

Date: December 7, 2022

BSE Limited

Corporate Relationship Department
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai 400 001
Scrip Code: **543287** Scrip ID:- **LODHA**
Debt Segment – **974163, 974199**

**The National Stock Exchange of
India Limited**

Corporate Communications
Department
Exchange Plaza, 5th floor
Bandra Kurla Complex, Bandra
(East)
Mumbai 400 051
Trading Symbol : LODHA

Sub: Outcome of the meeting of the MPS Committee held on December 7, 2022

Dear Sir/ Madam,

We wish to inform you that the MPS Committee (“**Committee**”) at its meeting held today i.e. December 7, 2022 has, *inter alia*, approved the unaudited condensed consolidated interim financial statements as at and for the six months ended September 30, 2022, along with the review report issued by MSKA & Associates, Chartered Accountants, Statutory Auditors of the Company and a copy of the same is attached herewith.

The meeting of the Committee commenced at 3.30 p.m. and concluded at 3.45 p.m.

We request you to take the above on record and the same be treated as compliance under the applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Thanking you,

Yours faithfully,
For **Macrotech Developers Limited**

Sanjyot Rangnekar
Company Secretary and Compliance Officer
Membership No. F4154

Encl.: a/a

Report on Review of the Unaudited Condensed Interim Consolidated Financial Statements

To the Board of Directors of Macrotech Developers Limited

We have reviewed the accompanying Unaudited Condensed Interim Consolidated Financial Statements of Macrotech Developers Limited (“the Company or Holding Company”) and its subsidiaries (including Limited Liability Partnership) (together referred to as the “the Group”), its associate and jointly controlled entities, which comprise the Unaudited Condensed Interim Consolidated Balance Sheet as at September 30, 2022 and the Unaudited Condensed Interim Consolidated Statement of Profit and Loss, including other comprehensive income, Unaudited Condensed Interim Consolidated Cash Flow Statement and the Unaudited Condensed Interim Consolidated Statement of Changes in Equity for the six-months period then ended and a summary of select explanatory notes (together hereinafter referred to as the “Unaudited Condensed Interim Consolidated Financial Statements”). The Unaudited Condensed Interim Consolidated Financial Statements have been prepared by the Company solely in connection with the proposed secondary offering of equity shares of the Company in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended and other applicable laws.

Responsibilities of Management for the Unaudited Condensed Interim Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation of these Unaudited Condensed Interim Consolidated Financial Statements in accordance with the recognition and measurement principles laid down as per the requirements of Indian Accounting Standard (Ind AS 34) “Interim Financial Reporting” specified under section 133 of the Companies Act, 2013 (the “Act”), read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Unaudited Condensed Interim Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Unaudited Condensed Interim Consolidated Financial Statements

We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, “Review of Interim Financial Information Performed by the Independent Auditors of the Entity”, issued by the Institute of Chartered Accountants of India. This standard require that we plan and perform the review to obtain moderate assurance as to whether the Unaudited Condensed Interim Consolidated Financial Statements are free from material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion. Our responsibility is to express a conclusion on the Unaudited Condensed Interim Consolidated Financial Statements based on our review.

Conclusion

Based on our review conducted as above and based on the consideration of the review reports of other auditors referred to in Other Matters paragraph below, nothing has come to our attention that causes us to believe that the accompanying Unaudited Condensed Interim Consolidated Financial Statements are not prepared, in all material respects, in accordance with the recognition and measurement principles of Ind AS 34 as specified under Section 133 of the Act, read with relevant rules issued thereunder and other accounting principles generally accepted in India.

Other matters

- (i) We did not review the Interim Financial Statements of 9 subsidiaries included in the Unaudited Condensed Interim Consolidated Financial Statements, whose Interim Financial Statements reflect total assets of Rs. 826.49 crores as at September 30, 2022 and total income of Rs. 79.51 crores, total net profit after tax of Rs. 8.21 crores and total comprehensive income of Rs. 8.21 crores and cash outflows (net) of Rs. 2.24 crores for the six months period ended September 30, 2022, as considered in the Unaudited Condensed Interim Consolidated Financial Statements. The Unaudited Condensed Interim Consolidated Financial Statements also includes the Group's share of net profit after tax in respect of 2 subsidiaries of a joint venture of Rs. Nil for the six months period ended September 30, 2022. These Interim Financial Statements have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Unaudited Condensed Interim Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the reports of the other auditors and the procedures performed by us as stated above.

