Balance at the beginning of the year	212.79	212.79
Increase / (Decrease) during the year (Refer Note 68)	6,415.34	-
Less: Adjusted for Issue expenses (Refer Note 68)	86.47	-
Balance at the end of the year	6,541.66	212.79

21 Retained Earnings

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Balance at the beginning of the year	2,960.88	2,147.54
Increase during the year	1,646.75	813.34
Balance at the end of the year	4,607.63	2,960.88

22 Other Reserves

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
(i) Capital Redemption Reserve	0.42	0.42
(ii) Capital Reserve	(71.84)	(0.10)
(iii) Debenture Redemption Reserve	61.97	582.96
(iv) Foreign Currency Translation Reserve	10.99	15.73
(v) Revaluation Reserve	433.26	430.39
(vi) Share Based Payment Reserve	39.43	-
Total	474.23	1,029.40
(i) Capital Redemption Reserve		
Balance at the beginning of the year	0.42	0.42
Increase / (Decrease) during the year	-	-
Balance at the end of the year	0.42	0.42
(ii) Capital Reserve		
Balance at the beginning of the year	(0.10)	(0.10)
Increase / (Decrease) during the year	(71.74)	-
Balance at the end of the year	(71.84)	(0.10)
(iii) Debenture Redemption Reserve		
Balance at the beginning of the year	582.96	1,354.91
Transfer during the year	(520.99)	(771.95)
Balance at the end of the year	61.97	582.96
(iv) Foreign Currency Translation Reserve		
Balance at the beginning of the year	15.73	10.48
Transfer during the year	(4.74)	5.25
Balance at the end of the year	10.99	15.73
(v) Revaluation Reserve		
Balance at the beginning of the year	430.39	430.39
Increase during the year (net of tax)	2.87	-
Balance at the end of the year	433.26	430.39
(vi) Share Based Payment Reserve		
Balance at the beginning of the year	-	-
Increase during the year	39.43	-
Balance at the end of the year	39.43	-



Notes to the Consolidated Financial Statements

as at March 31, 2022

22 Other Reserves (Contd.)

The nature and purpose of other reserves:

- (i) Capital Redemption Reserve - Amount transferred from retained earnings on redemption of issued shares.
- (ii) Capital Reserve - Amount of Share capital issued on merger.
- (iii) Debenture Redemption Reserve (DRR)- Pursuant to the notification GSR 574(E) dated 16-August-19, in reference to amendment in rule 18, sub rule 7 of the Companies (Share Capital and Debentures) Rules, 2014, the company has not transferred amount from retained earnings to DRR, during the year ended as on 31-March-20 and onwards. Further, DRR has been retained on outstanding Debentures issued upto 31-March-19 and balance has been transferred to Retained Earnings.
- (iv) Foreign Currency Translation Reserve - Gains / losses arising on retranslating the net assets of overseas entities.
- (v) Revaluation Reserve - Gains arising on the revaluation of certain class of Property, Plant and Equipment.
- (vi) Share Based Payment Reserve - The fair value of the equity-settled share based payment transactions is recognised in Consolidated Statement of Profit and Loss with corresponding credit to Share Based Payment Reserve Account.

23 Non-Current Borrowings

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Secured		
Term Loans		
From Banks	510.35	-
From Others	1,725.94	707.24
Senior Notes	415.38	1,639.49
Non Convertible Debentures	605.26	1,786.85
Unsecured		
Loans / Inter Corporate Deposit from Related Parties (Refer Note 50)	24.58	160.03
	3,281.51	4,293.61
Less: Current Maturities of Non-Current Borrowings (Refer Note 28)	(565.98)	(26.03)
Total	2,715.53	4,267.58

Disclosure of details of security, terms of repayments and rate of interest of borrowings *

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
1 Term Loan from banks and others		
Secured by :	2,243.24	707.24
(i) Charge on certain land and building situated at Mumbai and Thane.		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of a Director.		
(iv) Personal Guarantee for ₹ 108.05 crores (31-March-21 ₹ 115.95 crores) by relative of a Director		
Terms of Repayment :		
Repayment ending on September-2033		
Effective Rate of Interest :		
Rate of Interest range from 8.50% to 10.50% p.a.		

Notes to the Consolidated Financial Statements

as at March 31, 2022

23 Non-Current Borrowings (Contd.)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
2 Senior Notes	415.39	1,639.49
Secured by :		
(i) Charge on Escrow Account of Lodha Developers International Ltd.		
(ii) The aggregate potential liability of the Parent Guarantor and Subsidiary Guarantor under their Note Guarantees will be capped initially at an amount equal to 125.00 % of the aggregate principal amount of the Notes, being US\$69 Mn(31-March-21; US\$281 Mn)		
Terms of Repayment :		
No later than 12th March, 2023		
Effective Rate of Interest :		
Rate of Interest 14% p.a.		
3 Non Convertible Debentures	605.26	1,787.31
Secured by :		
(i) Charge on certain land and building situated at Mumbai and Thane		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of the Director"		
Terms of Repayment :		
Repayment ending on April -2024		
Effective Rate of Interest :		
Rate of Interest range from 12.50 % to 13.10 % p.a.		
4 Related Parties	24.58	160.03
Repayment ending on June-2023		

* Above note represents outstanding borrowings before adjusting loan issue cost and premium on debentures.

24 Non-Current Trade Payables

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Due to Micro and Small Enterprises (Refer Note 63)	64.99	69.20
Due to Others	57.34	95.96
Total	122.33	165.16

Note: Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Group regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006 and relied upon by the auditor.

25 Other Non-Current Financial Liabilities

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Deposits	24.50	36.84
Other Liabilities	128.41	126.76
Total	152.91	163.60



Notes to the Consolidated Financial Statements

as at March 31, 2022

26 Non-Current Provisions

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Employee Benefits (Refer Note 48)		
Gratuity	16.71	15.92
Leave Obligation	0.22	0.13
Total	16.93	16.05

27 Other Non-Current Liabilities

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Deferred Lease Income	93.28	95.09
Total	93.28	95.09

28 Current Borrowings

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Secured		
Term Loans		
From Banks	2,725.27	4,215.98
From Others	3,896.86	5,926.76
Non Convertible Debentures	1,214.87	3,129.30
Cash Credit / Overdraft Facility	418.16	627.24
Current Maturity of non-current borrowings	565.98	26.03
Total	8,821.14	13,925.31

Disclosure of details of security, terms of repayments and rate of interest of borrowings *:

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
A Term Loan from banks and others		
1 Secured by :	2,437.16	4,720.95
(i) Charge on certain land and building situated at Thane.		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of the Director		
(iv) Corporate Guarantee by Holding Company for ₹ 578.52 crores and ₹ 953.29 crores as at 31-March-22 and 31-March-21 respectively		
Terms of Repayment :		
Repayment ending on March-2030.		
Effective Rate of Interest :		
Rate of Interest range from 8.75 % to 12.65 %		

Notes to the Consolidated Financial Statements

as at March 31, 2022

28 Current Borrowings (Contd.)

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
2 Secured by :	2,948.93	6,352.67
(i) Charge on certain land and building situated at Mumbai		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of the Director		
(iv) Personal Guarantee for ₹ Nil (31-March-21 ₹ 69.64 crores) by relative of a Director		
(v) Corporate Guarantee by Holding Company for ₹ 206.35 crores and ₹ 251.31 crores as at 31-March-22 and 31-March-21 respectively		
(vi) Corporate Guarantee by landowner in case of a JDA project		
Terms of Repayment :		
Repayment ending on March-2028		
Effective Rate of Interest :		
Rate of Interest range from 8.60 % to 12.85 %		
3 Secured by :	1,269.26	-
(i) Charge on certain land of Palava		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of a Director		
(iv) Corporate Guarantee by Holding Company for ₹ 500 crore and ₹ Nil as at 31-March-22 and 31-March-21 respectively		
Terms of Repayment :		
Repayment ending on September-2026		
Effective Rate of Interest :		
Rate of Interest range from 9.60 % to 10.70 %		
B Non Convertible Debentures		
Secured by :	1,217.14	2,877.90
(i) Charge on land and building situated at Mumbai and Thane		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of the Director		
(iv) Corporate Guarantee by Holding Company for ₹ Nil and ₹ 495 crores as at 31-March-22 and 31-March-21 respectively		
Terms of Repayment :		
Repayment at the end of the term upto March-2026		
Effective Rate of Interest :		
Rate of Interest range from 12.00 % to 15.00 %		
C Cash Credit/ Overdraft Facility		
Secured by :	418.16	627.24
(i) Charge on land and building situated at Mumbai and Thane		
(ii) Charge over project receivables.		
(iii) Personal Guarantee of the Director		
Terms of Repayment :		
Repayable on demand		
Effective Rate of Interest :		
Rate of Interest range from 4.25 % to 14.70 % p.a.		

* Above note represents outstanding borrowings before adjusting loan issue cost and premium on debentures.

The Group does not have any charges or satisfaction which is yet to be registered with Registrar of Companies as on Balance sheet date, beyond the statutory period.

The Group has availed various borrowings from banks or financial institutions on the basis of security of current assets. Quarterly returns or statements of current assets filed by the Group with the banks or financial institutions are in agreement with the books of account.



Notes to the Consolidated Financial Statements

as at March 31, 2022

29 Current Trade Payables

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Due to Micro and Small Enterprises (Refer Note 63)	278.58	292.93
Due to Others	1,107.76	1,239.70
Total	1,386.34	1,532.63

Note: Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Group regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006 and relied upon by the auditor.

30 Other Current Financial Liabilities

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Interest accrued but not due	54.48	163.45
Other Payables		
Deposits	6.39	53.29
Employee Payables	88.17	118.37
Deferred Liability against Purchase of Land	1,627.12	1,480.12
Payable on Cancellation of Allotted Units	40.84	131.97
Other Liabilities	409.40	255.43
Total	2,226.40	2,202.63

31 Current Provisions

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Employee Benefits (Refer Note 48)		
Gratuity	5.18	4.59
Leave Obligation	0.31	0.60
Total	5.49	5.19

32 Current Tax Liabilities

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Provision for Income Tax (Net of Advance Tax)	1.94	51.96
Total	1.94	51.96

33 Other Current Liabilities

₹ in Crore

Particulars	As at 31-March-22	As at 31-March-21
Advances received from Customers	7,431.17	8,179.51
Duties and Taxes	59.98	105.95
Accrued Liability and Society Payables	3,092.44	3,471.53
Total	10,583.59	11,756.99

Notes to the Consolidated Financial Statements

as at March 31, 2022

34 Revenue from Operations

₹ in Crore

Particulars	For the year ended 31-March-22	For the Year ended 31-March-21
Income from Property Development (Refer Note 59)	8,329.04	4,995.18
Sale of Land / Development Rights	681.21	256.18
Sale of Building Materials	80.18	70.02
Income from Lease Rentals	56.51	32.30
Other Operating Revenue	86.26	94.89
Total	9,233.20	5,448.57

35 Other Income

₹ in Crore

Particulars	For the year ended 31-March-22	For the Year ended 31-March-21
Rent Income	-	0.03
Gains arising from fair valuation of financial instruments	14.82	8.89
Gain on Sale of Investments	3.02	-
Gain on Sale of Investment Property	7.95	-
Dividend on Current Investments	5.29	0.47
Gain/(Loss) on Sale of Property, Plant & Equipment	(0.20)	6.44
Interest Income	312.69	296.30
Miscellaneous Income (Net)	2.40	10.95
Total	345.97	323.08

36 Cost of Projects

₹ in Crore

Particulars	For the year ended 31-March-22	For the Year ended 31-March-21
Opening Stock		
Land and Property Development Work-in-Progress	22,805.59	22,822.53
Finished Stock	5,388.40	6,072.33
Add : Expenditure during the year		
Land, Construction and Development Cost	2,602.26	774.24
Consumption of Building Materials	686.70	328.76
Purchase of Building Materials	78.57	69.02
Other Construction Expenses	200.94	141.22
Overheads Allocated	1,553.34	1,595.14
Add / (Less) :		
Acquisition of Subsidiary	1.22	-
Transfers and Others	(9.89)	(5.42)
Less: Closing Stock		
Land and Property Development Work-in-Progress	(23,044.18)	(22,805.59)
Finished Stock	(4,200.34)	(5,388.40)
Total	6,062.61	3,603.83



Notes to the Consolidated Financial Statements

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37 Employee Benefits Expense

₹ in Crore

Particulars	For the year ended 31-March-22	For the Year ended 31-March-21
Salaries and Wages	537.22	445.44
Contribution to Provident and Other Funds	14.03	10.36
Share Based Payment to Employees	39.43	-
Staff Welfare	5.12	3.52
	595.80	459.32
Less: Allocated to Cost of Projects	(241.41)	(172.97)
Total	354.39	286.35

38 Finance Costs

₹ in Crore

Particulars	For the year ended 31-March-22	For the Year ended 31-March-21
Interest Expense on Borrowings and Others	1,934.78	2,476.07
Other Finance Costs	57.50	48.56
	1,992.28	2,524.63
Less: Allocated to Cost of Projects	(1,311.94)	(1,398.94)
Total	680.34	1,125.69

39 Other Expenses

₹ in Crore

Particulars	For the year ended 31-March-22	For the Year ended 31-March-21
Rent	1.89	6.36
Rates and Taxes	23.42	17.63
Insurance	1.30	2.14
Electricity	1.61	0.89
Postage / Telephone / Internet	4.62	3.90
Printing and Stationery	1.10	0.16
Legal and Professional	43.64	39.22
Payment to Auditors as:		
Audit Fees	2.82	2.44
Taxation matters	0.12	0.08
Other services*	0.89	0.80
Advertising Expenses	79.86	48.75
Brokerage and Commission	104.49	75.28
Business Promotion	37.34	30.10
Stamp Duty and Registration Charges	173.14	84.18
Travelling and Conveyance	10.74	5.52
Bank Charges	7.57	10.75
Donations/ CSR	10.17	16.78
Sundry Balances / Excess Provisions written back/off (net)	(16.67)	(73.21)
Repairs and Maintenance - Others	121.29	93.28
Foreign Exchange Loss / (Gain) (net)	53.88	(170.96)
Write off of loan**	1,071.46	-
Less: Provision for loss allowances recognized in earlier years	(1,071.46)	-
Compensation	23.52	3.28
Miscellaneous Expenses	4.76	12.28
	691.50	209.65
Less: Allocated to Cost of Projects	-	(23.22)
Total	691.50	186.43

* Other Services does not include fees of ₹1.53 crore for the year ended 31-March-2022 and of ₹1.03 crore for the year ended 31-March-2021 in respect of services towards IPO / QIP which have been adjusted against security premium being share issue expenses.

** In respect of Loan given for UK business operations which have been provided in earlier years.

Notes to the Consolidated Financial Statements

as at March 31, 2022

40 Tax Expense

a) The major components of Income Tax expense are as follows:

Profit or loss section

Particulars	₹ in Crore	
	For the year ended 31-March-22	For the Year ended 31-March-21
(i) Income tax expense recognised in the statement of profit and loss:		
Current Income Tax (expense) / benefit :		
Current Income Tax	(34.48)	(97.91)
Adjustments in respect of current Income Tax of earlier years	23.10	(4.28)
Total	(11.38)	(102.19)
Deferred Tax (expense) / benefit :		
Origination and reversal of temporary differences	(531.23)	116.37
MAT Credit Receivable	15.01	-
Adjustments in respect of deferred tax of earlier years (Including MAT Credit of earlier years)	19.57	0.55
Total	(496.65)	116.92
Income Tax (expense) / benefit reported in the Statement of Profit and Loss	(508.03)	14.73
(ii) Income tax expenses recognised in OCI		
Deferred Tax (expense) / benefit on remeasurements of defined benefit plans	(1.36)	(0.66)
Income Tax charged to OCI	(1.36)	(0.66)

b) Reconciliation of Tax Expense and the Accounting Profit multiplied by applicable tax rate:

Particulars	₹ in Crore	
	For the year ended 31-March-22	For the Year ended 31-March-21
Accounting Profit Before Tax	1,716.54	33.16
Income tax expenses calculated at corporate tax rate	(599.83)	(11.59)
Tax effect of adjustment to reconcile expected income tax expense to reported:		
Deductible expenses for Tax purposes:		
Deduction under the Tax Laws/ Exempted Income	84.51	63.03
Other deductible expenses	-	3.18
Non-deductible expenses for Tax purposes:		
Permanent disallowance of Expenses	(15.56)	(25.25)
Donation / CSR Expenses	(3.38)	(4.90)
Other non-deductible expenses	(15.75)	(2.95)
Interest expense on Income Tax	-	(3.06)
Adjustments in respect of Current Tax of earlier year	23.14	(4.28)
Adjustments in respect of Deferred Tax of earlier year (Including MAT Credit of earlier years)	18.84	0.55
Tax expense reported in the Statement of Profit and Loss	(508.03)	14.73



Notes to the Consolidated Financial Statements

as at March 31, 2022

40 Tax Expense (Contd.)

c) The major components of deferred tax (liabilities)/assets arising on account of temporary differences are as follows:

Particulars	Balance sheet	
	As at	As at
	31-March-22	31-March-21
₹ in Crore		
Deferred Tax relates to the following:		
Accelerated depreciation and amortisation for tax purposes	(122.15)	(120.92)
Expenses allowable but not charged to Statement of Profit and Loss	(271.52)	(288.40)
Carried Forward Business Loss / Unabsorbed Depreciation	57.88	73.68
Deferred Tax on Revaluation of Land	(129.95)	(129.08)
Effect of adoption of Ind AS 115	-	93.61
Expected credit losses of Financial Assets	6.73	371.10
MAT credit	141.55	106.18
Share Issue Expenses	30.15	-
Others	170.50	103.63
Net Deferred Tax Assets / (Liabilities)	(116.81)	209.79

Particulars	Profit and Loss	
	For the year ended	For the Year ended
	31-March-22	31-March-21
₹ in Crore		
Accelerated depreciation and amortisation for tax purposes	(1.23)	(121.01)
Expenses allowable but not charged to Statement of Profit and Loss	16.88	86.61
Carried Forward Business Loss / Unabsorbed Depreciation	(15.80)	(74.25)
Deferred Tax on Revaluation of Land	(0.87)	-
Effect of adoption of Ind AS 115	(93.62)	(33.91)
Expected credit losses of Financial Assets	(364.37)	150.57
MAT credit (Including for earlier years)	35.37	44.82
Tax impact on OCD	(75.50)	-
Others	2.47	64.08
Deferred Tax (Expense) / Income	(496.65)	116.91

d) Reconciliation of Deferred Tax Assets / (Liabilities) (net) :

Particulars	Balance sheet	
	As at	As at
	31-March-22	31-March-21
₹ in Crore		
Balance at the beginning of the year	209.79	93.54
Tax income/(expense) during the year recognised in Statement of Profit and Loss	(496.65)	116.91
Tax income/(expense) during the year recognised in OCI	(1.36)	(0.66)
Tax impact on OCD and NCD	134.43	-
Tax impact on Share Issue expenses	38.91	-
Deferred Tax on acquisition of subsidiary	(1.94)	-
Balance at the end of the year	(116.81)	209.79

Notes to the Consolidated Financial Statements

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40 Tax Expense (Contd.)

e) Deferred Tax as per the Balance Sheet

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Deferred Tax Assets (net)	74.29	209.86
Deferred Tax Liabilities (net)	(191.10)	(0.07)
Deferred Tax Assets/ (Liabilities) (net)	(116.81)	209.79

41 Category wise classification of Financial Instruments

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Financial Assets carried at amortised cost		
Investments	75.21	1,377.43
Loans	3,174.11	3,951.86
Trade Receivables	645.09	654.53
Cash and Cash Equivalents	477.11	227.58
Bank Balances other than Cash and Cash Equivalents	768.63	139.22
Other Financial Assets	1,916.06	1,081.74
Total Financial Assets carried at amortised cost	7,056.21	7,432.36
Financial Liabilities carried at amortised cost		
Borrowings	11,536.67	18,192.89
Trade Payables	1,508.67	1,697.79
Other Financial Liabilities	2,379.31	2,366.23
Total Financial Liabilities carried at amortised cost	15,424.65	22,256.90

42 Significant Accounting Judgements, Estimates and Assumptions

(i) Useful Life of Property, Plant and Equipments, Intangible Assets and Investment Properties

The Group determines the estimated useful life of its property, plant and equipments, investment properties and intangible assets for calculating depreciation/ amortisation. The estimate is determined after considering the expected usage of the assets or physical wear and tear. The Group periodically reviews the estimated useful life and the depreciation/ amortisation method to ensure that the method and period of depreciation/ amortisation are consistent with the expected pattern of economic benefits from these assets.