Certain of these subsidiaries and joint ventures are located outside India whose financial statements have been prepared in accordance with the accounting principles generally accepted in their respective countries and which have been reviewed by other auditors under generally accepted auditing standards applicable in their respective countries. The Holding Company's Management has converted the financial statements of such subsidiaries and joint ventures located outside India from accounting principles generally accepted in their respective countries to accounting principles generally accepted in India.

We have reviewed these conversion adjustments made by the Holding Company's Management. Our conclusion on the Statement, in so far as it relates to the financial statements of such subsidiaries and joint ventures located outside India is based on the report of other auditors and the conversion adjustments prepared by the Management of the Holding Company and reviewed by us.

- (ii) The Unaudited Condensed Interim Consolidated Financial Statements includes the financial statements of 1 subsidiary which has not been reviewed by their auditor, whose Interim Financial Statement reflect total assets of Rs. 8.15 crores as at September 30, 2022 and total income of Rs. Nil, total net loss after tax of Rs. 0.06 crores and total comprehensive loss of Rs. 0.06 crores and cash outflows (net) of Rs. 0.02 crores for the six months period ended September 30, 2022, as considered in the Unaudited Condensed Interim Consolidated Financial Statements. The Unaudited Condensed Interim Consolidated Financial Statements also includes the Group's share of net loss after tax of Rs. 1.02 crores and total comprehensive loss of Rs. 1.02 crores for the six months

period ended September 30, 2022 as considered in the Unaudited Condensed Interim Consolidated Financial Statements, in respect of 2 joint ventures (including its 13 subsidiaries), based on their Interim Financial Statements which have not been reviewed by their auditors. These Interim Financial Statements have been furnished to us by the Management and our conclusion on the Unaudited Condensed Interim Consolidated Financial Statements in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on such management prepared unaudited Interim Financial Statements. According to the information and explanations given to us by the Management, these Interim Financial Statements are not material to the Group.

- (iii) The Group had prepared separate Statement of Unaudited Consolidated Financial Results (the 'Consolidated Financial Results') for the six-months period ended September 30, 2022, in accordance with the recognition and measurement principles laid down in Ind AS 34 "Interim Financial Reporting", on which we had issued a separate auditor's review report dated November 1, 2022. These Unaudited Consolidated Financial Results were prepared for submission by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
- (iv) The Group had prepared separate Statement of Unaudited Consolidated Financial Results (the 'Consolidated Financial Results') for the six-months period ended September 30, 2021, in accordance with the recognition and measurement principles laid down in Ind AS 34 "Interim Financial Reporting", on which we had issued a separate auditor's review report dated October 21, 2021. These Unaudited Consolidated Financial Results were prepared for submission by the Holding Company pursuant to the requirements of Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Our conclusion on the Unaudited Condensed Interim Consolidated Financial Statements is not modified in respect of the above matters.

Restriction of use

The accompanying Unaudited Condensed Interim Consolidated Financial Statements have been prepared by the Company solely in connection with the proposed secondary offering of equity shares of the Company in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended and other applicable laws. Accordingly, this report should not be used, referred to or distributed for any other purpose.

For M S K A & Associates
Chartered Accountants
ICAI Firm Registration No. 105047W