(ii) Impairment of Non-Financial Assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. An assessment is carried to determine whether there is any indication of impairment in the carrying amount of the Group's assets. If any such indication exists, the asset's recoverable amount is estimated. An impairment loss is recognised whenever the carrying amount of an asset exceeds its recoverable amount.

(iii) Income Taxes

Significant judgments are involved in estimating budgeted profits for the purpose of paying advance tax, determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions.



Notes to the Consolidated Financial Statements

as at March 31, 2022

42 Significant Accounting Judgements, Estimates and Assumptions (Contd.)

(iv) Defined Benefit Plans (Gratuity and Leave Encashment Benefits)

The costs of providing pensions and other post-employment benefits are charged to the Consolidated Statement of Profit and Loss in accordance with Ind AS 19 'Employee benefits' over the period during which benefit is derived from the employees' services. The costs are assessed on the basis of assumptions selected by the management. These assumptions include salary escalation rate, discount rates, expected rate of return on assets and mortality rates.

(v) Fair Value Measurement of Financial Instruments

When the fair values of financial assets and financial liabilities recorded in the Balance Sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques, including the discounted cash flow model, which involve various judgements and assumptions.

(vi) Revaluation of Property, Plant and Equipment

The Group measures Land classified as property, plant and equipment at revalued amounts with changes in fair value being recognised in Other Comprehensive Income (OCI). The Group has engaged an independent valuer to assess the fair value periodically. Land is valued by reference to market-based evidence, using comparable prices adjusted for specific market factors such as nature, location and condition of the property.

(vii) Valuation of inventories

The determination of net realisable value of inventory includes estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling cost.

(viii) Estimation uncertainty due to coronavirus (COVID-19) pandemic

The Group has assessed the possible impact of COVID-19 pandemic on its consolidated financial statements based on internal and external information available up to the date of approval of these consolidated financial statements and has concluded that no adjustment is required in these financial statements. The eventual outcome of impact of the pandemic on the future operations may differ from the estimates as at the date of approval of these consolidated financial statements. The Group continues to monitor the future economic conditions.

43 Company Information

The Subsidiaries, Associates, Joint Venture and Limited Liability Partnership considered in the Consolidated Financial Statement are :

a) Subsidiaries

Sr No	Name of the Company	Principal activities	Country of Incorporation	Percentage of Holding as on	
				31-March-22	31-March-21
				₹ in Crore	
1	Anantnath Constructions and Farms Pvt. Ltd.	Real Estate	India	100.00%	100.00%
2	Apollo Complex Pvt. Ltd.	Real Estate	India	100.00%	100.00%
3	Bellissimo Constructions and Developers Pvt. Ltd.	Real Estate	India	100.00%	100.00%
4	Bellissimo Digital Infrastructure Development Management Pvt. Ltd. ¹	Real Estate	India	100.00%	-
5	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd. ²	Real Estate	India	100.00%	-
6	Bellissimo Estate Pvt. Ltd.	Real Estate	India	100.00%	100.00%
7	Brickmart Constructions And Developers Pvt. Ltd.	Real Estate	India	100.00%	100.00%

Notes to the Consolidated Financial Statements

as at March 31, 2022

43 Company Information (Contd.)

Sr No	Name of the Company	Principal activities	Country of Incorporation	Percentage of Holding as on	
				31-March-22	31-March-21
					₹ in Crore
8	Center for Urban Innovation	Real Estate	India	100.00%	100.00%
9	Copious Developers and Farms Pvt. Ltd. ³	Real Estate	India	-	100.00%
10	Cowtown Infotech Services Pvt. Ltd.	Support service activities	India	100.00%	100.00%
11	Cowtown Software Design Pvt. Ltd.	Support service activities	India	100.00%	100.00%
12	Digirealty Technologies Pvt. Ltd. ⁴	Real Estate	India	100.00%	-
13	Homescapes Constructions Pvt. Ltd. ⁵	Real Estate	India	100.00%	100.00%
14	Kora Constructions Pvt. Ltd. ⁶	Real Estate	India	100.00%	-
15	Lodha Developers Canada Ltd. ⁷	Marketing and Sales activities	Canada	-	100.00%
16	Lodha Developers International (Netherlands) B. V.	Real Estate	Netherlands	100.00%	100.00%
17	Lodha Developers International Ltd.	Marketing and Sales activities	Mauritius	100.00%	100.00%
18	Lodha Developers U.S. Inc.	Marketing and Sales activities	United States	100.00%	100.00%
19	Luxuria Complex Pvt. Ltd.	Real Estate	India	100.00%	100.00%
20	MMR Social Housing Pvt. Ltd.	Real Estate	India	100.00%	100.00%
21	National Standard (India) Ltd.	Real Estate	India	73.94%	73.94%
22	Odeon Theatres and Properties Pvt. Ltd.	Real Estate	India	100.00%	100.00%
23	One Place Commercials Pvt. Ltd.	Real Estate	India	100.00%	100.00%
24	Palava City Management Pvt. Ltd.	Facility Management Services	India	100.00%	100.00%
25	Palava Dwellers Pvt. Ltd. ⁸	Real Estate	India	-	98.03%
26	Palava Induslogic 4 Pvt. Ltd. ⁹	Real Estate	India	100.00%	-
27	Palava Industrial and Logistics Park Pvt. Ltd.	Real Estate	India	100.00%	100.00%
28	Palava Institute of Advanced Skill Training	Real Estate	India	100.00%	100.00%
29	Primebuild Developers and Farms Pvt. Ltd. ¹⁰	Real Estate	India	100.00%	100.00%
30	Ramshyam Infracon Pvt. Ltd. ¹¹	Real Estate	India	-	100.00%
31	Renover Green Consultants Pvt. Ltd.	Real Estate	India	100.00%	100.00%
32	Roselabs Finance Ltd.	Real Estate	India	74.25%	74.25%
33	Sanathnagar Enterprises Ltd.	Real Estate	India	72.70%	72.70%
34	Simtools Pvt. Ltd.	Real Estate	India	49.85%	53.46%
35	Sitaldas Estate Pvt. Ltd.	Real Estate	India	100.00%	91.18%
36	Thane Commercial Tower A Management Private Limited ¹²	Real Estate	India	100.00%	0.00%
37	Palava Induslogic 2 Pvt. Ltd. ¹³	Real Estate	India	-	100.00%
38	Palava Induslogic 3 Pvt. Ltd. (Formerly Known as Classichomes Developers & Farms Pvt. Ltd.) ¹⁴	Real Estate	India	-	100.00%



Notes to the Consolidated Financial Statements

as at March 31, 2022

43 Company Information (Contd.)

- 1 Incorporated on 17-February-22
- 2 Incorporated on 07-February-22
- 3 Merged with the Company w.e.f. 18-June-21
- 4 Incorporated on 07-December-21
- 5 Incorporated on 03-December-20
- 6 Acquired on 22-November-21
- 7 Ceased on 20-August-21
- 8 Became wholly owned subsidiary during the year and merged w.e.f. 01-April-19
- 9 Incorporated on 08-February-22
- 10 Incorporated on 13-November-20
- 11 Merged with the Company w.e.f. 18-June-21
- 12 Incorporated 16-March-22
- 13 Upto 27-September-21
- 14 Upto 15-December-21

b) Associate and Joint Venture

Sr No	Name of the Company	Relationship	Country of Incorporation	Percentage of Holding as on	
				31-March-22	31-March-21
1	Kora Constructions Pvt. Ltd. ¹	Associate	India	-	44.00%
2	Altamount Road Property Private Limited	Joint Venture	India	49.00%	49.00%
3	Lodha Developers UK Ltd.	Joint Venture	United Kingdom	51.00%	51.00%
4	Grosvenor Street Apartments Ltd.#	Joint Venture	United Kingdom	51.00%	51.00%
5	Lodha Developers 1GSQ Holdings Ltd. #	Joint Venture	Jersey Island	53.45%	53.45%
6	Lodha Developers 1GSQ Ltd.#	Joint Venture	Jersey Island	53.45%	53.45%
7	Lodha Developers 48 CS Ltd.#	Joint Venture	Jersey Island	53.45%	53.45%
8	Lodha Developers Dorset Close Ltd.#	Joint Venture	Jersey Island	53.45%	53.45%
9	Lodha Developers International (Jersey) III Ltd.#	Joint Venture	Jersey Island	53.45%	53.45%
10	1GSQ Leaseco Ltd.#	Joint Venture	United Kingdom	51.00%	51.00%
11	New Court Developers Ltd.# ²	Joint Venture	United Kingdom	0.00%	51.00%
12	New Court Holdings Ltd.#	Joint Venture	United Kingdom	51.00%	51.00%
13	Palava Induslogic 2 Pvt. Ltd. ³	Joint Venture	India	100.00%	-
14	Palava Induslogic 3 Pvt. Ltd.(Formerly Known As Classichomes Developers And Farms Private Limited) ⁴	Joint Venture	India	100.00%	-
15	Lincoln Square Apartments Ltd.#	Joint Venture	United Kingdom	51.00%	51.00%
16	1GS Investments Ltd.#	Joint Venture	United Kingdom	53.45%	53.45%
17	1GS Residences Ltd.#	Joint Venture	United Kingdom	53.43%	53.43%
18	1GS Properties Investments Ltd. (Formerly GS Penthouse Limited) ⁵ #	Joint Venture	United Kingdom	51.00%	51.00%
19	1GS Quarter Holding Ltd. ⁶ #	Joint Venture	United Kingdom	53.45%	0.00%

Notes to the Consolidated Financial Statements

as at March 31, 2022

43 Company Information (Contd.)

- 1 Upto 22-November-21
- 2 Upto 14-October-2021
- 3 Subsidiary upto 27-September-21 and joint venture w.e.f. 28-September-21
- 4 Subsidiary upto 15-December-21 and joint venture w.e.f. 16-December-21
- 5 w.e.f. 23-September-20
- 6 w.e.f. 23-November-21
- # Subsidiaries of Lodha Developers UK Ltd.

c) Limited Liability Partnerships

Sr No	Name of the Limited Liability Partnerships	Country of Registration	Percentage of Holding as on	
			31-March-22	31-March-21
1	Bellissimo Buildtech LLP	India	100.00%	100.00%

₹ in Crore

44 Commitments and Contingencies

a. Leases

Operating Lease Commitments — Company as Lessee

The Group has entered into cancellable and non-cancellable operating leases on commercial premises, with the terms between between five years. The Lease Agreement is usually renewable by mutual consent on mutually agreeable terms.

The Group has paid following towards minimum lease payment during the year

Particulars	₹ in Crore	
	31-March-22	31-March-21
Cancellable operating lease	1.89	6.36
Non-Cancellable operating lease	-	-
	1.89	6.36

There is no Future minimum rentals payable under non-cancellable operating leases.

Operating Lease Commitments — Company as Lessor

The Group has entered into cancellable and non-cancellable operating leases on its commercial premises. These leases have terms of between 3 and 55 years. All leases include a clause to enable upward revision of the rental charge on an annual basis according to prevailing market conditions.

Rent Income recognized by the group during the year:

Particulars	₹ in Crore	
	31-March-22	31-March-21
Cancellable operating lease	10.18	0.03
Non-Cancellable operating lease	45.55	32.30
	55.73	32.33

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

Particulars	₹ in Crore	
	31-March-22	31-March-21
Within one year	52.20	42.39
After one year but not more than five years	94.60	93.97
More than five years	51.09	39.82
	197.90	176.19



Notes to the Consolidated Financial Statements

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44 Commitments and Contingencies (Contd.)

b. Commitments

Particulars	₹ in Crore	
	31-March-22	31-March-21
(i) Estimated amount of contracts remaining to be executed on capital account and not provided for:		
Estimated amount of contracts remaining to be executed on capital account and not provided for (net of advances).	55.24	0.83

* Above amount includes share of Associate/ Joint ventures.

(ii) The Group has entered into joint development agreements (JDA) with land owners for development of projects. Under these agreements, the group is required to share built up area/ revenue/ surplus from such developments in exchange of development rights as stipulated under the agreements.

c. Contingent Liabilities

Particulars	₹ in Crore	
	31-March-22	31-March-21
Claims against the Company not acknowledged as debts		
(i) Disputed demands of customers excluding amounts not ascertainable.	91.29	285.56
(ii) Corporate Guarantees Given*	29.75	154.86
(iii) Disputed Taxation Matters	230.21	264.39
(iv) Disputed Land related Legal cases	80.27	83.89

* Represents Outstanding amount of the Loan / Balances guaranteed.

(i) The Contingent Liabilities exclude undeterminable outcome of pending litigations.

(ii) The Group has assessed that it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation.

45 In case of pending appeals filed by the Income Tax Department against the favourable orders, the management is confident that the outcome would be favourable and hence no contingent liability is disclosed.

46 Land and Property Development Work-in-Progress includes

Particulars	₹ in Crore	
	31-March-22	31-March-21
a. Land for which conveyance is pending.	329.01	447.13
b. Land held in the name of Individuals on behalf of the Group pending execution of conveyance.	339.35	437.58
c. Land already acquired for which Memorandum of Understanding / consent letters are pending	60.51	371.29
	728.87	1,256.00

47 The details of Donation given to political parties is as under:

Particulars	₹ in Crore	
	For the year ended 31-March-22	For the Year ended 31-March-21
Donations given	2.34	0.42

Notes to the Consolidated Financial Statements

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48 Gratuity and Leave Obligation

The Group has a funded defined benefit gratuity plan and is governed by the Payment of Gratuity Act, 1972. Under the Act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the employee's length of service and salary at retirement age.

The following tables summarises the components of net benefit expense recognised in the Statement of Profit or Loss and the funded status and amounts recognised in the Balance Sheet for the respective plans:

(A) Leave Obligation

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Changes in the present value of the defined benefit obligation are, as follows:		
Defined benefit obligation at the beginning of the year	0.73	0.85
Interest cost	0.03	0.03
Current service cost	0.11	0.40
Transfer in / (out) obligation	0.01	0.00
Actuarial gain and losses	(0.00)	(0.00)
Experience adjustments	(0.34)	(0.55)
Defined benefit obligation at the end of the year	0.53	0.73

(B) Gratuity Benefits

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
(i) Obligation		
Defined benefit obligation at the beginning of the year	26.51	28.69
Current service cost	4.69	5.02
Interest cost	1.77	1.90
Transfer in/(out) obligation	0.20	-
Actuarial gain and losses	(1.39)	(1.55)
Experience adjustments	0.06	0.06
Benefits paid	(3.52)	(7.62)
Defined benefit obligation at the end of the year	28.32	26.51
(ii) Fund		
Defined benefit plan at the beginning of the year	(6.00)	(5.61)
Current service cost	(0.01)	-
Interest cost	(0.40)	(0.51)
Transfer in/(out) obligation	(0.06)	-
Return on plan assets	0.04	0.13
Experience adjustments	(0.00)	-
Defined benefit plan at the end of the year	(6.43)	(6.00)
Total Gratuity Benefits (i+ii)		
Defined benefit obligation at the beginning of the year	20.51	23.08
Current service cost	4.68	5.02
Interest cost	1.37	1.39
Transfer in/(out) obligation	0.14	-
Return on plan assets	0.04	0.13
Actuarial gain and losses	(1.39)	(1.55)
Experience adjustments	0.06	0.06
Benefits paid	(3.52)	(7.62)
Defined benefit obligation at the end of the year	21.89	20.51



Notes to the Consolidated Financial Statements

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48 Gratuity and Leave Obligation (Contd.)

The major categories of plan assets of the fair value of the total plan assets are as follows:

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Unquoted investments:		
Policy of insurance	(6.43)	(6.00)
Total	(6.43)	(6.00)

(C) The principal assumptions used in determining gratuity and leave encashment obligations for the Group's plans are shown below:

Particulars	₹ in Crore	
	31-March-22	31-March-21
	%	%
Discount rate:		
Gratuity	7.25%	6.80%
Leave Obligation	7.25%	6.80%
Future salary increases:		
Gratuity	5.00%	5.00%
Leave Obligation	5.00%	5.00%

Mortality Rate : Indian Assured Lives Mortality (2006-08) Table

(D) Impact on defined benefit obligation

Sensitivity Level	₹ in Crore	
	31-March-22	31-March-21
Impact of 0.5% Increase of Discount Rate		
Gratuity	26.86	25.07
Leave Obligation	0.53	0.73
Impact of 0.5% Decrease of Discount Rate		
Gratuity	29.87	28.07
Leave Obligation	0.53	0.73

Sensitivity Level	₹ in Crore	
	31-March-22	31-March-21
Impact of 0.5% Increase of Future Salaries		
Gratuity	29.36	27.57
Leave Obligation	0.53	0.73
Impact of 0.5% Decrease of Future Salaries		
Gratuity	27.25	25.54
Leave Obligation	0.53	0.73

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

(E) The following payments are expected contributions to the defined benefit plan in future years:

Sensitivity Level	₹ in Crore	
	31-March-22	31-March-21
Within the next 12 months (next annual reporting period)	2.46	2.60
Between 2 and 5 years	6.53	5.90
Between 5 and 10 years	10.37	8.35
Total expected payments	19.37	16.85

The average duration of the defined benefit plan obligation w.r.t. gratuity at the end of the reporting period is 12.42 years (31-March-21: 13.22 years).

Notes to the Consolidated Financial Statements

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49 Exceptional Items

The Group had given loans to Lodha Developers UK Limited (LD UK) and its subsidiaries from time to time for its UK business operations. Given the economic uncertainty created by COVID-19 coupled with significant business disruptions, the Group anticipated further losses in UK projects because of the delay in the completion of the project. Therefore, the Group had reassessed its loan receivables and made an additional provision of ₹460.00 crore against the said loans during the previous year ended 31-March-21 and has disclosed the same as an "Exceptional Item".

50 Related Party Transactions

Information on Related Party Transactions as required by Ind AS 24 - 'Related Party Disclosures'

A. List of Related Parties:

(As identified by the management)

I Person having Control or Joint Control or Significant Influence

Mangal Prabhat Lodha (upto 24-July-20)

Abhishek Lodha

II Close family members of person having control* / KMP (with whom the Company had transactions)

Mangal Prabhat Lodha (w.e.f. 24-July-20)

Manjula Lodha

Vinti Lodha

Nitu Lodha

Sahil Lodha

*Pursuant to an arrangement

III Holding Company

Sambhavnath Infrabuild and Farms Pvt. Ltd.

IV Subsidiaries of Holding Company

1 Bellissimo Properties Development Pvt. Ltd.

V Others (Entities controlled by person having control or joint control, with whom the Group had transactions)

1 Sambhavnath Trust

2 Sitaben Shah Memorial Trust

3 Bellissimo Healthy Constructions and Developers Pvt. Ltd.

4 Mumbai Mile Regeneration Association

VI Associate

Kora Construction Pvt. Ltd. (Upto 22-November-21)

VII Joint Venture

1 Altamount Road Property Private Limited

2 Lodha Developers UK Ltd.

3 Grosvenor Street Apartments Ltd.*

4 Lodha Developers 1GSQ Holdings *

5 Lodha Developers 1GSQ Ltd. *



Notes to the Consolidated Financial Statements

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50 Related Party Transactions (Contd.)