Bhavik L. Shah
Partner
Membership No. 122071

UDIN:22122071BEZXUW8502

Place: Mumbai
Date: December 7, 2022

MACROTECH DEVELOPERS LIMITED
UNAUDITED CONDENSED INTERIM CONSOLIDATED BALANCE SHEET AS AT 30TH SEPTEMBER, 2022

	Notes	As at 30-September-22 ₹ in Crore (Unaudited)	As at 31-March-22 ₹ in Crore (Audited)
ASSETS			
Non-Current Assets			
Property, Plant and Equipment		1,134.24	1,118.72
Investment Property		154.54	265.05
Goodwill		534.43	538.81
Other Intangible Assets		0.18	0.23
Investments accounted for using the Equity Method		5.03	51.06
Financial Assets			
Investments		163.30	133.29
Loans		846.70	1,974.78
Other Financial Assets		110.88	186.19
Deferred Tax Assets (net)		49.80	74.29
Non - Current Tax Assets (net)		332.47	325.60
Other Non-Current Assets		55.96	47.98
Total Non-Current Assets		3,387.53	4,716.00
Current Assets			
Inventories		28,016.67	27,358.31
Financial Assets			
Investments		146.03	389.61
Loans		776.52	1,199.33
Trade Receivables		589.80	645.09
Cash and Cash Equivalents		1,028.46	477.11
Bank Balances other than Cash and Cash Equivalents		385.39	768.63
Other Financial Assets		1,635.78	1,729.87
Other Current Assets		1,356.59	1,194.86
Total Current Assets		33,935.24	33,762.81
Total Assets		37,322.77	38,478.81
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital		481.62	481.51
Other Equity			
Security Premium		6,548.61	6,541.66
Retained Earnings		3,974.22	4,607.63
Other Reserves		464.04	474.23
Equity attributable to Owners of the Company		11,468.49	12,105.03
Non-Controlling Interests		57.31	56.80
Total Equity		11,525.80	12,161.83
Non-Current Liabilities			
Financial Liabilities			
Borrowings	2	2,873.05	2,715.53
Trade Payables			
Due to Micro and Small Enterprises		97.44	64.99
Due to Others		49.09	57.34
Other Financial Liabilities		135.43	152.91
Provisions		20.87	16.93
Other Non-Current Liabilities		-	93.28
Deferred Tax Liabilities (net)		164.95	191.10
Total Non-Current Liabilities		3,340.83	3,292.08
Current Liabilities			
Financial Liabilities			
Borrowings	3	7,574.80	8,821.14
Trade Payables			
Due to Micro and Small Enterprises		321.95	278.58
Due to Others		1,162.02	1,107.76
Other Financial Liabilities		3,144.20	2,226.40
Provisions		6.60	5.49
Current Tax Liabilities (net)		1.69	1.94
Other Current Liabilities		10,244.88	10,583.59
Total Current Liabilities		22,456.14	23,024.90
Total Liabilities		25,796.97	26,316.98
Total Equity and Liabilities		37,322.77	38,478.81

Significant Accounting Policies
See accompanying notes to the Unaudited
Condensed Interim Consolidated Financial
Statements

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1 - 17

As per our attached report of even date
For M S K A & Associates
Chartered Accountants
Firm Registration Number: 105047W

For and on behalf of the Board of Directors of Macrotech Developers Limited

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 : 07-December-2022

MACROTECH DEVELOPERS LIMITED

UNAUDITED CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE SIX MONTHS ENDED 30TH SEPTEMBER, 2022

Particulars	Notes	For the six months ended 30-September-22 ₹ in Crore (Unaudited)	For the six months ended 30-September-21 ₹ in Crore (Unaudited)
I INCOME			
Revenue from Operations	4	4,441.18	3,729.20
Other Income		(4.17)	158.47
Total Income		4,437.01	3,887.67
II EXPENSES			
Cost of Projects		2,950.84	2,493.38
Employee Benefits Expense		206.54	181.64
Finance Costs		244.27	401.30
Depreciation, Amortisation and Impairment Expense		41.54	37.06
Other Expenses		393.08	260.16
Total Expenses		3,836.27	3,373.54
III Profit/ (Loss) Before Exceptional item and Share of Net Profit/ (Loss) in Associate and Joint Venture (I-II)		600.74	514.13
Share of Net Profit/ (Loss) in Associate and Joint Ventures		(2.20)	0.65
IV Profit/ (Loss) Before Exceptional Items and Tax		598.54	514.78
Exceptional Items	10	(1,177.39)	-
V Profit/ (Loss) Before Tax		(578.85)	514.78
VI Tax Expense:			
Current Tax		(82.02)	(6.96)
Deferred Tax		(0.87)	(123.71)
Total Tax Expense		(82.89)	(130.67)
VII Profit/ (Loss) for the period		(661.74)	384.11
VIII Other Comprehensive Income (OCI)			
A Items that will not be reclassified to Statement of Profit and Loss			
Re-measurement of defined benefit plans		(2.86)	(2.08)
Income Tax effect		1.00	0.72
		(1.86)	(1.36)
B Items that will be reclassified to Statement of Profit and Loss			
Foreign Currency Translation Reserve		(14.69)	(1.97)
Total Other Comprehensive Income/ (Loss) (net of tax) (A+B)		(16.55)	(3.33)
IX Total Comprehensive Income/ (Loss) for the period (VII+VIII)		(678.29)	380.78
Profit/ (Loss) for the period attributable to:		(661.74)	384.11
(i) Owners of the Company		(662.27)	381.32
(ii) Non Controlling Interest		0.53	2.79
		(661.74)	384.11
Other Comprehensive Income / (Loss) for the period attributable to:		(16.55)	(3.33)
(i) Owners of the Company		(16.55)	(3.33)
(ii) Non Controlling Interest		-	(0.00)
		(16.55)	(3.33)
Total Comprehensive Income/ (Loss) for the period attributable to:		(678.29)	380.78
(i) Owners of the Company		(678.82)	377.99
(ii) Non Controlling Interest		0.53	2.79
		(678.29)	380.78
Earnings per Equity Share (in ₹) (Not Annualised):	16		
(Face value of ₹ 10 per Equity Share)			
Basic		(13.75)	8.60
Diluted		(13.75)	8.59