VII Joint Ventures

- 6 Lodha Developers 48 CS Ltd. *
 - 7 Lodha Developers Dorset Close Ltd. *
 - 8 Lodha Developers International (Jersey) III Ltd. *
 - 9 1GSQ Leaseco Ltd. *
 - 10 New Court Developers Ltd. * (upto 14-October-21)
 - 11 New Court Holdings Ltd. *
 - 12 Lincoln Square Apartments Ltd. *
 - 13 1GS Quarter Holding Ltd.* (w.e.f 23-November-21)
 - 14 1GS Investments Ltd. *
 - 15 1GS Residences Ltd. *
 - 16 1GS Properties Investments Ltd. (Formerly Known as GS Pent House Ltd.) (w.e.f 23-September-20) *
 - 17 Palava Induslogic 2 Pvt. Ltd. (w.e.f. 28-September-21)
 - 18 Palava Induslogic 3 Pvt. Ltd. (Formerly Known as Classichomes Developers & Farms Pvt. Ltd.) (w.e.f. 16-December-21)
- * Subsidiaries of Lodha Developers UK Ltd.

VIII Key Management Person (KMP)

- 1 Abhishek Lodha (Managing Director and CEO)
- 2 Berjis Minoo Desai (Independent Director) (upto 17-August-20)
- 3 Mukund M. Chitale (Independent Director and Chairman)
- 4 Rajendra Lodha (Whole Time Director)
- 5 Rajinder Pal Singh (Non Executive Director)
- 6 Ashwani Kumar (Independent Director) (w.e.f 08-April-20)
- 7 Raunika Malhotra (Whole Time Director) (w.e.f 26-June-20)
- 8 Sushil Kumar Modi (CFO) (w.e.f. 26-June-20)
- 9 Lee Anthony Polisano (Independent Director) (w.e.f. 30-July-21)

IX Directors of Holding Company

- 1 Ashish Gaggar (Upto 20-May-21)
- 2 Manoj Vaishya (w.e.f. 20-May-21)
- 3 Govind Agarwal

Notes to the Consolidated Financial Statements

as at March 31, 2022

50 Related Party Transactions (Contd.)

B. Balances Outstanding and Transactions during the year ended with related parties are as follows:

(i) **Outstanding Balances**

			₹ in Crore	
Sr No	Nature of Transactions	Relationship	As at 31-March-22	As at 31-March-21
1	Investments	Holding Company	-	1,325.70
		Subsidiary of Holding Company	-	19.84
		Joint Ventures	142.85	76.66
		Associates	-	13.96
		Others	-	70.82
2	Loans given	Holding Company	-	154.83
		Joint Ventures*	2,754.11	3,363.00
		Person having control/ Close family members of person having control	-	18.55
		Close family members of person having control	-	9.45
		Close family members of KMP	-	1.98
3	Other Current Assets	Joint Ventures	-	7.81
		Others	-	0.00
4	Trade Receivable	Joint Venture	40.29	-
		Others	5.93	-
5	Other Financial Assets	Holding Company	-	19.78
		Joint Ventures	213.32	216.11
6	Loans taken	Others	-	83.19
		Subsidiary of Holding Company	24.58	76.85
		Holding Company	-	0.01
		Person having control/ Close family members of person having control	-	17.37
		Person having control	-	6.40
7	Other Financial Liabilities	KMP	-	10.63
		Close family members of person having control	-	34.19
		Others	-	0.00
		Close family members of KMP	-	2.33
		Joint Ventures	93.28	54.93
8	Other Non - Current Liabilities	Joint Ventures	93.28	54.93
		Person having control/ Close family members of person having control	34.83	35.03
		Person having control	24.54	27.01
		Close family member of person having control	114.35	116.43
		Close family members of KMP	-	36.02
9	Other Current Liabilities	Others	-	28.81
		Holding Company	1,277.03	2,303.43
		Person having control	9,487.93	13,352.87
		Holding Company	-	16.15
		Joint Ventures	29.75	30.23

* Net of Provision as on 31-March-2022 ₹ 6.54 crore (31-March-2021 ₹ 1,096.07 crore)



Notes to the Consolidated Financial Statements

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50 Related Party Transactions (Contd.)

B. Balances Outstanding and Transactions during the year ended with related parties are as follows:

(ii) Disclosure in respect of transactions with Related Parties:

			₹ in Crore	
Sr No	Particulars	Relationship	For the year ended 31-March-22	For the year ended 31-March-21
1	Income from Property Development			
	Sitaben Shah Memorial Trust	Others	40.57	-
	Sahil Lodha	Close family members of person having control	37.80	-
2	Reversal of Income from Property Development			
	Mangal Prabhat Lodha	Person having control/ Close family members of person having control	-	21.40
	Rajendra Lodha	KMP	10.75	20.33
3	Income from Construction Contracts			
	Altamount Road Property Pvt. Ltd.	Joint Venture	3.75	15.63
4	Sale of Land			
	Palava Induslogic 3 Pvt. Ltd.	Joint Venture	103.52	-
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	184.81	-
5	Sale of Building Materials			
	Sitaben Shah Memorial Trust	Others	-	0.00
6	Interest Income			
	Lodha Developers UK Ltd.	Joint Venture	6.85	5.84
	Lodha Developers 1GSQ Ltd.	Joint Venture	219.00	207.12
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	28.33	17.95
	Altamount Road Property Pvt. Ltd.	Joint Venture	1.92	0.52
7	Purchase of Construction materials			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	-	0.56
8	Remuneration paid			
	Mangal Prabhat Lodha	Person having control/ Close family members of person having control	4.50	2.25
	Abhishek Lodha	Person having control	4.80	2.40
	Rajendra Lodha	KMP	-	0.89
	Rajinder Pal Singh	KMP	0.90	0.90
	Manjula Lodha	Close family members of person having control	0.71	0.54
	Vinti Lodha	Close family members of person having control	0.95	0.54
	Nitu Lodha	Close family members of KMP	-	0.78
	Ashish Gaggar (Upto 20-May-21)	Directors of Holding Company	0.16	0.49
	Govind Agarwal *	Directors of Holding Company	0.49	0.31

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as at March 31, 2022

50 Related Party Transactions (Contd.)

B. Balances Outstanding and Transactions during the year ended with related parties are as follows:

(ii) Disclosure in respect of transactions with Related Parties:

			₹ in Crore	
Sr No	Particulars	Relationship	For the year ended 31-March-22	For the year ended 31-March-21
	Manoj Vaishya (w.e.f. 20-May-21) *	Directors of Holding Company	0.49	-
	Sushil Kumar Modi *	KMP	10.58	2.88
	Raunika Malhotra*	KMP	6.95	0.64
	Sahil Lodha	Close family members of KMP	-	0.80
9	Commission and Sitting Fees			
	Mukund Chitale	KMP	0.50	0.34
	Berjis Desai	KMP	-	0.01
	Ashwini Kumar	KMP	0.45	0.32
	Lee Anthony Polisano	KMP	0.41	-
10	Rent Expenses			
	Mangalprabhat Lodha	Person having control/ Close family members of person having control	-	1.19
	Abhishek Lodha	Person having control	-	0.77
	Manjula Lodha	Close family members of person having control	-	0.63
	Vinti Lodha	Close family members of person having control	-	2.20
11	Donation / Corporate Social Responsibility			
	Sitaben Shah Memorial Trust	Others	3.60	14.63
12	Purchase of Shares			
	Sambhavnath Infrabuild and Farms Pvt Ltd	Holding Company	-	0.02
	Sambhavnath Trust	Others	-	0.01
13	Loans / Advances given / (returned) - Net			
	Mangalprabhat Lodha	Person having control/ Close family members of person having control	-	0.03
	Sahil Lodha	Close family members of KMP	-	0.50
	Nitu Lodha	Close family members of KMP	-	0.00
	Altamount Road Property Pvt. Ltd.	Joint Venture	(0.52)	(0.01)
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	(154.83)	33.43
	Lodha Developers International (Jersey) III Ltd.	Joint Venture	-	110.66
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	4.77	-
	Palava Induslogic 3 Pvt. Ltd.	Joint Venture	63.23	-
	Lodha Developers 1GSQ Ltd.	Joint Venture	(1,790.78)	146.64
	Lodha Developers UK Ltd.	Joint Venture	629.68	(129.19)



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50 Related Party Transactions (Contd.)

B. Balances Outstanding and Transactions during the year ended with related parties are as follows:

(ii) Disclosure in respect of transactions with Related Parties:

			₹ in Crore	
Sr No	Particulars	Relationship	For the year ended 31-March-22	For the year ended 31-March-21
14	Loans / Advances taken / (returned) - Net			
	Bellissimo Healthy Constructions and Developers Pvt. Ltd.	Others	(83.19)	(86.85)
	Bellissimo Properties Development Pvt. Ltd.	Subsidiary of Holding Company	(52.26)	76.85
15	Redemption of Investments			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	1,325.70	22.33
16	Advances Received against Agreement to Sell			
	Mr. Mangalprabhat Lodha	Person having control/ Close family members of person having control	-	8.79
	Mr. Abhishek Lodha	Person having control	-	9.01
	Mrs. Manju Lodha	Close family members of person having control	-	5.17
	Mrs. Vinti Lodha	Close family members of person having control	-	8.51
	Sitaben Shah Memorial Trust	Others	-	27.00
	Sambhavnath Trust	Others	-	1.81
17	Other Operating Income (Rent Income)			
	Sitaben Shah Memorial Trust	Others	-	0.01
	Altamount Road Property Pvt. Ltd.	Joint Venture	1.81	1.02
18	Investments			
	Altamount Road Property Pvt. Ltd.	Joint Venture	2.45	15.08
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	57.82	-
	Palava Induslogic 3 Pvt. Ltd.	Joint Venture	3.93	-
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	-	25.54
19	Sale of Investments			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	64.33	-
	Bellissimo Properties Development Pvt. Ltd.	Subsidiary of Holding Company	19.84	0.11
20	Guarantees taken			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	500.00	300.00
	Abhishek Lodha	Person having control	4,250.01	3,038

* Including ESOP amortization

Notes to the Consolidated Financial Statements

as at March 31, 2022

50 Related Party Transactions (Contd.)

B. Balances Outstanding and Transactions during the year ended with related parties are as follows:

iii) Terms and conditions of outstanding balances with Related Parties

a) Receivables from related parties

The trade receivables from related parties arise mainly from sale transactions and services rendered and are received as per agreed terms. The receivables are unsecured in nature and interest is charged on overdue receivables. No provisions are held against receivables from related parties.

b) Payable to Related Parties

The payables to related parties arise mainly from purchase transactions and services received and are paid as per agreed terms.

c) Loans to Related Parties

The loans to related parties are unsecured bearing effective interest rate.

51 Financial Instrument measured at Amortised Cost

The carrying amount of financial assets and financial liabilities measured at amortised cost in the consolidated financial statements are a reasonable approximation of their fair values since the Group does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled.

52 Fair Value Measurement

The following table provides the fair value measurement hierarchy of the Group's financial assets and financial liabilities.

Particulars	Total	Fair value measurement using		
		Quoted prices in active markets	Significant observable inputs	Significant Unobservable inputs
		(Level 1)	(Level 2)	(Level 3)
₹ in Crore				
As at 31-March-22				
Financial Assets measured at fair value through profit and loss				
Investment in Mutual Funds	389.55	389.55	-	-
Investment in Equity Shares	0.06	0.06	-	-
Investment in Preference Shares	0.50	-	0.50	-
	390.11	389.61	0.50	-
As at 31-March-21				
Financial Assets measured at fair value through profit and loss				
Investment in Mutual Funds	71.85	71.85	-	-
Investment in Equity Shares	4.61	0.06	4.55	-
Investment in Preference Shares	0.50	-	0.50	-
Investment in Debentures	64.32	-	64.32	-
	141.28	71.91	69.37	-



Notes to the Consolidated Financial Statements

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53 Financial Risk Management Objectives and Policies

The Group's principal financial liabilities comprise mainly of borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Group's operations. The Group's principal financial assets include loans and advances, trade and other receivables, cash and cash equivalents and Other balances with Bank.

The Group is exposed through its operations to the following financial risks:

- Market risk
- Credit risk, and
- Liquidity risk.

The Group has evolved a risk mitigation framework to identify, assess and mitigate financial risk in order to minimize potential adverse effects on the Group's financial performance. There have been no substantive changes in the Group's exposure to financial instrument risks, its objectives, policies and processes for managing those risks or the methods used to measure them from previous periods unless otherwise stated herein.

(a) Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risks: interest rate risk, currency risk and other price risk. Financial instruments affected by market risk includes borrowings, investments, trade payables, trade receivables, loans and derivative financial instruments.

(i) Interest Rate Risk

The Group is exposed to cash flow interest rate risk from long-term borrowings at variable rate. Currently the Group has external borrowings (excluding short-term overdraft facilities) which are fixed and floating rate borrowings. The Group achieves the optimum interest rate profile by refinancing when the interest rates go down. However this does not protect Group entirely from the risk of paying rates in excess of current market rates nor eliminates fully cash flow risk associated with variability in interest payments. The Group believes that it achieves an appropriate balance of exposure to these risks.

ii) Foreign Currency Risk

Foreign Currency Risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. Exposures can arise on account of the various assets and liabilities which are denominated in currencies other than Indian Rupee.

(b) Credit Risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. The demographics of the Group's customer base, including the default risk of the industry and country, in which customers operate, has less influence on the credit risk.

The Group has entered into contracts for the sale of residential and commercial units on an installment basis. The installments are specified in the contracts. The Group is exposed to credit risk in respect of installments due. However, the possession of residential and commercial units is handed over to the buyer only after all the installments are recovered. In addition, installment dues are monitored on an ongoing basis with the result that the Group's exposure to credit risk is not significant. The Group evaluates the concentration of risk with respect to trade receivables as low, as none of its customers constitutes significant portions of trade receivables as at the year end.

Credit risk from balances with banks and financial institutions is managed by Group's treasury in accordance with the Group's policy. The Group limits its exposure to credit risk by only placing balances with local banks and international banks of good repute. Given the profile of its bankers, management does not expect any counterparty to fail in meeting its obligations.

Notes to the Consolidated Financial Statements

as at March 31, 2022

53 Financial Risk Management Objectives and Policies (Contd.)

(c) Liquidity Risk

Liquidity risk is the risk that the Group will encounter difficulty in raising funds to meet commitments associated with financial instruments that are settled by delivering cash or another financial asset. Liquidity risk may result from an inability to sell a financial asset quickly at close to its fair value. The Group has an established liquidity risk management framework for managing its short term, medium term and long term funding and liquidity management requirements. The Group's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Group manages the liquidity risk by maintaining adequate funds in cash and cash equivalents.

The table below summarises the maturity profile of the Group's financial liabilities based on contractual undiscounted payments. ₹ in Crore

Particulars	Less than 1 year	1 to 5 years	More than 5 years	Total
As at 31-March-22				
Borrowings *	2,166.05	8,669.35	748.02	11,583.42
Trade Payables	1,386.34	122.33	-	1,508.67
Other financial liabilities	1,960.25	419.06	-	2,379.31
	5,512.64	9,210.74	748.02	15,471.40
As at 31-March-21				
Borrowings *	3,127.65	13,990.34	834.39	17,952.38
Trade Payables	1,532.63	165.16	-	1,697.79
Other financial liabilities	2,228.65	163.60	-	2,392.24
	6,888.93	14,319.09	834.39	22,042.41

* Borrowings are stated before adjusting loan issue cost and premium on debentures

54 Capital Management

For the purpose of the Group's capital management, capital includes issued equity share capital and other equity reserves attributable to the owners of the Group. The primary objective of the Group's capital management is to maximise the shareholder value.

The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Group includes within net debt, interest bearing loans and borrowings less cash and cash equivalents and bank balances other than cash and cash equivalents.

Particulars	₹ in Crore	
	31-March-22	31-March-21
Borrowings	11,536.67	18,192.89
Less: Cash and Cash Equivalents	(477.11)	(227.58)
Less: Bank balances other than cash and cash equivalents	(768.63)	(139.22)
Net debt	10,290.93	17,826.09
Equity Share Capital	481.51	395.88
Other Equity		
Others Reserves (excluding revaluation reserve)	11,190.26	3,772.68
Total Capital	11,671.77	4,168.56
Capital and net debt	21,962.70	21,994.65
Gearing ratio	46.86%	81.05%

In order to achieve this overall objective, the Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements.



Notes to the Consolidated Financial Statements

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55 Unhedged Foreign Currency Exposure

Particulars	Currency	As at 31-March-22		As at 31-March-21	
		₹ in Crore	Foreign Currency in Crores	₹ in Crore	Foreign Currency in Crores
ASSETS					
Advances to Suppliers / Contractors / Expenses	USD	0.28	0.00	3.22	0.04
	Euro	0.13	0.00	1.78	0.02
	AED	7.76	0.38	8.17	0.41
	GBP	0.41	0.00	1.21	0.01
	SGD	0.03	0.05	0.18	0.00
	CAD	0.00	0.00	0.00	0.00
	ZAR	0.02	0.00	0.02	0.00
	CNY	0.73	0.06	0.80	0.07
	RMB	0.09	0.01	0.08	0.01
Loans Given	GBP	2,592.95	26.17	3,112.31	30.90
	USD	8.54	0.00	8.27	0.11
Bank Balance	Euro	-	-	0.04	0.00
	GBP	0.00	0.00	0.00	0.00
TOTAL ASSETS		2,610.95		3,136.08	

Particulars	Currency	As at 31-March-22		As at 31-March-21	
		₹ in Crore	Foreign Currency in Crores	₹ in Crore	Foreign Currency in Crores
LIABILITIES					
Trade Payables	USD	17.29	0.23	38.56	0.53
	Euro	6.62	0.09	2.79	0.03
	AED	0.36	0.02	0.70	0.04
	GBP	0.15	0.00	0.22	0.00
	SGD	0.07	0.00	1.06	0.02
	ZAR	-	-	0.01	0.00
	KWD	-	-	0.03	0.00
	RMB	0.10	0.01	0.07	0.01
	THB	0.01	0.01	0.01	0.01
	BHD	-	-	0.01	0.00
	CNY	-	-	0.03	0.00
TOTAL LIABILITIES		24.61		43.49	

The company has not entered into any derivative contract during the aforesaid years.

56 Pursuant to the Taxation Laws (Amendment) Act, 2019, with effect from 01-April-19 domestic companies in India have the option to pay corporate income tax at a rate of 22% plus applicable surcharge and cess ('New Tax Rate') subject to certain conditions. The Company and some of its domestic subsidiary companies are in the process of evaluating as to when and whether they should apply impact of New Tax Rate in books of account. Meanwhile, the Company and some of the subsidiaries continued to compute tax as per old tax rate for the financial year 2019-20 and onwards.

Notes to the Consolidated Financial Statements

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57 Pursuant to the Order of the Collector of Stamps levying stamp duty and penalty in respect of Agreement to Lease entered in to with Mumbai Metropolitan Regional Development Authority (MMRDA) for Wadala Truck Terminal plot and the Order of the Hon'ble Bombay High Court, the Company has deposited ₹ 202.50 Crore with the Office of the Collector of Stamps. The Order of Chief Controlling Revenue Authority (CCRA) in appeal upholding the Order of Collector of Stamps levying penalty of ₹ 271.34 Crore has been stayed by the Hon'ble Bombay High Court through an order dated 8-December-17.

58 Goodwill on consolidation is tested for impairment annually or if there are indications that it might be impaired. The Group uses cash flow projections based on the recent financial forecast approved by the management for the purpose of impairment testing.

59 Disclosure under Ind AS 115 -Revenue from Contracts with Customers

Disclosures with respect to Ind AS 115 are as follows:

(a) Contract Assets and Contract Liabilities

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Trade receivables (Refer Note 14)	645.09	654.53
Contract Assets - Accrued revenue (Refer Note 17)	1,057.27	770.45
Contract Liabilities - Advance from customers (Refer Note 33)	7,431.17	8,179.51

(b) Movement of Contract Liabilities

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Amounts included in contract liabilities at the beginning of the year	8,179.51	8,666.09
Amount received during the year	7,580.70	4,508.61
Performance obligations satisfied in current year #	(8,329.04)	(4,995.18)
Amounts included in contract liabilities at the end of the year	7,431.17	8,179.51

Includes as on 31-March-22 ₹ 3,445.97 Crore (31-March-21: ₹ 2,098.63 Crore) recognised out of opening contract liabilities

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

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Closing balances of assets recognised	463.39	401.19
Amortisation recognised during the year	277.63	159.46

(d) The transaction price of the remaining performance obligations as at 31-March-22 is ₹ 12,790.08 Crore (31-March-21 ₹ 12,920.41 Crores). The same is expected to be recognised within 1 to 4 years.

60 Basic and Diluted Earnings Per Share

Particulars	₹ in Crore	
	For the year ended 31-March-22	For the Year ended 31-March-21
Basic earnings per share:		
(a) Profit for the year (₹ in crore)	1,202.37	40.16
(b) Weighted average no. of Equity Shares outstanding during the year	457,520,100	395,878,000
(c) Face Value per Equity Share (₹)	10	10
(d) Basic earnings per share (₹)	26.28	1.01
Diluted earnings per share:		
(a) Profit for the year (₹ in crore)	1,202.37	40.16
(b) Weighted average no. of Equity Shares outstanding during the year	458,085,510	395,878,000
(c) Diluted earnings per share (₹)	26.25	1.01

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61 Ratio analysis and its element

Sr. No.	Particulars	31-March-22		31-March-21		% Change	Reason for Change		
		Numerator	Denominator	Ratio	Numerator			Denominator	Ratio
1	Current Ratio - (Current Asset / Current Liability)	33,762.81	23,024.90	1.47	32,835.81	29,474.71	1.11	32%	Improvement in Current ratio is due to reduction in Current Liabilities.
2	Debt-Equity Ratio - (Borrowings / Total Equity)	11,536.67	11,717.58	0.98	18,192.89	4,679.72	3.89	-75%	Improvement in Debt Equity ratio is due to reduction in Total Debt and increase in equity due to proceeds from IPO and QIP.
3	Debt Service Coverage Ratio --: Earnings before Interest Expenses#, Depreciation and Tax (excludes Exceptional Item) / (Interest Expenses + Principal Repayment (excluding refinancing, prepayment and group debt))	3,530.91	4,352.06	0.81	2,079.23	2,071.89	1.00	-19%	Reduction in Debt Service Coverage Ratio is due to increase in Debt Repayment in current year compared to last year.
4	Return on Equity Ratio - (Profit after tax / Average of total Equity)	1,208.51	8,198.65	14.74%	47.89	4,655.16	1.03%	1333%	Improvement in Return on Equity Ratio is due to increase in profit after tax compared to last year.
5	Inventory Turnover Ratio - (Cost of Sales / Average of Inventory)	6,062.61	4,904.62	1.24	3,603.83	5,852.01	0.62	101%	Improvement in Inventory Turnover Ratio is mainly due to increase in revenue compared to previous year.
6	Trade Receivables Turnover Ratio - (Revenue from operations) / Average of Trade receivables)	9,233.20	649.81	14.21	5,448.57	724.41	7.52	89%	Improvement in Trade Receivables Turnover Ratio is mainly due to increase in revenue compared to last year.

₹ in Crore

Notes to the Consolidated Financial Statements

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61 Ratio analysis and its element (Contd.)

Sr. No.	Particulars	31-March-22		31-March-21		% Change	Reason for Change		
		Numerator	Denominator	Ratio	Numerator			Denominator	Ratio
7	Trade Payables Turnover Ratio - (Cost of project / Average of Trade payables)	6,062.61	1,603.23	3.78	3,603.83	1,985.28	1.82	108%	Increase in Trade Payables Turnover ratio is due to increase in cost of project and decrease in average of trade payables compared to last year.
8	Net Capital Turnover Ratio - (Revenue from operations / Working Capital)	9,233.20	10,737.91	0.86	5,448.57	3,361.10	1.62	-47%	Reduction in Net Capital Turnover is due to increase in working capital compared to last year.
9	Net Profit Ratio - (Profit after tax / Total Income)	1,208.51	9,579.17	12.62%	47.89	5,771.65	0.83%	1420%	Improvement in Net Profit Ratio is due to increase in profit after tax compared to last year.
10	Return on Capital Employed - ((Profit before tax (+) finance costs) / Total Equity (+) Borrowings (-) Deferred Tax Asset)	3,457.12	23,179.96	14.91%	1,543.08	22,662.75	6.81%	119%	Improvement in Return on Capital employed is due to increase in profit before tax and finance cost compared to last year.
11	Return on Investment - (Income from investments * / Average Investments *)	22.90	251.70	9.10%	9.36	68.44	13.68%	-33%	Return on Investment decreased due to lower income on investments as compared to last year.

Interest cost represents Finance cost debited to Statement of Profit and Loss and Interest cost charged through cost of projects.

* Investments excludes related parties.

₹ in Crore



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62 Share Based Payments

ESOP Scheme 2021 was originally approved as “Lodha Developers Limited - Employee Stock Option Plan 2018” for issue of options to eligible employees (as defined therein) pursuant to the resolution passed by the Board of Directors on February 16, 2018 and by Shareholders on March 20, 2018. The scheme was amended, and the nomenclature of the scheme was updated to “Macrotech Developers Limited - Employee Stock Option Plan 2021” (“ESOP Scheme 2021”) pursuant to the resolution passed by the Board and Shareholders on February 13, 2021. The Board has decided on June 22, 2021, not to grant any further options under the ESOP Scheme 2021.

Further, pursuant to the resolution passed by Board on June 22, 2021 and approved by shareholders on September 03, 2021, the Company had also instituted the ESOP Scheme 2021 – II. The Company has formulated two Plans under the Scheme vis Plan-1 and Plan-2.

1. Details of number of options outstanding have been tabulated below:

Plan	Date of grant	Number of options outstanding		Vesting Period	Exercise Period	Exercise Price
		As at	As at			
		31-March-22	31-March-21			
ESOP Scheme 2021	10-Apr-21	1,090,000	-	Tranche-1: 1 year for 40%, Tranche-2: 2 years for 30% and Tranche-3: 3 years for 30% from date of Grant	5 years from Date of Vesting	388.8
ESOP Scheme 2021 – II (Plan-1)	19-Oct-21	1,817,089	-	3 years from date of Grant	3 years from Date of Vesting	684.87
ESOP Scheme 2021 – II (Plan-2)	19-Oct-21	87,606	-	1 year from date of Grant	2 years from Date of Vesting	10

₹ in Crore

2. Movement of options granted

Particulars	For the year ended 31-March-22		For the year ended 31-March-21	
	Weighted Average exercise price per share	Number of Options	Weighted Average exercise price per share	Number of Options
	Opening Balance	-	-	-
Add: Granted	556.45	3,106,738	-	-
Less: Forfeited/ Lapsed	531.86	112,043	-	-
Less: Vested	-	-	-	-
Closing Balance	557.36	2,994,695	-	-

₹ in Crore

Weighted average remaining contractual life of the share option outstanding at the end of year is 5.60 years (Previous Year Nil).

Weighted average fair value of options granted during the year is ₹ 528.57 (Previous Year ₹ Nil).

Notes to the Consolidated Financial Statements

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62 Share Based Payments (Contd.)

3. The value of the underlying shares has been determined by an independent valuer. The following assumptions were used for calculation of fair value of grants in accordance with Black Scholes model:

Particulars	For the year ended 31-March-22					₹ in Crore
	ESOP Scheme 2021			ESOP Scheme 2021 - II		For the Year ended 31-March-21
	Tranche 1	Tranche 2	Tranche 3	Plan-1	Plan-2	
Risk-free interest rate (%)	6%	6%	6%	6%	6%	
Expected life of options (years) [(year to vesting) + (contractual option term)/2]	3.5	4.5	5.5	4.5	2.0	
Expected volatility (%)	46.21%	44.96%	43.66%	45.47%	51.11%	
Dividend yield	-	-	-	-	-	

The risk free rates are determined based on the average of high and low of the last 12 months of the 10-Year government securities yield in effect at the time of the grant. Expected volatility of the option is based on historical volatility, during a period equivalent to the option life, of the observed market prices of the Industry's publicly traded equity shares. Volatility calculation is based on historical stock prices using standard deviation of daily change in stock price of the Industry's publicly traded equity shares. The historical period is taken into account to match the expected life of the option. Dividend yield has been calculated taking into account recent dividend activity.

4. The expense arising from ESOP Schemes during the year is ₹ 39.43 crore (Previous year: ₹ Nil)

63 Trade Payables

(a) Details of dues to Micro, Small and Medium Enterprises :

Particulars	₹ in Crore	
	As at 31-March-22	As at 31-March-21
Amount unpaid as at year end - Principal	343.57	362.13
Amount unpaid as at year end - Interest	Nil	Nil
The amount of interest paid by the buyer in terms of section 16, of the Micro Small and Medium Enterprise Development Act, 2006 (the 'Act') along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	Nil	Nil
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Act.	Nil	Nil
The amount of interest accrued and remaining unpaid at the end of each accounting year.	Nil	Nil
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Act.	Nil	Nil



Notes to the Consolidated Financial Statements

as at March 31, 2022

63 Trade Payables (Contdd.)

(b) Trade Payables Ageing Schedule

Particulars	₹ in Crore			
	MSME	Others	Disputed dues – MSME	Disputed dues – Others
As at 31 March 2022				
Unbilled	9.60	42.23	-	-
Not due	22.36	61.31	-	-
Less than 1 year	113.28	561.34	-	-
1 - 2 years	54.84	148.68	-	-
2 - 3 years	44.62	103.57	-	-
More than 3 years	98.88	247.98	-	-
Total	343.58	1,165.10	-	-
As at 31 March 2021				
Unbilled	21.88	204.84	-	-
Not due	16.14	150.22	-	-
Less than 1 year	234.25	99.03	-	-
1 - 2 years	70.12	551.34	-	-
2 - 3 years	8.02	127.10	-	-
More than 3 years	11.00	203.82	-	-
Total	361.42	1,336.37	-	-

64 Segment information

For management purposes, the Group is into one reportable segment i.e. Real Estate development.

The Managing Director is the Chief Operating Decision Maker of the Group who monitors the operating results of the Group for the purpose of making decisions about resource allocation and performance assessment. The Group's performance as single segment is evaluated and measured consistently with profit or loss in the Consolidated financial statements.

65 Details of Corporate Social Responsibility Expenditure (CSR)

Particulars	₹ in Crore	
	For the year ended 31-March-22	For the Year ended 31-March-21
Gross Amount required to be spent for CSR Activity	5.04	14.42
Amount Spent during the year	5.98	14.60

*The amount spent during the year has been incurred for the purposes other than construction / acquisition of any asset.

66 Other Information

- (i) The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
- (ii) The Group does not have any transactions with companies struck off.
- (iii) The Group has not traded or invested in Crypto currency or Virtual Currency during the year.
- (iv) The Group has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the group (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

Notes to the Consolidated Financial Statements

as at March 31, 2022

66 Other Information (Contd.)

- (v) The Group has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Group shall:
- (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (vi) The Group does not have any transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

67 (i) Recent Development

On March 23, 2022, Ministry of Corporate Affairs amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, as below which are effective for the annual periods beginning on or after April 1, 2022.

Ind AS 16 – Property Plant and equipment - The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The Group has evaluated the amendment and there is no impact on its consolidated financial statements.

Ind AS 37 – Provisions, Contingent Liabilities and Contingent Assets – The amendment specifies that the ‘cost of fulfilling’ a contract comprises the ‘costs that relate directly to the contract’. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The Group has evaluated the amendment and the impact is not expected to be material.

Ind AS 109 – Financial Instruments – The amendment requires derecognition of a financial liability and recognition of a new financial liability when there is an exchange between an existing borrower and the lender of debt instruments with substantially different terms (including a substantial modification of the terms of an existing financial liability or part of it). The terms are substantially different if the discounted present value of the remaining cash flows under the new terms are at least 10% different from the discounted present value of the remaining cash flows of the original financial liability (‘10%’ test).

The amendment in the Rules clarifies the nature of fees that an entity could include when it applies the ‘10%’ test in assessing whether to derecognise a financial liability. It states that an entity shall include only fees paid or received between the entity (the borrower) and the lender, including fees paid or received by either the entity or the lender on the other’s behalf. The Group has evaluated the amendment and the impact is not expected to be material.

(ii) Subsequent Events

There are no subsequent events which require disclosure or adjustment subsequent to the Balance Sheet date.

68 IPO and QIP Issue

During the year, the Group raised money through Initial Public Offer (IPO) by way of issue of its equity shares comprising a fresh issue of 5,14,40,328 equity shares having a face value of ₹ 10 each at premium of ₹ 476 per share aggregating ₹ 2,500.00 crore. Pursuant to the IPO, the equity shares of the Group are listed on BSE Limited and National Stock Exchange of India Limited with effect from 19-April-21. IPO expenses of ₹ 72.33 crore less income tax thereon ₹ 22.45 crore, net ₹ 49.88 crore net of taxes have been adjusted against Securities Premium in accordance with Indian Accounting Standard 32 - Financial Instruments: Presentation.

During the year, the Group has allotted 3,41,88,034 equity shares having a face value of ₹ 10 each at premium of ₹ 1,160 per share through Qualified Institutions Placement (QIP) aggregating ₹ 4,000.00 crore. QIP Expenses of ₹ 53.04 crore less income tax thereon ₹ 16.46 crore, net ₹ 36.58 crore net of taxes have been adjusted against Securities Premium in accordance with Indian Accounting Standard 32 - Financial Instruments: Presentation



Notes to the Consolidated Financial Statements

as at March 31, 2022

68 IPO and QIP Issue (Contd.)

The proceeds from IPO were ₹ 2,407.77 crore (net of issue related expenses including GST).

Details of utilisation of IPO proceeds is as under:

₹ in Crore

Particulars	Objects of the Issue as per Prospectus	Utilised upto 31-March-22	Unutilised amount as at 31-March-22
Reduction of the aggregate outstanding borrowings	1,500.00	1,500.00	-
Acquisition of land or land development rights	375.00	375.00	-
General Corporate Purpose	532.77	532.77	-
Total	2,407.77	2,407.77	-

69 Additional Information, as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiary / Associates/ Joint Venture for the year ended 31-March-22:

Sr. No	Particulars	Net Assets (Total Assets minus Total Liabilities)		Share in Profit and Loss		Other Comprehensive Income (OCI)		Total Comprehensive Income (TCI)	
		As % of Consolidated Net Assets	Net Assets (₹ in crore)	As % of Consolidated Profit and Loss	Profit and Loss (₹ in crore)	As % of Consolidated OCI	OCI (₹ in crore)	As % of Consolidated TCI	TCI (₹ in crore)
Parent									
1	Macrotech Developers Ltd.	100.27%	12,195.18	93.79%	1,133.44	-393.75%	3.78	94.18%	1,137.22
Subsidiaries									
Indian									
2	Palava Industrial and Logistics Park Pvt. Ltd.	0.00%	(0.01)	0.00%	(0.00)	-	-	0.00%	-
3	Anantnath Constructions and Farms Pvt. Ltd.	0.23%	27.99	0.00%	(0.05)	-	-	0.00%	(0.05)
4	Apollo Complex Pvt. Ltd.	0.00%	(0.01)	0.00%	(0.00)	-	-	0.00%	-
5	Cowtown Infotech Services Pvt. Ltd.	0.49%	59.87	-0.58%	(7.04)	(0.01)	0.01	-0.58%	(7.04)
6	Bellissimo Estate Pvt. Ltd.	0.00%	(0.05)	0.00%	(0.01)	-	-	0.00%	(0.01)
7	One Place Commercials Pvt. Ltd.	0.73%	88.89	7.38%	89.24	-	-	7.39%	89.24
8	Bellissimo Constructions and Developers Pvt. Ltd.	-0.03%	(3.87)	1.00%	12.03	-	-	1.00%	12.03
9	MMR Social Housing Pvt. Ltd.	0.00%	(0.23)	0.00%	(0.00)	-	-	0.00%	-
10	Bellissimo Digital Infrastructure Development Management Pvt. Ltd.	0.00%	(0.13)	0.00%	(0.00)	-	-	0.00%	-
11	Bellissimo Buildtech LLP	0.00%	-	0.00%	-	-	-	0.00%	-
12	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd.	0.00%	(0.00)	0.00%	(0.00)	-	-	0.00%	-
13	Luxuria Complex Pvt. Ltd.	0.00%	(0.04)	0.00%	(0.01)	-	-	0.00%	(0.01)
14	Cowtown Software Design Pvt. Ltd.	0.04%	4.92	-0.12%	(1.50)	0.10%	(0.00)	-0.12%	(1.50)
15	National Standard (India) Ltd.	1.94%	236.15	2.04%	24.61	-	-	2.04%	24.61
16	Odeon Theatres and Properties Pvt. Ltd.	-0.01%	(0.79)	-0.01%	(0.10)	-	-	-0.01%	(0.10)
17	Palava City Management Pvt. Ltd.	0.02%	2.18	0.01%	0.13	-	-	0.01%	0.13

Notes to the Consolidated Financial Statements

as at March 31, 2022

69 Additional Information, as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiary / Associates/ Joint Venture for the year ended 31-March-22: (Contd.)