Significant Accounting Policies 1
See accompanying notes to the Unaudited Condensed Interim
Consolidated Financial Statements 1 - 17

As per our attached report of even date
For M S K A & Associates
Chartered Accountants
Firm Registration Number: 105047W

For and on behalf of the Board of Directors of Macrotech Developers Limited

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 : 07-December-2022

MACROTECH DEVELOPERS LIMITED
UNAUDITED CONDENSED INTERIM CONSOLIDATED CASH FLOW STATEMENT FOR THE SIX MONTHS ENDED 30TH SEPTEMBER, 2022

	For the six months ended 30-September-22 ₹ in Crore (Unaudited)	For the six months ended 30-September-21 ₹ in Crore (Unaudited)
(A) Operating Activities		
Profit/ (Loss) before tax	(578.85)	514.78
Adjustments for :		
Depreciation, Amortisation and Impairment Expense	41.54	37.06
(Profit)/ Loss on Sale of Property, Plant and Equipment	(1.38)	-
Share of Net Profit/ (Loss) in Associates and Joint Venture	2.20	(0.65)
Exceptional Items	1,177.39	-
Net Unrealised Foreign Exchange Differences	206.36	27.98
Interest Income	(77.38)	(162.68)
Finance Costs	742.81	1,101.32
Provision for Share based payment	38.01	8.60
Gain on Sale of Investments	(106.06)	(3.02)
Gain on Sale of Investment Property	-	(6.32)
Reversal of diminution in value of investment	-	(8.71)
Sundry Balances / Excess Provisions written off/ back (net)	(20.83)	0.14
Provision for/ (Write back of) Doubtful Receivables and Advances / Deposits	0.27	0.01
Gains arising from fair valuation of financial instruments	4.92	(3.65)
Dividend on Current Investments	(6.76)	(1.14)
Working Capital Adjustments:		
(Increase)/ Decrease in Trade and Other Receivables	(205.26)	(145.23)
(Increase) / Decrease in Inventories	666.41	71.66
Decrease/ (Increase) in Trade and Other payables	(711.46)	(435.99)
Cash Generated from / (used in) Operating Activities	1,171.93	994.16
Income Tax refund received /(Income Tax Paid) (Net)	(89.14)	(45.17)
Net Cash Flows from Operating Activities	1,082.79	948.99
(B) Investing Activities		
Sale of Property, Plant and Equipment	15.14	9.03
Purchase of Property, Plant and Equipment	(47.38)	(4.97)
Net Investment in Bank Deposits	483.54	(196.53)
Sale / (Purchase) of Non-Current Investments (net)	120.18	98.99
Sale of Current Investments (net)	238.66	1,232.75
Interest received	4.95	44.40
Loans (Given)/ Received back (Net)	424.51	(25.62)
Dividend on Current Investments Received	6.76	1.14
Net Cash Flows from/ (used in) Investing Activities	1,246.36	1,159.19
(C) Financing Activities		
Finance Costs Paid	(653.55)	(1,079.61)
Proceeds from Borrowings	4,650.51	833.60
Proceeds from Issue of Share Capital (Including Security Premium)	4.40	2,407.77
Repayment of Part of Optionally Convertible Debentures	-	(33.51)
Repayment of Borrowings	(5,790.53)	(3,905.61)
Net Cash Flows used in Financing Activities	(1,789.17)	(1,777.36)
(D) Net Increase in Cash and Cash Equivalents (A+B+C) :	539.98	330.82
Cash and Cash Equivalents at the beginning of the period	477.11	227.58
Cash and Cash Equivalents acquired on account of Acquisition	11.37	-
Cash and Cash Equivalents at period end	1,028.46	558.40

Note :

The above Unaudited Condensed Interim Consolidated 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.