Sr. No	Particulars	Net Assets (Total Assets minus Total Liabilities)		Share in Profit and Loss		Other Comprehensive Income (OCI)		Total Comprehensive Income (TCI)	
		As % of Consolidated Net Assets	Net Assets (₹ in crore)	As % of Consolidated Profit and Loss	Profit and Loss (₹ in crore)	As % of Consolidated OCI	OCI (₹ in crore)	As % of Consolidated TCI	TCI (₹ in crore)
18	Palava Induslogic 4 Pvt. Ltd.	0.00%	-	0.00%	(0.00)	-	-	0.00%	-
19	Roselabs Finance Ltd.	-0.05%	(6.32)	-0.04%	(0.44)	-	-	-0.04%	(0.44)
20	Sanathnagar Enterprises Ltd.	-0.10%	(11.71)	-0.03%	(0.36)	-	-	-0.03%	(0.36)
21	Digirealty Technologies Pvt. Ltd.	0.00%	(0.52)	-0.04%	(0.52)	-	-	-0.04%	(0.52)
22	Renover Green Consultants Pvt. Ltd.	0.00%	(0.01)	0.00%	(0.01)	-	-	0.00%	(0.01)
23	Simtools Pvt. Ltd.	0.01%	1.00	-0.01%	(0.12)	-	-	-0.01%	(0.12)
24	Sitaldas Estate Pvt. Ltd.	0.16%	19.77	0.03%	0.38	-	-	0.03%	0.38
25	Kora Constructions Pvt. Ltd.	0.00%	-	0.00%	0.01	-	-	0.00%	0.01
26	Center for Urban Innovation	0.00%	(0.02)	0.00%	(0.00)	-	-	0.00%	-
27	Palava Institute of Advanced Skill Training	0.00%	(0.01)	0.00%	(0.01)	-	-	0.00%	(0.01)
28	Brickmart Constructions And Developers Pvt. Ltd.	-0.02%	(2.37)	-0.19%	(2.24)	-	-	-0.19%	(2.24)
29	Homescapes Constructions Pvt. Ltd.	0.00%	(0.34)	0.48%	5.77	-	-	0.48%	5.77
30	Thane Commercial Tower A Management Private Limited	0.00%	(0.00)	0.00%	(0.00)	-	-	0.00%	-
31	Primebuild Developers And Farms Pvt. Ltd.	-0.47%	(57.66)	-4.66%	(56.32)	-	-	-4.66%	(56.32)
	Foreign								
32	Lodha Developers U.S., Inc.	-0.01%	(1.01)	-0.01%	(0.10)	-	-	-0.01%	(0.10)
33	Lodha Developers International Ltd.	-1.17%	(142.68)	-2.21%	(26.70)	-	-	-2.21%	(26.70)
34	Lodha Developers International (Netherlands) B. V.	0.32%	38.39	0.48%	5.83	-	-	0.48%	5.83
35	Lodha Developers Canada Ltd.	0.00%	-	0.00%	(0.00)	-	-	0.00%	-
	Associate / Joint Venture								
36	Kora Construction Pvt. Ltd.	-	-	0.00%	-	-	-	0.00%	-
37	Altamount Road Property Pvt. Ltd.	-	-	0.08%	0.98	-	-	0.08%	0.98
38	Lodha Developers 1GSQ Ltd.	0.00%	-	0.00%	(0.00)	-	-	0.00%	-
39	Lodha Developers 48CS Ltd.	0.00%	-	0.00%	(0.00)	-	-	0.00%	-
40	Lodha Developers Dorset Close Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
41	Lodha Developers 1GSQ Holdings Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-



Notes to the Consolidated Financial Statements

as at March 31, 2022

69 Additional Information, as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiary / Associates/ Joint Venture for the year ended 31-March-22: (Contd.)

Sr. No	Particulars	Net Assets (Total Assets minus Total Liabilities)		Share in Profit and Loss		Other Comprehensive Income (OCI)		Total Comprehensive Income (TCI)	
		As % of Consolidated Net Assets	Net Assets (₹ in crore)	As % of Consolidated Profit and Loss	Profit and Loss (₹ in crore)	As % of Consolidated OCI	OCI (₹ in crore)	As % of Consolidated TCI	TCI (₹ in crore)
42	Grosvenor Street Apartments Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
43	Lodha Developers International (Jersey) III Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
44	Lodha Developers UK Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
45	New Court Holdings Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
46	New Court Developers Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
47	Lincoln Square Apartments Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
48	1GS Investments Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
49	1GS Properties Investments Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
50	1GS Quarter Holding Ltd. (Formerly GS Penthouse Limited)	0.00%	-	0.00%	-	-	-	0.00%	-
51	1GSQ Leaseco Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
52	Palava Induslogic 2 Pvt. Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
53	Palava Induslogic 3 Pvt. Ltd. (Formerly Known As Classichomes Developers And Farms Private Limited)	0.00%	-	0.00%	-	-	-	0.00%	-
54	1GS Residences Ltd.	0.00%	-	0.00%	-	-	-	0.00%	-
	Sub-Total		12,446.53		1,176.87		3.78		1,180.67
	Adjustments arising out of Consolidation	-2.34%	(284.70)	2.62%	31.64	493.75%	(4.74)	2.23%	26.88
	Total		12,161.83		1,208.51		(0.96)		1,207.55

70 The figures for the corresponding previous year have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current years classification.

As per our attached Report of even date

For M S K A & Associates

Chartered Accountants

Firm Registration Number: 105047W

Bhavik L. Shah

(Partner)

Membership No. 122071

Place : Mumbai

Date : 26-April-2022

For and on behalf of the Board of Directors of
Macrotech Developers Limited

Mukund Chitale

(Chairman)

DIN: 00101004

Sushil Kumar Modi

(Chief Financial Officer)

Abhishek Lodha

(Managing Director and CEO)

DIN: 00266089

Sanjyot Rangnekar

(Company Secretary)

Membership No. F4154

FORM AOC - 1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule of Companies (Accounts) Rules, 2014)
 Statement containing salient features of the financial statement of subsidiaries / associate / joint venture companies

PART "A" : SUBSIDIARIES

Sr. No.	Name of Subsidiary Company	Reporting Currency	Date of Investment	Share Capital	Reserves & Surplus	Total Assets	Total Liabilities	Investments	Turnover / Total Income	Profit/ (Loss) Before Taxation	Provision for Taxation/ Prior period Taxation	Profit/ (Loss) After Taxation	Proposed Dividend	% of Shareholding
1	Anantham Constructions and Farms Pvt. Ltd.	INR	22-November-2010	36.44	(8.46)	48.21	20.22	28.88	-	(0.06)	0.01	(0.05)	-	100.00%
2	Apollo Complex Pvt. Ltd.	INR	04-January-2020	0.01	(0.02)	-	0.01	-	-	(0.00)	-	(0.00)	-	100.00%
3	Bellissimo Constructions and Developers Pvt. Ltd.	INR	1-February-2019	0.00	(3.88)	68.04	71.92	-	69.13	12.08	(0.04)	12.03	-	100.00%
4	Bellissimo Digital Development Investment Management Pvt. Ltd.	INR	17-February-2022	0.00	(0.00)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	100.00%
5	Bellissimo Digital Infrastructure Development Management Pvt. Ltd.	INR	07-February-2022	0.00	(0.00)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	100.00%
6	Bellissimo Estate Pvt. Ltd.	INR	8-March-2019	0.01	(0.06)	0.00	0.06	-	-	(0.01)	-	(0.01)	-	100.00%
7	Brickmart Constructions and Developers Pvt. Ltd.	INR	26-November-2020	0.00	(2.37)	78.72	81.09	-	71.00	(2.97)	0.73	(2.24)	-	100.00%
8	Center for Urban Innovation	INR	14-January-2019	0.01	(0.03)	0.01	0.03	-	-	(0.00)	-	(0.00)	-	100.00%
9	Cowtown Infotech Services Pvt. Ltd.	INR	14-May-2007	0.22	59.64	2,342.82	2,282.96	1,013.38	1,766.96	(2.32)	(4.73)	(7.04)	-	100.00%
10	Cowtown Software Design Pvt. Ltd.	INR	12-October-2007	0.01	4.91	9.87	4.95	-	54.52	0.58	(2.08)	(1.50)	-	100.00%
11	Digitreality Technologies Pvt. Ltd.	INR	07-December-2021	0.00	(0.52)	0.03	0.55	-	-	(0.52)	-	(0.52)	-	100.00%
12	Homescapes Constructions Private Limited	INR	3-December-2020	0.00	(0.35)	10.51	10.86	-	95.06	8.94	(3.17)	5.77	-	100.00%
13	Kora Constructions Pvt. Ltd.	INR	22-November-2021	0.25	0.01	2.92	2.66	-	0.11	0.01	(0.00)	0.01	-	100.00%
14	Lodha Developers International (Netherlands) B. V.	GBP	09-March-2018	17.14	21.25	997.09	958.70	-	0.00	7.46	(1.63)	5.83	-	100.00%
15	Lodha Developers International Ltd.	USD	16-December-2013	0.06	(142.74)	708.64	851.32	-	-	(26.70)	-	(26.70)	-	100.00%
16	Lodha Developers U.S., Inc.	USD	3-October-2017	0.26	(1.28)	7.56	8.57	-	-	(0.09)	(0.01)	(0.10)	-	100.00%
17	Luxuria Complex Pvt. Ltd.	INR	16-July-2019	0.00	(0.04)	0.01	0.05	-	-	(0.01)	-	(0.01)	-	100.00%

₹ in Crore

Notes to the Consolidated Financial Statements

as at 31st March, 2022

FORM AOC - 1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries / associate / joint venture companies

PART "A" : SUBSIDIARIES

Sr. No.	Name of Subsidiary Company	Reporting Currency	Date of Investment	Share Capital	Reserves & Surplus	Total Assets	Total Liabilities	Investments	Turnover / Total Income	Profit/ (Loss) Before Taxation	Provision for Taxation/ Prior period Taxation	Profit/ (Loss) After Taxation	Proposed Dividend	% of Shareholding
18	MMR Social Housing Pvt. Ltd.	INR	5-October-2007	0.10	(0.33)	4.78	5.00	-	0.00	(0.00)	0.00	(0.00)	-	100.00%
19	National Standard (India) Ltd.	INR	19-May-2011	20.00	216.15	245.77	9.62	-	44.85	33.92	(9.31)	24.61	-	73.94%
20	Odeon Theatres and Properties Pvt. Ltd.	INR	10-December-2007	0.01	(0.81)	0.08	0.88	-	-	(0.10)	-	(0.10)	-	100.00%
21	One Place Commercials Pvt. Ltd.	INR	18-July-2019	0.01	88.89	1,228.20	1,139.31	-	518.90	119.26	(30.02)	89.24	-	100.00%
22	Palava City Management Pvt. Ltd.	INR	29-March-2012	0.05	2.13	13.01	10.83	-	41.66	0.44	(0.31)	0.13	-	100.00%
23	Palava Induslogic 4 Pvt. Ltd.	INR	08-February-2022	0.00	(0.00)	0.00	0.00	-	-	(0.00)	-	(0.00)	-	100.00%
24	Palava Industrial and Logistics Park Pvt. Ltd.	INR	24-April-2019	0.01	(0.02)	59.43	59.44	57.82	1.06	(0.00)	-	(0.00)	-	100.00%
25	Palava Institute of Advanced Skill Training	INR	14-January-2019	0.01	(0.02)	0.01	0.02	-	-	(0.01)	-	(0.01)	-	100.00%
26	Primebuild Developers And Farms Pvt. Ltd.	INR	12-November-2020	0.00	(57.66)	571.55	629.21	-	53.51	(75.00)	18.67	(56.32)	-	100.00%
27	Renover Green Consultants Pvt. Ltd.	INR	10-January-2020	0.01	(0.02)	0.00	0.02	-	-	(0.01)	-	(0.01)	-	100.00%
28	Roselabs Finance Ltd.	INR	10-June-2013	10.00	(16.32)	0.18	6.50	-	-	(0.44)	0.00	(0.44)	-	74.25%
29	Sanathnagar Enterprises Ltd.	INR	25-May-2010	3.15	(14.86)	7.24	18.95	-	0.01	(0.36)	-	(0.36)	-	72.70%
30	Simitools Pvt. Ltd.	INR	01-June-2007	0.30	0.71	26.10	25.10	-	0.11	(0.08)	(0.05)	(0.12)	-	49.85%
31	Staldas Estate Pvt. Ltd.	INR	28-November-2013	0.07	19.70	169.81	150.04	-	1.84	0.50	(0.13)	0.38	-	100.00%
32	Thane Commercial Tower A Management Pvt. Ltd.	INR	16-March-2022	0.01	(0.00)	0.01	0.00	-	-	(0.00)	-	(0.00)	-	100.00%

Converted into Indian Rupees at the exchange rate as on 31-March-2022: 1 GBP = ₹ 99.1515 and 1 USD = ₹ 75.5100.

The above statement also indicates performance and financial position of each subsidiary.

Notes:

- There are no subsidiaries which are yet to commence operations.
- Lotha Developers Canada Limited was dissolved w.e.f 20-August-2021.
- Subsidiary sold during the year: NIL

Notes to the Consolidated Financial Statements

as at 31st March, 2022

PART "B" : ASSOCIATES AND JOINT VENTURES

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Venture

Sr. No.	Name of Associates / Joint Venture	Latest audited Balance Sheet Date	Date on which the Associate / Joint Venture was associated or acquired	Shares of Associate / Joint Venture held by the company as at the year end		Amount of Investment in Associate / Joint Venture	Extend of Holding %	Network attributable to Shareholding as per last audited Balance Sheet	Profit / (Loss) for the year		Description of how there is significant influence	Reason why the associate is not consolidated
				No.	Extend of Holding %				Considered in Consolidation	Not Considered in Consolidation		
1	Lodha Developers TGSQL Limited	31-March-2022	25-March-2020	1,00,000 Equity Shares of GBP 1 each	53.45%	-	53.45%	(574.44)	-	(259.08)	Note - A	NA
2	Lodha Developers 48CS Limited	31-March-2022	25-March-2020	10,000 Equity Shares of GBP 1 each	53.45%	-	53.45%	(217.29)	-	171.93	Note - A	NA
3	Lodha Developers Dorset Close Limited	31-March-2022	25-March-2020	1 Equity Shares of GBP 1 each	53.45%	-	53.45%	0.00	-	0.00	Note - A	NA
4	Lodha Developers TGSQL Holdings Limited	31-March-2022	25-March-2020	10,010 Equity Shares of GBP 1 each	*	-	53.45%	(1.05)	-	(0.26)	Note - A	NA
5	Lodha Developers International (Jersey) III Ltd.	31-March-2022	25-March-2020	10,000 Equity Shares of GBP 1 each	*	-	53.45%	(4.18)	-	0.00	Note - A	NA
6	Lodha Developers UK Ltd.	31-March-2022	25-March-2020	12,000 Equity Shares of GBP 1 each	*	-	51.00%	160.34	-	(18.88)	Note - A	NA
7	Lincoln Square Apartments Limited	31-March-2022	25-March-2020	10 Equity Shares of GBP 1 each	-	-	51.00%	(53.61)	-	(35.69)	Note - A	NA
8	TGSQ Leasco Limited	31-March-2022	25-March-2020	10 Equity Shares of GBP 1 each	-	-	51.00%	(0.07)	-	(0.06)	Note - A	NA
9	New Court Holdings Ltd.	31-March-2022	25-March-2020	10 Equity Shares of GBP 1 each	-	-	51.00%	(3.26)	-	(4.46)	Note - A	NA
10	Grosvenor Street Apartments Limited	31-March-2022	25-March-2020	10 Equity Shares of GBP 1 each	-	-	51.00%	(3.45)	-	0.46	Note - A	NA
11	TGS Investments Limited	31-March-2022	7-July-2020	90,010 Equity Shares of GBP 1 each	-	-	53.45%	(0.12)	-	(0.18)	Note - A	NA
12	TGS Residences Limited	31-March-2022	7-July-2020	100 Equity Shares of GBP 0.10 each	-	-	53.43%	6.37	-	12.68	Note - A	NA
13	TGS Properties Investments Limited	31-March-2022	23-September-2020	10 Equity Shares of GBP 1 each	-	-	51.00%	(0.10)	-	(0.07)	Note - A	NA
14	TGS Quarter Holding Ltd. (Formerly GS Penthouse Limited)	31-March-2022	23-November-2021	20 Equity Shares of GBP 1 each	-	-	53.45%	(0.04)	-	(0.07)	Note - A	NA

₹ in Crore

Notes to the Consolidated Financial Statements

as at 31st March, 2022

PART "B" : ASSOCIATES AND JOINT VENTURES (Contd...)

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Venture

Sr. No.	Name of Associates / Joint Venture	Latest audited Balance Sheet Date	Date on which the Associate / Joint Venture was associated or acquired	Shares of Associate / Joint Venture held by the company as at the year end		Amount of Investment in Associate / Joint Venture	Extend of Holding %	Networth attributable to Shareholding as per last audited Balance Sheet	Profit / (Loss) for the year		Description of how there is significant influence	Reason why the associate is not consolidated
				No.	Shareholding as per last audited Balance Sheet				Considered in Consolidation	Not Considered in Consolidation		
15	Palava Induslogic 2 Pvt. Ltd.	NA	19-February-2021	2,97,435	Equity Shares of ₹ 10 each	0.30	100.00%	-	(0.05)	-	Note - B	NA
16	Palava Induslogic 3 Pvt. Ltd.	31-March-2022	28-January-2021	50,01,000	Equity Shares of ₹ 10 each	5.00	100.00%	4.92	(0.08)	-	Note - B	NA
17	Altamount Road Property Pvt. Ltd.	31-March-2022	22-April-2019	1,358,246	Equity Shares of ₹ 10 each	44.78	49.00%	51.77	1.11	1.15	Note - A	NA

* Investment value is nil after considering fair value of retain interest and group's share of loss in Joint Venture.

The above statement also indicates performance and financial position of each of the Associate / Joint Venture.

Converted into Indian Rupee at exchange rate as on 31 - March - 2022: 1 GBP = ₹ 99.1515

Notes:

- 1 There are no Associates/ Joint Venture which are yet to commence operations.
 - 2 No Associates/ Joint Venture have been sold or liquidated during the year.
- A. There is significant influence due to percentage(%) of Share Capital.
B. There is significant influence due to Joint control.

For and on behalf of the Board

Mukund Chitale
(Chairman)
DIN: 00101004

Abhishek Lodha
(Managing Director and CEO)
DIN: 00266089

Sushil Kumar Modi
(Chief Financial Officer)

Saniyot Rangnekar
(Company Secretary)
Membership No. F4154

Place : Mumbai

Date : 26-April-2022

Annual General Meeting Notice

**Regd. Off.: 412, Floor-4, 17G Vardhaman Chamber, Cawasji Patel Road,
Horniman Circle, Fort, Mumbai-400001
Tel.: +91 22 61334400 Fax: +91 22 23024550 CIN L45200MH1995PLC093041**

NOTICE is hereby given that the 27th Annual General Meeting (“**AGM**”) of Macrotech Developers Limited (“**Company**”) will be held on Wednesday, August 10, 2022 at 3.30 p.m. (IST) through video conferencing / Other Audio Visual Means to transact the following business:-

ORDINARY BUSINESS

1. To receive, consider and adopt

- a. the Audited Standalone Financial Statements of the Company for the financial year ended March 31, 2022, together with the Reports of the Board of Directors and the Auditors thereon; and
 - b. the Audited Consolidated Financial Statements of the Company for the financial year ended March 31, 2022, together with the Report of the Auditors thereon.
2. To appoint a Director in place of Mr. Rajinder Pal Singh (DIN - 02943155) who retires by rotation and being eligible, offers himself for re-appointment.

SPECIAL BUSINESS

3. To consider and if thought fit, to pass the following resolution as a **Special Resolution**:

Reappointment of Mr Abhishek Lodha (DIN 00266089) as Managing Director & CEO for a term of 5 years with effect from March 1, 2023

“**RESOLVED THAT** pursuant to the provisions of Sections 196, 197, 203 and any other applicable provisions, if any, read along with Schedule V of the Companies Act, 2013 (‘**Act**’) and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as amended from time to time, the consent of the Members be and is hereby accorded to the re-appointment of Mr. Abhishek Lodha (DIN: 00266089) as Managing Director & Chief Executive Officer (“**MD & CEO**”) of the Company for a period of five years, with effect from March 1, 2023 to February 29, 2028, not liable to retire by rotation, upon the terms and conditions set out in the Statement annexed to the Notice convening this Meeting, including the remuneration to be paid in the event of loss or inadequacy of profits in any financial year during his tenure within the overall limits mentioned under Section 197 of the Act, as recommended by the Nomination and Remuneration Committee and approved by the Board of Directors, with liberty to the Board of Directors to alter and vary the terms and conditions including remuneration of the said re-appointment and terms of remuneration as it may deem fit and in such manner as may be agreed to between the Board and Mr Abhishek Lodha;

RESOLVED FURTHER THAT notwithstanding anything contained to the contrary in the Act and rules made thereunder, where in any financial year during the period of 3 years the Company has no profits or inadequate profits, Mr. Abhishek Lodha will be paid minimum remuneration within the ceiling limit prescribed under Schedule V of the Act, or any modification or re-enactment thereof;

RESOLVED FURTHER THAT in the event of any statutory amendment or modification by the Central Government to Schedule V of the Act and rules made thereunder, the Board be and is hereby authorized to vary and alter the terms of appointment including salary, perquisites and other benefits payable to Mr. Abhishek Lodha within such prescribed limit or ceiling as agreed by and between the Board and Mr. Abhishek Lodha without any further reference to the members in General Meeting;

RESOLVED FURTHER THAT the Board of Directors be and is hereby authorized to alter and vary the terms and conditions of the appointment and / or remuneration based on the recommendation of the Nomination & Remuneration Committee subject to the same not exceeding the limits specified under Section 197 read with Schedule V of the Act, for the time being in force and the limit given in the explanatory statements;

RESOLVED FURTHER THAT any of the Directors or the Company Secretary of the Company be and are hereby severally authorized to sign and execute deeds, applications, documents and writings that may be required, on behalf of the Company and generally to do all such other acts, deeds, matters and things as may be necessary, expedient or desirable in this regard.”

4. To consider and if thought fit, to pass the following resolution as a **Special Resolution**:

Reappointment of Mr Rajendra Lodha (DIN 00370053) as Whole time Director for a term of 5 years with effect from March 1, 2023

“**RESOLVED THAT** pursuant to the provisions of Sections 196, 197, 203 and any other applicable provisions, if any, read along with Schedule V of the Companies Act, 2013 (‘**Act**’) and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as amended from time to time, the consent of the Members be and is hereby accorded to the re-appointment of Mr. Rajendra Lodha (DIN: 00370053) as Whole Time Director (“**WTD**”) of the Company for a period of five years, with effect from March 1, 2023 to February 29, 2028, liable to retire by rotation, upon the terms and conditions set out in the Statement annexed to the Notice convening this Meeting, including the



remuneration to be paid in the event of loss or inadequacy of profits in any financial year during his said tenure within the overall limits mentioned under Section 197 of the Act, as recommended by the Nomination and Remuneration Committee and approved by the Board of Directors, with liberty to the Board of Directors to alter and vary the terms and conditions including remuneration of the said re-appointment as it may deem fit and in such manner as may be agreed to between the Board and Mr Rajendra Lodha;

RESOLVED FURTHER THAT notwithstanding anything contained to the contrary in the Act and rules made thereunder, where in any financial year during the period of 3 years the Company has no profits or inadequate profits, Mr. Rajendra Lodha will be paid minimum remuneration within the ceiling limit prescribed under Schedule V of the Act or any modification or re-enactment thereof;

RESOLVED FURTHER THAT in the event of any statutory amendment or modification by the Central Government to Schedule V of the Act and rules made thereunder, the Board be and is hereby authorized to vary and alter the terms of appointment including salary, perquisites and other benefits payable to Mr. Rajendra Lodha within such prescribed limit or ceiling as agreed by and between the Board and Mr. Rajendra Lodha without any further reference to the Members in General Meeting;

RESOLVED FURTHER THAT the Board of Directors be and is hereby authorized to alter and vary the terms and conditions of the appointment and / or remuneration based on the recommendation of the Nomination & Remuneration Committee subject to the same not exceeding the limits specified under Section 197 read with Schedule V of the Act, for the time being in force and the limit given in the explanatory statements;

RESOLVED FURTHER THAT any of the Directors or the Company Secretary of the Company be and are hereby severally authorized to sign and execute deeds, applications, documents and writings that may be required, on behalf of the Company and generally to do all such other acts, deeds, matters and things as may be necessary, expedient or desirable in this regard."

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

Appointment of Mr Rajeev Bakshi (DIN: 00044621) as an Independent Director for a first term of 5 years

"RESOLVED THAT pursuant to the provisions of Sections 149, 152, 160 read with Schedules IV & V and other applicable provisions of the Companies Act, 2013 ("Act") and the Companies (Appointment and Qualification of Directors) Rules, 2014 and the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), (including any

amendments or modifications thereto from time to time) and upon recommendation of the Nomination and Remuneration Committee and approval of the Board of Directors of the Company, Mr Rajeev Bakshi (DIN: 00044621), who was appointed as an Additional Director of the Company in the category of Independent Director, by the Board of Directors with effect from June 29, 2022 and who holds office up to the conclusion of this 27th Annual General Meeting of the Company in terms of section 161 of the Act, and in respect of whom the Company has received a notice in writing under Section 160 of the Act from a member signifying his intention to propose his candidature for the office of Director and who has submitted a declaration that he meets the criteria of independence under Section 149(6) of the Act and the Listing Regulations; be and is hereby appointed as a Director of the Company, in the category of Independent Director, for a first term of five years from June 29, 2022 up to June 28, 2027, not liable to retire by rotation;

RESOLVED FURTHER THAT in the event the Company has no profits or inadequacy of profits in any financial year, Mr Rajeev Bakshi (DIN: 00044621) may be paid remuneration in accordance with the provisions of Schedule V of the Act;

RESOLVED FURTHER THAT the Board (including any Committee thereof) be and is hereby authorised to do all acts and take all such steps as may be necessary, proper or expedient to give effect to this resolution."

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

Payment of remuneration by way of commission to Independent Directors

"RESOLVED THAT Pursuant to the provisions of Section 149, 197, 198 and all other applicable provisions, if any, of the Companies Act, 2013 ("Act") and the rules made thereunder read with Schedule V of the Act (including any amendment (s), statutory modification(s) or re-enactment(s) thereof for the time being in force) regulation 17(6)(a) and all other applicable provisions, if any, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) or any other law for the time being in force, and in accordance with provisions of the Articles of Association of the Company, pursuant to the recommendations of the Nomination & Remuneration Committee and the Board of Directors of the Company and subject to such other approvals as may be required in this regard, the approval of the members of the Company be and is hereby accorded to pay remuneration by way of commission to Independent Directors upto one percent of the net profits of the Company computed in accordance with the provisions of Section 198 of the Act is in a manner that the aggregate commission payable to all the Independent Directors, in accordance with the limits prescribed under Section 197 read with Schedule V of the Act for a period of five years with effect from financial year 2022-23 and

thereafter, notwithstanding the profits / absence of profits / inadequacy of profits in the Company in any 3 years, and the said remuneration shall be in addition to sitting fees and reimbursement of expenses for attending the meetings of the Board of Directors or Committees thereof and the said remuneration shall be paid in such amount, proportion and manner as may be decided by the Board of Directors of the Company from time to time;

RESOLVED FURTHER THAT the total overall managerial remuneration payable to all the directors of the Company in any financial year shall not exceed the limits prescribed under Section 197 and other applicable provisions of the Act;

RESOLVED FURTHER THAT the Board of Directors or any duly constituted committee of the Board, be and is hereby authorised to do all such acts, deeds, matters and things including deciding on the manner of payment of commission and settle all questions or difficulties that may arise with regard to the aforesaid resolution as it may deem fit and to execute any agreements, documents, instructions, etc. as may be necessary or desirable in connection with or incidental to give effect to the aforesaid resolution

Registered Office:

412, Floor -4, 17G Vardhaman Chambers,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai – 400 001
CIN L45200MH1995PLC093041

Place: Mumbai

Date: June 29, 2022

7. To consider and if thought fit, to pass the following resolution as an **Ordinary Resolution:**

Approve the remuneration of Cost Auditors for the financial year ending March 31, 2022

“RESOLVED THAT pursuant to the provisions of Section 148 of the Companies Act, 2013 (“Act”) read with Companies (Audit and Auditors) Rules, 2014 (including any amendments or modifications thereto from time to time), remuneration of Rs. 5,00,000 (plus applicable taxes and re-imbusement of out of pocket expenses), payable to D. C. Dave & Co., Cost Accountants (Firm Registration No. 000611), appointed by the Board to conduct the audit of the cost records of the Company for the financial year 2022-23, be and is hereby ratified and confirmed;

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

By Order of the Board
For **Macrotech Developers Limited**

Sanjyot Rangnekar
Company Secretary
Membership No.: F4154

**NOTES:**

1. The Statement pursuant to Section 102 (1) of the Companies Act, 2013 ("Act") setting out material facts concerning the business under item nos. 3 to 7 of the Notice is annexed hereto.
2. In view of continuing social distancing norms due to the COVID-19 pandemic, the Ministry of Corporate Affairs ("MCA") has vide its General Circular Nos. 14/2020, 17/2020, 20/2020 and 02/2022 dated April 8, 2020, April 13, 2020, May 5, 2020 and May 5, 2022 respectively allowed companies whose AGMs were due to be held in the year 2022 or become due in the year 2022, to conduct their AGMs on or before December 31, 2022, in accordance with the requirements provided in paragraphs 3 and 4 of the General Circular No. 20/2020 (collectively referred to as "MCA Circulars") and Circular No. SEBI/HO/DDHS/P/CIR/2022/62 dated May 13, 2022 issued by the Securities and Exchange Board of India ("SEBI") (referred to as "SEBI Circular") (together MCA Circulars and SEBI Circulars referred to as "Circulars") have permitted convening the Annual General Meeting ("AGM" / "Meeting") through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM"), without the physical presence of the members at a common venue. In compliance with these Circulars, provisions of the Companies Act, 2013 ('the Act') and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ("Listing Regulations"), the AGM of the Company is being held through VC / OAVM, which does not require physical presence of members at a common venue. Pursuant to these circulars, this Integrated Annual Report is being sent by email only.
4. The Members can join the AGM in the VC/OAVM mode 15 minutes before commencement of the Meeting and at any time during the AGM by following the procedure mentioned in the Notice. The facility of participation through VC/OAVM provided by NSDL.
5. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Act.
6. Since the AGM will be held through VC/OAVM, the route map of the venue of the Meeting is not annexed hereto.
7. In line with the MCA Circulars, the Notice calling the AGM has been uploaded on the website of the Company at www.lodhagroup.in. The Notice may also be accessed from the websites of the Stock Exchanges i.e. BSE Limited ("BSE") at www.bseindia.com and National Stock Exchange of India Limited ("NSE") at www.nseindia.com and also on the website of NSDL (agency for providing the Remote e-Voting facility) i.e. <https://www.evoting.nsdl.com>.
8. During the AGM, the Register of Directors and Key Managerial Personnel and their Shareholding maintained under Section 170 of the Act, the Register of Contracts or arrangements in which Directors are interested under Section 189 of the Act and the Certificate from Secretarial Auditors of the Company certifying that the ESOP Schemes of the Company are being implemented in accordance with the SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 and the relevant documents referred to in the Notice will be available electronically for inspection by the members before and during the AGM.
9. All documents referred to in the Notice will also be available electronically for inspection without any fee by the members from the date of circulation of this Notice up to the date of AGM. Members seeking to inspect such documents can send an email to investor.relations@lodhagroup.com.
10. In terms of Rule 18 of the Companies (Management and Administration) Rules, 2014, the Company may give notice through electronic mode addressing to the person entitled to receive such e-mail as per the records of the Company or as provided by the depository, provided that the Company shall provide an advance opportunity at least once in a financial year, to the member to register his e-mail address and changes therein and such request may be made by only those members who have not got their email ID recorded or to update a fresh email ID and not from the members whose e-mail IDs are already registered. In view of the above, the Company hereby requests the members who have not updated their email IDs to update the same. Further, the members holding shares in electronic mode are requested to keep their email addresses updated with the Depository Participants. Members holding shares in the physical mode are also requested to update their email addresses by writing and quoting their folio numbers to the Link Intime India Private Limited, Registrar and Transfer Agent of the Company ("R&T Agent") by email to rnt.helpdesk@linkintime.co.in or by letter addressed to Mr. Ashok Shetty, Link Intime India Private Limited, Unit. Macrotech Developers Limited, C 101, 247 Park, L.B.S. Marg Vikhroli (West), Mumbai 400083 Maharashtra or to the Company by email to investor.relations@lodhagroup.com or by letter addressed to the Company Secretary, 412, 17G, Floor - 4, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai, Maharashtra, 400001.
11. Members holding shares in dematerialized form are requested to intimate all changes pertaining to their bank details, National Electronic Clearing Service (NECS) and Electronic Clearing Service (ECS) mandates, nominations, power of attorney, change of address, change of name, e-mail address, contact numbers, etc., to their Depository Participant (DP). Changes intimated to the DP will then be automatically reflected in the Company's record which will help the Company and the Company's R&T Agent to provide efficient and better services. Members holding shares in physical form are requested to intimate such changes either to the Company or to the R&T Agent.
12. The SEBI has mandated submission of Permanent Account Number (PAN) by every participant in the securities market. Members holding shares in demat form are, therefore, requested to submit PAN details to the Depository Participants

with whom they are maintaining their demat accounts. Members holding shares in physical form can submit their PAN details to R&T Agent.

13. Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of Listing Regulations and the MCA Circulars, the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM and facility for those members participating in the AGM to cast vote through e-voting system during the AGM. For this purpose, the Company has engaged the services of NSDL for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-voting system as well as e-voting at the AGM will be provided by NSDL.
14. The voting rights of the members shall be in proportion to the number of equity shares held by them as on the cut-off date i.e. Wednesday, August 3, 2022.
15. A person, whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the depositories as on the cut-off date i.e. Wednesday, August 3, 2022 only shall be entitled to avail the facility of remote e-voting or e-voting at the AGM. A person who is not a member as on the cut-off date should treat this notice for information purpose only.
16. The remote e-voting period will commence on Sunday, August 7, 2022 at IST 9:00 am and will end on Tuesday, August 9, 2022 at IST 5:00 pm. During this remote e-voting period the members of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date i.e. Wednesday, August 3, 2022, may cast their vote by remote e-voting. The remote e-voting module shall be forthwith blocked by NSDL for voting thereafter. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently or vote again.
17. The Company has appointed Shravan Gupta, (CoP No. 9990), Practicing Company Secretary or failing him Ritul Parmar (CoP No. 14845), as the scrutinizer (the 'Scrutinizer') for scrutizing the remote e-voting process as well as e-voting at the AGM in a fair and transparent manner.
18. During the AGM, the Chairman shall, after responding to the questions raised by the Members in advance or as a speaker at the AGM, formally propose to the Members participating through VC/OAVM Facility to vote on the resolutions as set out in the Notice of the AGM and announce the start of the casting of vote through the e-Voting system. After the Members participating through VC/OAVM Facility, eligible and interested to cast votes, have cast the votes, the e-Voting will be closed with the formal announcement of closure of the AGM.
19. The Scrutiniser shall after the conclusion of e-Voting at the AGM, first download the votes cast at the AGM and thereafter unblock the votes cast through remote e-Voting and shall make a consolidated scrutinizer's report of the total votes cast in favour or against, invalid votes, if any, and whether the resolution has been carried or not, and such Report to the Chairman or any person authorised by him within 48 hours from the conclusion of the meeting, who shall then countersign and declare the result of the voting forthwith.
20. The results declared along with the report of the Scrutinizer will be placed on the website of the Company www.lodhagroup.in and on the website of NSDL immediately after the declaration of result by the Chairperson or a person authorized by him. The results will also be immediately forwarded to the stock exchanges.
21. The Register of Members and the Share Transfer books of the Company will remain closed from Thursday, August 4, 2022 to Wednesday, August 10, 2022 both days inclusive.
22. In terms of Section 152 of the Act, Mr. Rajinder Pal Singh (DIN – 02943155), retires by rotation at the Meeting and being eligible, offers himself for re-appointment. The Nomination and Remuneration Committee of the Board and the Board of Directors of the Company has recommended his re-appointment.
23. The additional information in respect of re-appointment of Mr. Rajinder Pal Singh (DIN – 02943155) as Director, liable to retire by rotation, pursuant to the provisions of Listing Regulations and the Secretarial Standard on General Meetings, are provided as Annexure 1 to the Explanatory Statement.
24. Mr. Rajinder Pal Singh (DIN – 02943155) is interested in the Ordinary Business as set out at Item No. 2 of the Notice with respect to his re- appointment. The relatives of Mr. Rajinder Pal Singh may also be deemed to be interested in the said Resolution to the extent of their shareholding interest, if any, in the Company. Save and except the above, none of the Directors / Key Managerial Personnel of the Company / their Relatives are, in any way, concerned or interested, financially or otherwise, for Item No. 2.



EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013 TO THE ACCOMPANYING NOTICE

The following Statement sets out all material facts relating to the Special Business mentioned in the Notice.

Item No. 3: Re-appointment of Mr Abhishek Lodha (DIN 00266089) as Managing Director & CEO for a period of 5 years.

Mr Abhishek Lodha (DIN 00266089) was appointed as Managing Director & CEO with effect from March 1, 2018 for a period of 5 years (i.e. upto February 28, 2023), not liable to retire by rotation, pursuant to the resolution passed by the shareholders at the Extraordinary General Meetings held on March 20, 2018 and February 13, 2021.

The Board of Directors of the Company ("Board") at its meeting held on April 26, 2022, has subject to approval of the shareholders, re-appointed Mr Abhishek Lodha as Managing Director & CEO for a period of 5 (five) years from the expiry of his present term i.e with effect from March 1, 2023, on the terms and conditions including remuneration as recommended by the Nomination & Remuneration Committee of the Board and approved by the Board.

Mr. Abhishek Lodha is neither disqualified from being appointed as a Director in terms of Section 164 (2) of the Companies Act, 2013 nor debarred from holding the office of director by virtue of any SEBI order or any other such authority and has given all the necessary declarations and confirmation including his consent for reappointment as Managing Director & CEO of the Company. Mr Abhishek Lodha satisfies all the conditions set out in Part-I of Schedule V to the Act as also conditions set out under Section 196(3) of the Act for being eligible for his re-appointment.

It is proposed to seek members' approval for the re-appointment and remuneration payable to Mr Abhishek Lodha as Managing Director & CEO of the Company in terms of the applicable provisions of the Companies Act 2013 and the rules made thereunder.

Brief particulars of the terms of re-appointment of, and remuneration payable to Mr Abhishek Lodha are as under:

Proposed Terms of appointment

1. Tenure

5 years commencing from March 1, 2023

2. Fixed Salary

₹ 5 crore per annum

3. Sitting fees

No sitting fees shall be paid to him for attending Board or committee meetings

4. Perquisites & other benefits

- a) Cars with drivers for use for the Company's business. All expenses related to the cars shall be borne by the Company. He would have the option of purchasing the cars at the end of every 5 years at the written down value.
- b) Reimbursement of phones, internet and other communication expenses at actuals
- c) Medical Insurance and Medical expenses for self and dependents as per Company policy
- d) Annual premium upto ₹ 20 lakhs on term insurance policy
- e) Provident fund, gratuity and encashment of leave as per the Company Rules
- f) Reimbursement of expenses incurred for travelling, boarding and lodging during business trips

The aggregate value of perquisites and other benefits shall not exceed 15% of the fixed pay in any financial year.

5. Variable pay (Performance Linked Incentive)

He shall be entitled to variable pay as per the recommendation of the Nomination & Remuneration Committee based on financial and operating performance of the Company including milestones achieved on ESG front and as approved by the Board of Directors of the Company. The variable pay shall not exceed 35% of the fixed component of the remuneration.

6. Increments

The annual increase, if any, in salary shall be decided by the Board of Directors on the recommendation of the Nomination and Remuneration Committee.

7. Overall remuneration

The overall remuneration payable to Mr Abhishek Lodha shall not exceed 1% of the Company's Net Profits for each financial year as calculated in accordance with Section 198 of the Companies Act, 2013.

8. Minimum Remuneration

If in any 3 financial years during the currency of his tenure, the Company has no profits or its profits are inadequate, he shall be entitled to minimum remuneration by way of basic salary, perquisites, allowances within limits prescribed under Section II, Part II of Schedule V to the Companies Act, 2013, as amended from time to time.

9. Notice period and severance pay

The office of the MD & CEO may be terminated by the Company or by him by giving 6 months prior notice in writing. No severance pay will be paid to him.