Significant Accounting Policies

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See accompanying notes to the Unaudited Condensed
Interim Consolidated Financial Statements

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As per our attached report of even date
For M S K A & Associates
Chartered Accountants
Firm Registration Number: 105047W

For and on behalf of the Board of Directors of Macrotech Developers Limited

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 : 07-December-2022

MACROTECH DEVELOPERS LIMITED
UNAUDITED CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY FOR THE SIX MONTHS ENDED 30TH SEPTEMBER, 2022

(A) EQUITY SHARE CAPITAL

Particulars	₹ in Crore	
	As at 30-September-22	As at 31-March-22
Balance at the beginning of the reporting period/ year	481.51	395.88
Changes in Equity Share Capital due to prior period error	-	-
Restated Balance at the beginning of the reporting period/year	481.51	395.88
Issued during the period/ year	0.11	85.63
Balance at the end of the reporting period/ year	481.62	481.51

(B) OTHER EQUITY

Particulars	Reserves and Surplus						Other Reserves through OCI		Total Equity attributable to Shareholders of the Group	Non Controlling Interest	Total
	Capital Redemption Reserve	Capital Reserve on Merger	Security Premium	Debenture Redemption Reserve	Share Based Payment Reserve	Retained Earnings	Revaluation Reserve	Foreign Currency Translation Reserve			
As at 1-April-22	0.42	(71.84)	6,541.66	61.97	39.43	4,607.63	433.26	10.99	11,623.52	56.80	11,680.32
Profit for the period	-	-	-	-	-	(662.27)	-	-	(662.27)	0.53	(661.74)
Other comprehensive loss	-	-	-	-	-	(1.86)	-	(14.69)	(16.55)	-	(16.55)
Total Comprehensive Income for the period	-	-	-	-	-	(664.13)	-	(14.69)	(678.82)	0.53	(678.29)
Transfer (from) / to	-	-	-	(30.72)	-	30.72	-	-	-	-	-
Other adjustment	0.04	-	-	-	-	-	-	-	0.04	(0.02)	0.02
Change during the period	-	-	6.95	-	35.18	-	-	-	42.13	-	42.13
As at 30-September-22	0.46	(71.84)	6,548.61	31.25	74.61	3,974.22	433.26	(3.70)	10,986.87	57.31	11,044.18

Particulars	Reserves and Surplus						Other Reserves through OCI		Total Equity attributable to Shareholders of the Group	Non Controlling Interest	Total
	Capital Redemption Reserve	Capital Reserve on Merger	Security Premium	Debenture Redemption Reserve	Share Based Payment Reserve	Retained Earnings	Revaluation Reserve	Foreign Currency Translation Reserve			
As at 1-April-21	0.42	(0.10)	212.79	582.97	-	2,960.88	430.39	15.73	4,203.08	526.89	4,729.97
Profit for the period	-	-	-	-	-	381.32	-	-	381.32	2.79	384.11
Other comprehensive loss	-	-	-	-	-	(1.36)	-	(1.97)	(3.33)	-	(3.33)
Total Comprehensive Income/(loss) for the period	-	-	-	-	-	379.96	-	(1.97)	377.99	2.79	380.78
Repayment of part of Optionally Convertible Debenture	-	-	-	-	-	-	-	-	-	(33.51)	(33.51)
Transfer (from) / to	-	-	-	(188.75)	-	188.75	-	-	-	-	-
Impact on acquisition of non controlling interest	-	-	-	-	-	(13.87)	-	-	(13.87)	(1.69)	(15.56)
Change during the period	-	-	2,393.35	-	8.60	-	-	-	2,401.95	-	2,401.95
As at 30-September-21	0.42	(0.10)	2,606.14	394.22	8.60	3,515.72	430.39	13.76	6,969.15	494.48	7,463.63

(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) Securities premium is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the Companies Act, 2013.

(iv) 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 31-March-20 and onwards. Further, DRR created up to 31 March 2019, was transferred to retained earnings in proportion to the repayments made with respect to such debentures for which it was initially created.

(v) Share Based Payment Reserve - The fair value of the equity-settled share based payment transactions with employees is recognised in the Consolidated Statement of Profit and Loss with corresponding credit to Share Based Payment Reserve.

(vi) Revaluation Reserve - Gains arising on the revaluation of certain class of Property, Plant and Equipment.

(vii) Foreign Currency Translation Reserve - Gains / losses arising on retranslating the net assets of overseas entities.