10. Miscellaneous

- a) The perquisites and allowances shall be evaluated wherever applicable, as per the provisions of the Income tax Act 1961 or any rules thereunder or any statutory modifications or re-enactment thereof, in the absence of any such rules, perquisites and allowances shall be evaluated at actual cost.
- b) The Company's contribution to provident fund, superannuation or annuity fund, to the extent these singly or together are not taxable under the Income tax law, gratuity payable and encashment of leave as per the rules of the Company and to the extent not taxable under the Income tax law, shall not be included for the purpose of computation of the overall ceiling of remuneration.

The above may be treated as a written memorandum setting out the terms of re-appointment of Mr Abhishek Lodha under Section 190 of the Act.

Disclosure as required under Schedule V to the Companies Act, 2013 is given hereunder:

I. General Information

1. Nature of industry	Real Estate
2. Date or expected date of Commercial Production	Not applicable as the Company has already commenced its business activities
3. In case of new Companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus	Not applicable

II. Financial Performance (standalone)

₹ in crore	For the year ended		
	March 31, 2022	March 31, 2021	March 31, 2020
Revenue from operations	8,365.91	5,925.66	8,114.76
Profit before tax	1,598.37	156.00	654.93
Profit after tax	1,133.46	122.14	433.01
Share capital	481.51	395.88	395.88
Net worth	11,761.94	4,584.54	3,906.82

III. Foreign investments or collaborations, if any

There is no direct foreign investment in the Company except to the extent shares held by Foreign Institutional Investors acquired during the initial public offering, open market and QIP. There is no foreign collaboration in the Company.

IV. Information about the appointee

a. Background details

Background details have been provided in the Annexure 1 of this Explanatory Statement to this Notice.

b. Past remuneration

The remuneration (including all benefits and perquisites) for the financial year 2021-22 was Rs. 4.80 crore

c. Recognition or awards

Awards details have been provided in the Annexure 1 of this Explanatory Statement to this Notice.

d. Job profile and suitability

Mr. Abhishek Lodha is the Managing Director and CEO of the Company. Details of his experience are given in the Annexure to this Explanatory Statement to this Notice.

e. Remuneration proposed

As given above

f. Comparative remuneration profile with respect to Industry, size of the Company, profile of the position and person

Taking into consideration the size of the Company and the individual profile of Mr. Abhishek Lodha and the industry benchmarks, the remuneration proposed to be paid is commensurate with the remuneration packages paid to MD and CEO in other companies in the industry.

g. Pecuniary relationship directly or indirectly with the Company, or relationship with the managerial personnel, if any

Mr. Abhishek Lodha is one of the Promoters of the Company and controls majority stake in the Company. Other than the above, he has no pecuniary relationship directly or indirectly with the Company or its key managerial personnel other than his remuneration in the capacity of Managing Directors and CEO of the Company.

VI. Other Information

1. Reason for inadequate profit	The information pertaining to said clauses shall be disclosed at appropriate places in the financial year in which the loss or inadequacy of profits is incurred.
2. Step taken or proposed to be taken for improvement	
3. Expected increase in productivity and profits in measurable terms	

Additional information in respect of Mr. Abhishek Lodha, pursuant to the Secretarial Standards is provided at Annexure to this Notice.

Mr Abhishek Lodha and his relatives may be deemed to be interested in the resolution, to the extent of their shareholding interest, if any, in the Company. Save and except the above, none of the other Directors or Key Managerial Personnel of the Company or their relatives are, in any way, concerned or interested, financially or otherwise, in the resolution.

The Board of Directors recommends the resolution at Item No. 3 of this Notice for your approval.

Item No. 4: Re-appointment of Mr Rajendra Lodha (DIN 00370053) as Whole time Director for a period of 5 years.

Mr Rajendra Lodha (DIN 00370053) was appointed as Whole time Director (WTD) with effect from March 1, 2018 for a period of 5 years (i.e. upto February 28, 2023), liable to retire by rotation, pursuant to the resolution passed by the shareholders at the Extraordinary General Meeting held on March 20, 2018 and February 13, 2021.

The Board of Directors of the Company ("Board") at its meeting held on April 26, 2022, has subject to approval of the shareholders, re-appointed Mr Rajendra Lodha as WTD for a period of 5 (five) years from the expiry of his present term i.e. with effect from March 1, 2023, on the terms and conditions including remuneration as recommended by the Nomination & Remuneration Committee of the Board and approved by the Board.

Mr. Rajendra Lodha is neither disqualified from being appointed as a Director in terms of Section 164 (2) of the Act, nor debarred from holding the office of director by virtue of any SEBI order or any other such authority and has given all the necessary declarations and confirmation including his consent to be re-appointed as WTD of the Company. Mr Rajendra Lodha satisfies all the conditions set out in Part-I of Schedule V to the Act as also conditions set out under Section 196(3) of the Act for being eligible for his re-appointment.

It is proposed to seek members' approval for the re-appointment and remuneration payable to Mr Rajendra Lodha as Whole Time Director of the Company in terms of the applicable provisions of the Act and the rules made thereunder.

Brief particulars of the terms of re-appointment of, and remuneration payable to Mr Rajendra Lodha are as under:

Proposed Terms of appointment

1. Tenure

5 years commencing from March 1, 2023

2. Fixed Salary

₹ 5 crore per annum

3. Sitting fees

No sitting fees shall be paid to him for attending Board or committee meetings

4. Perquisites & other benefits

- a) Car with driver for use for the Company's business. All expenses related to the car shall be borne by the Company. He would have the option of purchasing the car at the end of every 5 years at the written down value.
- b) Reimbursement of phones, internet and other communication expenses at actuals
- c) Medical Insurance and medical expenses for self and dependents as per Company policy
- d) Provident fund, gratuity and encashment of leave as per the Company Rules
- e) Reimbursement of expenses incurred for travelling, boarding and lodging during business trips

The aggregate value of perquisites shall not exceed 15% of the fixed pay in any financial year

5. Variable pay (Performance Linked Incentive)

He shall be entitled to variable pay as per the recommendation of the Nomination & Remuneration Committee based on financial and operating performance of the Company including milestones achieved on ESG front and as approved by the Board of Directors of the Company. The variable pay shall not exceed 35% of the fixed component of the remuneration.

6. Increments

The annual increase, if any, in salary shall be decided by the Board of Directors on the recommendation of the Nomination and Remuneration Committee.

7. Minimum Remuneration

If in any three financial years during the currency of his tenure, the Company has no profits or its profits are inadequate, he shall be entitled to minimum remuneration by way of basic salary, perquisites, allowances within limits prescribed under Section II, Part II of Schedule V to the Act, as amended from time to time.

8. Overall remuneration

The overall remuneration payable to Mr Rajendra Lodha shall not exceed 0.75% of the Company's Net Profits for each financial year as calculated in accordance with Section 198 of the Act.

9. Notice period and severance pay

The office of the WTD may be terminated by the Company or by him by giving 6 months prior notice in writing. No severance pay will be paid to him.

10. Miscellaneous

- a) The perquisites and allowances shall be evaluated wherever applicable, as per the provisions of the Income tax Act 1961 or any rules thereunder or any statutory modifications or re-enactment thereof, in the absence of any such rules, perquisites and allowances shall be evaluated at actual cost.
- b) The Company's contribution to provident fund, superannuation or annuity fund, to the extent these singly or together are not taxable under the Income tax law, gratuity payable and encashment of leave as per the rules of the Company and to the extent not taxable under the Income tax law, shall not be included for the purpose of computation of the overall ceiling of remuneration

The above may be treated as a written memorandum setting out the terms of re-appointment of Mr Rajendra Lodha under Section 190 of the Act.

Disclosure as required under Schedule V to the Companies Act, 2013 is given hereunder:

I. General Information

1. Nature of industry	Real Estate
2. Date or expected date of Commercial Production	Not applicable as the Company has already commenced its business activities
3. In case of new Companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus	Not applicable

II. Financial Performance (standalone)

₹ in crore	For the year ended		
	March 31, 2022	March 31, 2021	March 31, 2020
Revenue from operations	8,365.91	5,925.66	8,114.76
Profit before tax	1,598.37	156.00	654.93
Profit after tax	1,133.46	122.14	433.01
Share capital	481.51	395.88	395.88
Net worth	11,761.94	4,584.54	3,906.82

III. Foreign investments or collaborations, if any

There is no direct foreign investment in the Company except to the extent shares held by Foreign Institutional Investors acquired during the initial public offering, open market and QIP. There is no foreign collaboration in the Company.

IV. Information about the appointee

a. Background details

Background details have been provided in the Annexure 1 of this Explanatory Statement to this Notice.

b. Past remuneration

Mr. Rajendra Lodha has not taken any remuneration for the financial year 2021-22 to support the Company in view of the Covid -19 pandemic.

c. Recognition or awards

Nil

d. Job profile and suitability

The details of experience of Mr. Rajendra Lodha are given in the Annexure to this Explanatory Statement to this Notice.

e. Remuneration proposed

As given above.

f. Comparative remuneration profile with respect to Industry, size of the Company, profile of the position and person

Taking into consideration the size of the Company and the individual profile and experience of Mr. Rajendra Lodha and the industry benchmarks, the remuneration proposed to be paid is commensurate with the remuneration packages paid to Whole time Director in other companies in the industry.

g. Pecuniary relationship directly or indirectly with the Company, or relationship with the managerial personnel, if any

Mr. Rajendra Lodha is one of the Promoters of the Company. Other than this, he has no pecuniary relationship directly or indirectly with the Company or its key managerial personnel other than his remuneration in the capacity of Whole time Director of the Company.

V. Other Information

1. Reason for inadequate profit	The information pertaining to said clauses shall be disclosed at appropriate places in the financial year in which the loss or inadequacy of profits would be incurred.
2. Step taken or proposed to be taken for improvement	
3. Expected increase in productivity and profits in measurable terms	

Additional information in respect of Mr. Rajendra Lodha, pursuant to the Secretarial Standards is provided at Annexure to this Notice.



Mr Rajendra Lodha and his relatives may be deemed to be interested in the resolution, to the extent of their shareholding interest, if any, in the Company. Save and except the above, none of the other Directors or Key Managerial Personnel of the Company or their relatives are, in any way, concerned or interested, financially or otherwise, in the resolution.

The Board of Directors recommends the resolution at Item No. 4 of this Notice for your approval.

Item No 5: Appointment of Mr Rajeev Bakshi (DIN: 00044621) as an Independent Director of the Company

Mr Rajeev Bakshi (DIN: 00044621), was appointed as an Additional Director by the Board with effect from June 29, 2022, pursuant to Section 161 of the Companies Act, 2013, read with the Articles of Association of the Company. Pursuant to the provisions of Section 161 of the Companies Act, 2013, Mr Rajeev Bakshi will hold office upto the date of the ensuing Annual General Meeting. The Company has received a Notice in writing under the provisions of Section 160 of the Act, from a Member proposing the candidature of Mr Rajeev Bakshi for the office of Independent Director, to be appointed as such under the provisions of Section 149 of the Companies Act, 2013. In terms of the provisions of Section 149 of the Act, an independent director shall hold office for a term of up to five consecutive years on the Board and may hold office for up to two consecutive terms. Section 149 of the Act and the provisions of the Listing Regulations inter alia prescribes that an independent director of a company shall meet the criteria of independence as provided in Section 149(6) of the Act. The Company has received a declaration from Mr Rajeev Bakshi that he meets the criteria of independence as prescribed both under sub-section (6) of Section 149 of the Act and under the Listing Regulations. Mr Rajeev Bakshi is not disqualified from being appointed as a Director in terms of Section 164 of the Act and has given his consent to act as Director.

A brief profile of Mr Rajeev Bakshi in terms of Regulation 36(3) of the Listing Regulations is detailed in the Annexure to this notice. Considering the rich experience of Mr Rajeev Bakshi, your Board considers that his appointment as a Director of the Company will be in its best interest of the Company. In the opinion of the Board, Mr Rajeev Bakshi fulfills the conditions for appointment as an independent Director as specified in the Act and the Listing Regulations. He is also independent of the management. A copy of the letter of appointment of Mr Rajeev Bakshi setting out the terms and conditions of his appointment is available for inspection by the members at the registered office of the Company. None of the Directors or Key Managerial Personnel of the Company or their relatives, other than Mr Rajeev Bakshi is concerned or interested financially or otherwise in the resolution.

The Board of Directors recommend the Special Resolution set out at Item no. 5 of the Notice for approval by the members

Item No. 6: Payment of commission to independent directors

The Company had taken approval of the members, from time to time (prior to listing), for payment of remuneration in the form of commission to Independent Directors not exceeding 1% of the

net profits of the Company calculated in accordance with the provisions of Section 198 of the Act or in the event of inadequacy of the profits for a period of 5 years, which was valid upto the financial year 2021-22.

The Independent Directors are leading professionals with high level of expertise and rich experience in functional areas such as business strategy, financial & risk management, corporate governance, sustainability, international expertise amongst others. Considering the rich experience and expertise brought into the Board by the Independent Directors, the time commitment, guidance and oversight provided by them, the Board of Directors, based on the recommendations of the Nomination and Remuneration Committee and subject to the approval of Shareholders have recommended and approved payment of commission to the Independent Directors, upto one per cent of the Net profits of the Company during the relevant financial year, calculated in accordance with Section 198 of the Act, in accordance with the limits prescribed under Section 197 read with Section II of Part II of Schedule V of the Companies Act, 2013, notwithstanding the profits / absence of profits / inadequacy of profits in the Company. The said approval shall be valid for a period of five financial years commencing from financial year 2022-23.

The payment of such remuneration shall be in addition to the sitting fees for attending Board/Committee meetings. This remuneration will be distributed amongst all or some of the Independent Directors in accordance with the directions given by the Board of Directors and subject to any other applicable requirements under the Act.

The Independent Directors of the Company, shall be deemed to be concerned or interested in resolution set out at Item no. 6 of the Notice to the extent of the remuneration that may be received by them in future. Save and except the above, none of the other Directors or Key Managerial Personnel of the Company or their relatives are, in any way, concerned or interested, financially or otherwise, in the resolution.

The Board of Directors recommends the Special Resolution set out at Item no. 6 of the Notice for approval by the members.

Item No. 7: Ratification of Cost Auditor's remuneration

The Board has approved appointment of D. C. Dave & Co., Cost Accountants (Firm Registration No. 000611) to conduct the audit of the cost records of the Company for the financial year 2022-23, at a remuneration of ₹ 5,00,000 plus applicable taxes and re-imbursment of out of pocket expenses. In accordance with the provisions of Section 148 of the Act read with the Companies (Audit and Auditors) Rules, 2014, as amended, remuneration payable to the Cost Auditor has to be ratified by the members of the Company. Accordingly, consent of the members is sought for passing an Ordinary Resolution as set out at item no. 7 of the notice.

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

The Board of Directors recommends the resolution at Item No. 7 of this Notice for your approval.

Annexure to the Notice

Details of the Directors seeking appointment/re-appointment in the forthcoming Annual General Meeting

[Pursuant to Regulations 26(4) and 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and Secretarial Standards on General Meeting]

Mr Abhishek Lodha (DIN:00266089)

Date of Birth: November 1, 1979

Qualification: Master's degree in science (industrial and systems engineering (supply chain & logistics) from Georgia Institute of Technology.

Experience: An accomplished industrialist and a second generation entrepreneur, during the 18+ years of his association with the Company, Mr. Abhishek Lodha has taken the Company on a transformational journey, contributing significantly to the Government philosophy of providing "Housing for all". He has steered the Company through some of its most challenging times as well as its most exciting, culminating with the listing of the flagship company in April 2021. His vision for Building A Better Life has enriched the lives of millions of customers and other stakeholders.

Under his leadership, the Company has been India's No. 1 residential real estate developer by cumulative sales of last 5 consecutive years. From starting off mainly as a residential player in the '80s, the business has expanded to commercial, leasing, Digital infrastructure spaces etc. The Company was ranked as one of India's 'Best Companies to Work For' by Great Places to Work® – for four years in a row since 2011.

He has received several awards and accolades from his alma mater Georgia Institute of Technology including President's Award for highest GPA amongst the graduating class, Henry Ford II Scholar Award, Member Deans List etc.

Prior to joining the family business, he worked as Business Analyst with McKinsey & Company (in Atlanta, USA), advising Fortune 500 companies on business strategy etc.

Expertise in specific functional areas: He brings to the Board, extensive experience in the areas of design, sustainability, financial stewardship, business development, strategy and strategic communication, risk management, leadership, public affairs, and governance.

Terms & Conditions of appointment / reappointment: As per the resolution proposed at item no 3 of this AGM Notice read with the relevant Explanatory statement

Remuneration last drawn & sought to be paid:

Remuneration drawn in FY22 is ₹ 4.80 crore. Mr Abhishek Lodha voluntarily took a lower remuneration than the limit of ₹10 crore approved by the shareholders in FY18. He also voluntarily chose not to receive any performance linked incentive during FY22.

Remuneration sought to be paid: Refer Explanatory statement to item no 3 of this AGM Notice

Date of appointment on the Board: March 1, 2018

Directorships held in other companies as on March 31, 2022:

1. Lodha Foundation
2. Mumbai Mile Regeneration

Memberships/ Chairmanship of committees of other companies as on March 31, 2022: Nil

Shareholding in the Company (Equity): Mr Abhishek Lodha does not hold any shares directly in the Company. Sambhavnath trust holds 69.14% of the equity stake in the Company directly and through Sambhavnath Infrabuild and Farms Private Limited. Mr. Abhishek Lodha is a controlling trustee of the Sambhavnath Trust.

Relationship with other Directors/ Key Managerial Personnel: None

Number of Board meetings attended during the FY22: Attended all seven meetings held during the year



Mr. Rajendra Lodha (DIN:00370053)

Date of Birth: June 10, 1966

Qualification: Bachelor's degree in civil engineering from M.B.M. Engineering College, University of Jodhpur, Jodhpur.

Experience: Mr Rajendra Lodha, started his career with the Lodha group. He has played a pivotal role in acquisition of land at Palava and Anjur, a key resource for some of the largest townships developed by the Group.

Expertise in specific functional areas: Land acquisition, real estate development

Terms & Conditions of appointment / reappointment: As per the resolution proposed at item no 4 of this AGM Notice read with the relevant Explanatory statement

Remuneration last drawn & sought to be paid:

Remuneration drawn in FY22 is ₹ Nil. Mr Rajendra Lodha voluntarily did not take any remuneration during FY 22. The limit approved by shareholders in FY 18 was ₹ 8 crore.

Remuneration sought to be paid: Refer Explanatory statement to item no 4 of this AGM Notice

Date of appointment on the Board: March 1, 2018

Directorships held in other companies as on March 31, 2022: Nil

Memberships/ Chairmanship of committees of other companies as on March 31, 2022: Nil

Shareholding in the Company (Equity): 200 equity shares

Relationship with other Directors/ Key Managerial Personnel: None

Number of Board meetings attended during the FY22: Attended 4 meetings out of 7 meetings held during the year

Mr. Rajinder Pal Singh (DIN:02943155)

Date of Birth: October 20, 1951

Qualification: Post graduate degree in mathematics from Advanced Centre for Pure Mathematics, Punjab University, Chandigarh.

Experience: Rajinder Pal Singh was an IAS officer (1976 batch) Andhra Pradesh Cadre. Past Chairman of National Highways Authority of India, Ex-Chairman and Managing Director of Punjab & Sind Bank and served as the secretary to the Department of Industrial Policy and Promotion, Government of India. He has worked both as commissioner of Hyderabad Municipal Corporation & Vice Chairman of Hyderabad Urban Development Authority. He has had long stints as Managing Director of A.P. Industrial Development Corporation and Commissioner of Taxation in A.P. He has nearly 46 years experience in regulatory area of finance, industry urban development and infrastructure.

Expertise in specific functional areas: Regulatory areas of Finance, Industry, Urban Development and Infrastructure

Terms & Conditions of appointment / reappointment: Not Applicable

Remuneration last drawn & sought to be paid:

Remuneration drawn in FY22: Mr Rajinder Pal Singh is a non executive Director and does not draw any remuneration from the Company. He draws remuneration of ₹ 90 lakhs from one of the subsidiaries of the Company and will continue to draw the same remuneration in FY23

Date of appointment on the Board: January 1, 2016

Directorships held in other companies as on March 31, 2022:

1. IRB Infrastructure Private Limited
2. Maruti Suzuki India Limited
3. Nirlon Limited

Memberships/ Chairmanship of committees of other companies as on March 31, 2022:

1. Chairman of Audit Committee and Risk Management Committee of Nirlon Limited.
2. Member of Audit committee and CSR Committee of Maruti Suzuki India Limited
3. Member of Stakeholders' Relationship Committee of Nirlon Limited
4. Member of NRC Committee of IRB Infrastructure Private Limited and Nirlon Limited

Shareholding in the Company (Equity): Nil

Relationship with other Directors/ Key Managerial Personnel: None

Number of Board meetings attended during the FY22: Attended all seven meetings held during the year

Mr Rajeev Bakshi (DIN: 00044621)**Date of Birth:** May 7, 1957**Qualification:** Master of Business Administration in Marketing, Indian Institute of Management, Bangalore India. Bachelor of Science in Economics, University of Delhi**Experience:** Mr Bakshi served as Managing Director & CEO at Metro Cash & Carry India and was responsible for providing strategic leadership for the overall operations and growth. He has also served as joint Managing Director at ICICI Ventures and Chairman of Pepsico's beverage business in South Asia. Earlier at Cadbury Schweppes, he was credited with having established Cadbury India as a growth oriented, transparent and investor friendly organization.

He had been awarded the "Distinguished Alumni Award" in recognition of his contributions to business and society in 2014 by IIM Bangalore.

Expertise in specific functional areas: Strategy, Operations, Marketing**Terms & Conditions of appointment / reappointment:** Mr. Rajeev Bakshi is proposed to be appointed as an Independent Director for first term of five years from June 29, 2022 to June 28, 2027, not liable to retire by rotation**Remuneration last drawn & sought to be paid:**

Remuneration drawn in FY22 – Not applicable

Remuneration sought to be paid: He will be paid sitting fees and commission upto 1% of the net profits in a particular financial year or upto minimum remuneration as per Schedule V of the Act.

Date of appointment on the Board: June 29, 2022**Directorships held in other companies as on March 31, 2022:**

1. Dalmia Bharat Sugar and Industries Limited
2. Cummins India Limited
3. Pisces Eservices Private Limited
4. Ola Stores Technologies Private Limited
5. Raymond Consumer Care Limited

Memberships/ Chairmanship of committees of other companies as on March 31, 2022:

1. Chairman of Risk Management Committee of Dalmia Bharat Sugar and Industries Ltd
2. Member of Nomination & Remuneration Committee of Dalmia Bharat Sugar and Industries Ltd
3. Chairman of Risk Management Committee of Cummins India Limited
4. Member of Audit Committee, Nomination and remuneration committee and Stakeholders Relationship Committee of Cummins India Limited





Shareholding in the Company (Equity): Nil**Relationship with other Directors/ Key Managerial Personnel:** None**Number of Board meetings attended during the FY22:** Not applicable

The detailed instructions and the process for accessing and participating in the 27th Annual General Meeting (AGM) of Macrotech Developers Limited through VC/OAVM facility and voting through electronic means including remote e-voting are explained herein below:

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

Pursuant to SEBI Circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 9th December, 2020 on ‘e-voting facility provided by Listed Companies’, e-voting process has been enabled for all the individual demat account holders, through their demat account maintained with DPs. Members are advised to update their mobile number and e-mail id in their demat accounts in order to access e-voting facility. Individual demat account holders would be able to cast their vote without having to register again with the e-voting service provider (ESP) thereby not only facilitating seamless authentication but also ease and convenience of participating in e-voting process.

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

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	<p>A. Users registered for NSDL IDeAS facility:</p> <p>Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section , this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.</p>
	<p>B. Users not registered for IDeAS e-Services:</p> <p>If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select “Register Online for IDeAS Portal” or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp</p>
	<p>C. Visit the e-voting website of NSDL:</p> <p>After successfully registering on IDeAS, visit the e-voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.</p> <p>Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience.</p> <p style="text-align: center;">NSDL Mobile App is available on</p> <div style="display: flex; justify-content: center; gap: 20px;">   </div> <div style="display: flex; justify-content: center; gap: 20px;">   </div>

Individual Shareholders holding securities in demat mode with CDSL

A. Users who have opted for Easi/Easiest:

Existing users who have opted for Easi / Easiest, they can login through their user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are <https://web.cdslindia.com/myeasi/home/login> or www.cdslindia.com and click on New System Myeasi.

After successful login of Easi/Easiest the user will be also able to see the E Voting Menu. The Menu will have links of e-Voting service provider i.e. NSDL. Click on NSDL to cast your vote.

Type of shareholders	Login Method
Individual Shareholders (holding securities in demat mode) login through their depository participants	<p>B. Users who have not opted for Easi/Easiest:</p> <p>If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasi/Registration/EasiRegistration</p> <p>C. Visit the e-voting website of CDSL</p> <p>Alternatively, the user can directly access e-Voting page by providing demat Account Number and PAN No. at https://evoting.cdslindia.com/Evoting/EvotingLogin home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the demat Account. After successful authentication, user will be provided links for the respective ESP i.e. NSDL where the e-Voting is in progress.</p>
	<p>You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.</p>

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

For Technical Assistance:

Shareholders holding securities in demat mode and facing any technical issues related to login may reach out the respective depositories helpdesk by sending a request on the e-mail id or contact on the phone nos. as provided below:

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022- 23058738 or 022-23058542-43

B. Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

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

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a personal computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen. Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.
4. Your User ID details are given below :

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



5. Password details for shareholders other than Individual shareholders are given below:

- a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
- b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.

c) How to retrieve your 'initial password'?

If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered.**

6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:
 - a) Click on "Forgot User Details/Password?" (If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
 - b) Physical User Reset Password? (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
 - c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.co.in mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
 - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
8. Now, you will have to click on "Login" button.
9. After you click on the "Login" button, Home page of e-Voting will open.

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

How to cast your vote electronically and join General Meeting on NSDL e-Voting system?

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

General Guidelines for shareholders

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to cs.shravangupta@gmail.com with a copy marked to evoting@nsdl.co.in. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "Upload Board Resolution / Authority Letter" displayed under "e-Voting" tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "[Forgot User Details/Password?](#)" or "[Physical User Reset Password?](#)" option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 1800 1020 990 and 1800 22 44 30 or send a request to Mr. Anubhav Saxena at anubhavs@nsdl.co.in/evoting@nsdl.co.in.

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

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

THE INSTRUCTIONS FOR MEMBERS FOR e-VOTING ON THE DAY OF THE AGM ARE AS UNDER:-

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

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:

1. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for Access to NSDL e-Voting system. After successful login, you can see link of "VC/OAVM link" placed under "Join meeting" menu against company name. You are requested to click on VC/OAVM link placed under Join General Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
2. Members are encouraged to join the Meeting through Laptops for better experience.
3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
4. Please note that Participants connecting from mobile devices or tablets or through laptop connecting via mobile hotspot may experience audio/video loss due to fluctuation in their respective network. It is therefore recommended to use stable wi-fi or LAN connection to mitigate any kind of aforesaid glitches.

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

1. Shareholders who would like to speak during the meeting must register their request 48 hrs in advance with the company by sending an email at investor.relations@lodhagroup.com.
2. Shareholders will get confirmation from the Company/NSDL.
3. Shareholders will receive "speaking serial number" once they mark attendance for the meeting.
4. Other shareholder may ask questions to the Chairman by sending an email at investor.relations@lodhagroup.com and those shall be answered by the company in due course of time.
5. Please remember speaking serial number and start your conversation with the Chairman by switching on video mode and audio of your device.

Shareholders are requested to speak only when moderator of the meeting will announce the name and serial number of the speaker.



Independent Assurance Statement



INTRODUCTION

DNV represented by DNV Business Assurance India Private Limited ('DNV') has been engaged by the management of Macrotech Developers Limited's ('MDL' or 'the Company', Corporate Identity Number: (L45200MH1995PLC093041) to carry out an independent assurance engagement of its non-financial/sustainability performance (qualitative and quantitative data) disclosed in the Company's Integrated Annual Report for the Financial year 2021-22 ('the Report') in its printed and online formats including the Business Responsibility and Sustainability Reporting ('BRSR') disclosures and references to the Company's website. The sustainability performance in this Report covers disclosures corresponding to the reporting period 1st April 2021 – 31st March 2022 and relates to material topics identified by MDL.

The sustainability disclosures have been prepared by the Company based on the Global Reporting Initiative's (GRI's) Sustainability Reporting Standards ('GRI Standards'), National Guidelines on Responsible Business Conduct, 2018 ('NGRBC') of the Ministry of Corporate Affairs, Government of India and the Securities and Exchange Board of India's ('SEBI's') requirements with respect to BRSR vide Circular No. SEBI/HO/CFD/CMD-2/P/CIR/2021/562 dated 10th May 2021, and key requirements of the International Integrated Reporting Council's International <IR> Framework (January 2021, the '<IR> Framework').

The reporting boundaries for non-financial performance covers its business operations (operational and under-construction assets) and its subsidiaries, and is as brought out in the Report in the section 'About the Report'.

We performed our assurance (Type 2, Moderate level) activities based on Account Ability's AA1000 Assurance Standard v3, and DNV's assurance methodology VeriSustain^{TM1}. In doing so, we evaluated the qualitative and quantitative disclosures presented in the Report considering the NGRBC 9 Principles and GRI's Principles of Defining Report Content, together with the Company's protocols and formats for measuring, recording and reporting sustainability performance. Our assurance engagement was planned and carried out in May 2022 - June 2022.

The intended user of this assurance statement is the Management of MDL. We disclaim any liability or responsibility to a third party for decisions, whether investment or otherwise, based on this Assurance Statement. We planned and performed our work to obtain the evidence we considered necessary to provide a basis for our assurance opinion. The assurance engagement considers an uncertainty of $\pm 5\%$ based on materiality threshold for estimation/measurement errors and omissions. We did not engage with any external stakeholders as part of this assurance engagement.

RESPONSIBILITIES OF THE MANAGEMENT OF MDL AND OF THE ASSURANCE PROVIDER

The Management of the Company has the sole responsibility for the preparation of the Report as well as the processes for collecting, analysing and reporting the information presented in the Report and is also responsible for ensuring the maintenance and integrity of its website and referenced disclosures on sustainability performance and management approach. In performing this assurance work, DNV's responsibility is to the Management of MDL; however, this statement represents our independent opinion and is intended to inform the outcome of the assurance to the stakeholders of the Company.

DNV's assurance engagements are based on the assumption that the data and information provided by the client to us as part of our review have been provided in good faith and free from material misstatements or errors. We were not involved in the preparation of any statements or data included in the Report except for this Assurance Statement.

We did not come across limitations to scope of the agreed assurance agreement during our assurance process. The reported data on economic performance, expenditure towards Corporate Social Responsibility (CSR) activities, and other financial data of MDL within the Report are based on audited financial statements which have been subjected to a separate independent statutory audit process and is not included in our scope of work. We were not involved in the review of financial information within the Report.

BASIS OF OUR OPINION

We planned and performed our work to obtain the evidence considered necessary to provide a basis for our assurance opinion, and as part of the assurance engagement, a multi-disciplinary team of sustainability and assurance specialists conducted assessments and interactions with key internal stakeholders at the Company's Corporate Office at Mumbai and sample operations of the Company based on DNV's sampling plan. We adopted a risk-based approach, that is, we concentrated our verification efforts on the issues of high material relevance to MDL and its key stakeholders. We undertook the following activities:

- Reviewed the approach to stakeholder engagement and materiality determination process and its outcomes as brought out in the Report.
- Conducted interviews with selected senior managers responsible for management of sustainability issues disclosed in the Report, implementation of the Company's

¹The VeriSustain protocol is available on request from www.dnv.com and is based on our professional experience, international assurance best practices including the International Standard on Assurance Engagements 3000 (ISAE 3000) Revised (Assurance Engagements other than Audits or Reviews of Historical Financial Information) and GRI's Reporting Principles. GRI's Principles for defining Report Content and Quality.

Policies as required by the BRSR, and carried out reviews of selected evidence to support topics and claims disclosed in the Report. We were free to choose interviewees and interviewed those with overall responsibility to deliver the Company's overall sustainability objectives.

- Reviewed MDL's approach towards addressing application of the NGRBC Principles and the GRI Principles for Defining Report Content and Quality Guiding Principles and Content Elements (GRI 101: Foundation 2016);
- Carried out site assessments of sample operational sites of the Company - (i) Lodha Excelus in Mumbai (Corporate Office) (ii) iThink A - Lodha Business Park in Thane (iii) World Towers in Mumbai (iv) Lodha Bel Air in Mumbai (v) Luxuria Crown in Thane, and (vi) Lodha Upper Thane - to review the processes and systems for preparing site level sustainability data and implementation of sustainability strategy. DNV was free to choose sites for conducting assessments;
- Assessed the robustness of the data management systems, data accuracy, information flow and controls for the reported disclosures and specific performance data related to identified material topics, as well as the processes for data consolidation in context to the principle of Completeness as per DNV's VeriSustain;
- Examined and reviewed selected supporting evidences including documents, data and other information made available by the Company related to sustainability disclosures presented within the Report;
- Performed an independent assessment of the Company's reporting against the key reporting requirements of BRSR and the GRI Standards.

OPINION AND OBSERVATIONS

On the basis of our assurance work undertaken, nothing has come to our attention to suggest that the Report together with referenced information does not properly describe the Report's adherence to the requirements of BRSR, that is, the General Disclosures, Management and Process Disclosures, and Principle-wise Performance Disclosures, nor its adherence to the Reporting Principles of the GRI Standards, that is, the key requirements of GRI 102: General Disclosures 2016 and GRI 103: Management Approach 2016, and representation of the material topics including chosen topic-specific disclosures from the GRI Standards to bring out its sustainability performance.

Without affecting our assurance opinion, we also provide the following observations.

Principles of the AA1000 Accountability Principles Standard (2018)

Inclusivity

The participation of stakeholders in developing and achieving an accountable and strategic response to Sustainability.

The Report brings out how MDL engages with its significant stakeholders – that is, customers, employees, channel partners,

lenders and investors, suppliers, media, contractors and local communities - in line with its Stakeholder Engagement Policy. The formal and informal modes of communication with these stakeholders, as well as the topics and concerns which have been raised through these channels are brought out within the Report.

Nothing has come to our attention to suggest that the Report does not meet the requirements related to the Principle of Inclusivity.

Materiality

The process of determining the issues that are most relevant to an organization and its stakeholders.

The Report describes the materiality assessment carried out by MDL which covers reviews of sector-specific, current and emerging risks, internal consultations, global sustainability frameworks/ratings, and stakeholder surveys. The identified material topics have been prioritized based on responses, concerns and expectations from internal and external stakeholders, and significance to the Company based on business goals and risks.

Nothing has come to our attention to suggest that the Report does not meet the requirements related to the Principle of Materiality.

Responsiveness

The extent to which an organization responds to stakeholder issues.

The Report articulates the responses to material topics through related strategies, descriptions on management approach along with key performance indicators as per GRI Standards and chosen GRI topic-specific Standards and processes established by the Company towards responding to stakeholder expectations and key interests of stakeholders through descriptions of the policies, management and performance indicators, and governance mechanisms as per the key requirements of BRSR.

Nothing has come to our attention to suggest that the Report does not meet the requirements related to the Principle of Responsiveness.

Impact

The level to which an organisation monitors, measures and is accountable for how its actions affect its broader ecosystems.

The Report describes the key performance metrics to disclose key impacts and management processes implemented by the Company towards monitoring, measuring and evaluating non-financial impacts related to its identified material topics, and the Company's mechanisms to mitigate significant impacts.

Nothing has come to our attention to suggest that the Report does not meet the requirements related to the Principle of Impact.

Specific Evaluation of the Information on Sustainability Performance

We consider the methodology and the process for gathering information developed by MDL for its sustainability performance



reporting to be appropriate, and the qualitative and quantitative data included in the Report was found to be identifiable and traceable; the personnel responsible were able to demonstrate the origin and interpretation of the data and its reliability. We observed that the Report presents a faithful description of the reported sustainability activities and goals achieved for the reporting period.

Reliability

The accuracy and comparability of information presented in the report, as well as the quality of underlying data management systems.

The Report brings out the Company's sustainability performance related to its identified material topics and principles of the NCRBC using selected GRI topic-specific Standards. The majority of the data and information verified through our assessments at sampled operational sites through interactions with the Company's management teams and data owners, and aggregated at the Corporate Office were found to be fairly accurate and reliable. Some of the data inaccuracies identified during the verification process were found to be attributable to transcription, interpretation and aggregation errors and these errors have been identified, communicated and corrected.

Nothing has come to our attention to suggest that the Report does not meet the requirements related to the Principle of Reliability.

Additional principles as per DNV VeriSustain Completeness

How much of all the information that has been identified as material to the organisation and its stakeholders is reported.

The Report brings out the Company's economic, environmental, social and governance-related performance during the financial year 2021-22 covering the key reporting requirements of GRI Standards and BRSR disclosures covering Management and Process Disclosures and Principle-wise Performance Disclosures, as well as selected performance-based GRI topic-specific Standards considering the chosen reporting boundary and period for the identified material topics.

Nothing has come to our attention to suggest that the Report does not meet the requirements related to the Principle of Completeness with respect to scope, boundary and time.

Neutrality

The extent to which a report provides a balanced account of an organization's performance, delivered in a neutral tone.

The Report presents MDL's sustainability performance during the reporting period in neutral tone so as to not unduly influence stakeholder opinions made on reported qualitative and quantitative information, along with descriptions of significant challenges and risks related to stakeholders and its business, and overall macroeconomic trends and business outlook.

Nothing has come to our attention to suggest that the Report does not meet the requirements related to the Principle of Neutrality.

STATEMENT OF COMPETENCE AND INDEPENDENCE

DNV applies its own management standards and compliance policies for quality control, in accordance with ISO IEC 17021:2015 - Conformity Assessment Requirements for bodies providing audit and certification of management systems, and accordingly maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

We have complied with the DNV Code of Conduct² during the assurance engagement and maintain independence where required by relevant ethical requirements including the AA1000AS v3 Code of Practice. This engagement work was carried out by an independent team of sustainability assurance professionals. We were not involved in the preparation of any statements or data included in the Report except for this Assurance Statement and Management Report. DNV maintains complete impartiality toward stakeholders interviewed during the assurance process. We did not provide any services to MDL or its subsidiaries in the scope of assurance for the reporting period that could compromise the independence or impartiality of our work.

FOR DNV

Kiran Radhakrishnan

Lead Verifier

DNV Business Assurance India Private Limited, India.

24th June 2022, Mumbai, India.



AA1000
Licensed Report
000-10/V3-QRNF8

Vadakepatth Nandkumar

Assurance Reviewer

DNV Business Assurance India Private Limited, India

DNV Business Assurance India Private Limited is part of DNV – Business Assurance, a global provider of certification, verification, assessment and training services, helping customers to build sustainable business performance. www.dnv.com

²The DNV Code of Conduct is available on request from www.dnv.com



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