Significant Accounting Policies

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See accompanying notes to the Unaudited Condensed Interim Consolidated
Financial Statements

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As per our attached report of even date
For M S K A & Associates
Chartered Accountants
Firm Registration Number: 105047W

For and on behalf of the Board of Directors of Macrotech Developers Limited

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 : 07-December-2022

1 SIGNIFICANT ACCOUNTING POLICIES**A Group's Background**

The Unaudited Condensed Interim Consolidated financial statements comprise financial statements of Macrotech Developers Limited (the Company), its subsidiaries (collectively, the Group), associates and jointly controlled entity for the six months ended 30-September-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 Unaudited Condensed Interim Consolidated Financial Statements are approved by the Minimum public shareholding committee at its meeting held on 07-December-2022.

B Basis of Preparation

The Unaudited Condensed Interim Consolidated Financial statements for the six months ended 30-September-2022 have been prepared in accordance with recognition and measurement principles laid down in Indian Accounting Standard 34 'Interim Financial Reporting' (Ind AS 34) prescribed under section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standard) Rules, 2015, as amended from time to time.

The Unaudited Condensed Interim Consolidated Financial Statements do not include all the information and disclosure required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements as at and for the year ended 31-March-2022.

The Unaudited Condensed Interim Consolidated Financial Statements have been prepared by the Company solely in connection with the proposed secondary offering of equity shares of the Company in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended and other applicable laws. Accordingly, these are not statutory consolidated Ind AS financial statements of the Group as required under Section 129 of the Companies Act, 2013.

C New Standards, interpretations and amendments adopted by the Group

The accounting policies adopted in the preparation of Unaudited Condensed Interim Consolidated Financial Statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements as at and for the year ended 31-March-2022.

The unaudited condensed interim consolidated financial statements are presented in Indian Rupees (₹) and all values are rounded to the nearest crores except when otherwise indicated.

5 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.

(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.

6 Company Information

The Subsidiaries, Associates, Joint Venture and Limited Liability Partnership considered in the Unaudited Condensed Interim Consolidated Financial Statement are :

a) Subsidiaries

Sr. No.	Name of the Company	Principal activities	Country of Incorporation	Percentage of Holding as on	
				30-September-22	31-March-22
1	Anantnath Constructions and Farms Pvt. Ltd. ¹	Real Estate	India	-	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 Estate Pvt. Ltd. ¹	Real Estate	India	-	100.00%
5	Bellissimo Digital Infrastructure Development Management Pvt. Ltd. ²	Real Estate	India	-	100.00%
6	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd. ²	Real Estate	India	-	100.00%
7	Bellissimo In City FC Mumbai 1 Pvt. Ltd. ³	Real Estate	India	100.00%	-
8	Brickmart Constructions And Developers Pvt. Ltd.	Real Estate	India	100.00%	100.00%
9	Center for Urban Innovation Pvt. Ltd.	Real Estate	India	100.00%	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.	Real Estate	India	100.00%	100.00%
13	Gcorp Homes Pvt. Ltd. ⁴	Real Estate	India	100.00%	-
14	Palava Industrial and Logistics Park Pvt. Ltd. ¹	Real Estate	India	-	100.00%
15	Homescapes Constructions Pvt. Ltd.	Real Estate	India	100.00%	100.00%
16	Kora Construction Pvt. Ltd. ¹	Real Estate	India	-	100.00%
17	Lodha Developers International (Netherlands) B. V.	Real Estate	Netherlands	100.00%	100.00%
18	Lodha Developers International Ltd.	Marketing and Sales activities	Mauritius	100.00%	100.00%
19	Lodha Developers U.S. Inc.	Marketing and Sales activities	United States	100.00%	100.00%
20	Luxuria Complex Pvt. Ltd. ¹	Real Estate	India	-	100.00%
21	MMR Social Housing Pvt. Ltd. ¹	Real Estate	India	-	100.00%
22	National Standard (India) Ltd.	Real Estate	India	73.94%	73.94%
23	Odeon Theatres and Properties Pvt. Ltd. ¹	Real Estate	India	-	100.00%
24	One Place Commercials Pvt. Ltd.	Real Estate	India	100.00%	100.00%
25	Palava City Management Pvt. Ltd.	Facility Management Services	India	100.00%	100.00%
26	Palava Induslogic 4 Pvt. Ltd. ⁵	Real Estate	India	-	100.00%
27	Palava Institute of Advanced Skill Training Pvt. Ltd.	Real Estate	India	100.00%	100.00%
28	Primebuild Developers and Farms Pvt. Ltd.	Real Estate	India	100.00%	100.00%
29	Renover Green Consultants Pvt. Ltd. ¹	Real Estate	India	-	100.00%
30	Roselabs Finance Ltd.	Real Estate	India	74.25%	74.25%
31	Sanathnagar Enterprises Ltd.	Real Estate	India	72.70%	72.70%
32	Simtools Pvt. Ltd.	Real Estate	India	49.85%	49.85%
33	Sitaldas Estate Pvt. Ltd. ¹	Real Estate	India	-	100.00%
34	Thane Commercial Tower A Management Pvt. Ltd.	Real Estate	India	100.00%	100.00%

1 Merged with the Company w.e.f 30-April-22

2 Upto 09-May-22.

3 Incorporated on 29-September-22.

4 W.e.f. 28-June-22

5 Upto 27-May-22

b) Associate/ Joint Venture

Sr. No.	Name of the Company	Relationship	Country of Incorporation	Percentage of Holding as on	
				30-September-22	31-March-22
1	Altamount Road Property Pvt. Ltd. ¹	Joint Venture	India	-	49.00%
2	Bellissimo Digital Infrastructure Development Management Pvt. Ltd. ²	Joint Venture	India	60.00%	-
3	Bellissimo Digital Infrastructure Investment Management Pvt. Ltd. ²	Joint Venture	India	60.00%	-
4	Lodha Developers UK Ltd	Joint Venture	United Kingdom	51.00%	51.00%
5	Grosvenor Street Apartments Ltd. [#]	Joint Venture	United Kingdom	51.00%	51.00%
6	Lodha Developers 1GSQ Holdings Ltd. [#]	Joint Venture	Jersey Island	53.45%	53.45%
7	Lodha Developers 1GSQ Ltd. [#]	Joint Venture	Jersey Island	53.45%	53.45%
8	Lodha Developers 48 CS Ltd. [#]	Joint Venture	Jersey Island	53.45%	53.45%
9	Lodha Developers Dorset Close Ltd. [#]	Joint Venture	Jersey Island	53.45%	53.45%
10	Lodha Developers International (Jersey) III Ltd. [#]	Joint Venture	Jersey Island	53.45%	53.45%
11	Mayfair Square Apartments Ltd. ^{#3}	Joint Venture	United Kingdom	51.00%	-
12	Mayfair Square Residences Ltd. ^{#3}	Joint Venture	United Kingdom	51.00%	-
13	1GSQ Leaseco Ltd. [#]	Joint Venture	United Kingdom	51.00%	51.00%
14	New Court Holdings Ltd. [#]	Joint Venture	United Kingdom	51.00%	51.00%
15	Lincoln Square Apartments Ltd. [#]	Joint Venture	United Kingdom	51.00%	51.00%
16	1GS Investments Limited [#]	Joint Venture	United Kingdom	53.45%	53.45%
17	1GS Residences Limited [#]	Joint Venture	United Kingdom	53.43%	53.43%
18	1GS Quarters Holdings Limited [#]	Joint Venture	United Kingdom	53.45%	53.45%
19	1GS Properties Investments Limited (Formerly GS Penthouse Limited) [#]	Joint Venture	United Kingdom	51.00%	51.00%
20	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	India	100.00%	100.00%
21	Palava Induslogic 3 Pvt. Ltd.	Joint Venture	India	100.00%	100.00%
22	Palava Induslogic 4 Pvt. Ltd. ⁴	Joint Venture	India	33.33%	-

1 Upto 13-September-22

2 w.e.f 10-May-22

3 w.e.f 27-April-22

4 w.e.f 28-May-22

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	
			30-September-22	31-March-22
1	Bellissimo Buildtech LLP	India	100.00%	100.00%

7 Commitments and Contingencies**a. Commitments**

Particulars	30-September-22	31-March-22
	₹ in Crore	₹ in Crore
Estimated amount of contracts remaining to be executed on capital account is and not provided for (net of advances).*	40.77	55.24

*Above amount includes share of Associate /Joint venture

b. Contingent Liabilities

Claims against the company not acknowledged as debts	30-September-22	31-March-22
	₹ in Crore	₹ in Crore
(i) Disputed Demands of Customers excluding amounts not ascertainable.	50.73	91.29
(ii) Corporate Guarantees Given*	27.23	29.75
(iii) Disputed Taxation Matters	159.98	230.21
(iv) Disputed Land related Legal cases	73.26	80.27

* 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.

8 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.

9 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.

10 Exceptional Items

The Group has given loans to Lodha Developers UK Limited (LDUK) and its subsidiaries from time to time for UK projects and has accrued interest thereon. The current economic uncertainty in European countries alongside adverse geopolitical developments, high inflation coupled with recessionary economic outlook etc. has led to reduction in expected realisable value of outstanding loans along with accrued interest. Accordingly, a provision of ₹1,177.39 crore has been recognised as an "Exceptional Item" during the six months ended September 30 2022 against the same.

11 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**

Abhishek Lodha

II Close family members of person having control* / KMP (with whom the company had transactions)

Mangal Prabhat Lodha

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 (with whom the company had transactions)

1 Bellissimo Properties Development Pvt. Ltd.

V Others (Entities controlled by person having control or joint control, with whom the Group had transactions)

1 Sitaben Shah Memorial Trust

2 Bellissimo Healthy Constructions and Developers Pvt. Ltd.

3 Mumbai Mile Regeneration Association

4 RMI Energy Solutions India Foundation (w.e.f. 30-August-22)

VI Associate

1 Kora Construction Pvt. Ltd. (Upto 22-November-21)

VII Joint Venture

1 Altamount Road Property Private Limited (upto 13-September-22)

2 Lodha Developers UK Ltd.

3 Grosvenor Street Apartments Ltd. ** (Formerly Known as Holland Park Residences Holdings 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 1GSQ Leaseco Ltd.**

10 Mayfair Square Apartments Ltd.** (w.e.f 27-April-22)

11 Mayfair Square Residences Ltd.** (w.e.f 27-April-22)

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 1GS Investments Limited** (w.e.f 07-July-20)

17 1GS Residences Limited** (w.e.f 07-July-20)

18 1GS Properties Investments Limited (Formerly GS Penthouse Limited)** (w.e.f 23-September-20)

19 Palava Induslogic 2 Pvt. Ltd. (w.e.f. 28-September-21)

20 Palava Induslogic 3 Pvt. Ltd. (Formerly Known as Classichomes Developers & Farms Pvt. Ltd.) (w.e.f. 16-December-21)

21 Palava Induslogic 4 Pvt. Ltd. (w.e.f. 28-May-22)

** Subsidiaries of Lodha Developers UK Ltd.

VIII Key Management Person (KMP)

1 Abhishek Lodha (Managing Director and CEO)

2 Rajeev Bakshi (Independent Director) (w.e.f. 29-June-22)

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)

7 Lee Polisano - (Independent Director) (w.e.f 30-July-21)

8 Harita Gupta, Independent Director (w.e.f 20-Sept-22)

9 Raunika Malhotra (Whole Time Director)

10 Sushil Kumar Modi - CFO

IX Directors of Holding Company

1 Govind Agarwal

2 Manoj Vaishya (w.e.f. 20-May-21)

3 Ashish Gaggur (Upto 20-May-21)

MACROTECH DEVELOPERS LIMITED

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS AS AT 30TH SEPTEMBER, 2022

B. Balances Outstanding and Transactions during the period/ year ended with related parties are as follows:

(i) Outstanding Balances

(₹ in crore)

Sr. No.	Nature of Transactions	Relationship	As at 30-September-22	As at 31-March-22
1	Investments	Joint Venture	121.80	142.85
2	Loans given	Joint Venture*	1,025.92	2,754.11
3	Trade Receivables	Joint Venture	40.29	40.29
		Others	69.75	5.93
4	Other Financial Assets	Joint Venture	28.76	213.32
5	Loans taken	Subsidiary of Holding Company	-	24.58
6	Other Financial Liabilities	Person having control/Close family members of person having control	0.61	-
		KMP	2.51	-
		Directors of holding company	0.28	-
7	Other Non - Current Liabilities	Joint Venture	-	93.28
8	Other Current Liabilities	Person having control/Close family member of person having control	173.55	173.72
9	Guarantees taken	Holding Company	-	1,277.03
		Person having control	7,071.54	9,487.93
10	Guarantees given	Joint Ventures	27.23	29.75

* Loan given is net of provision of ₹ 1,183.37 crore (31-March-22 : ₹ 6.54 crore)

(ii) Disclosure in respect of transactions with Related Parties:

(₹ in Crore)

Sr No	Particulars	Relationship	For the six months ended 30-September-22	For the six months ended 30-September-21
1	Income from Construction Contracts			
	Altamount Road Property Pvt. Ltd.	Joint Venture	0.18	2.95
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	6.68	-
2	Sale of Land			
	Palava Induslogic 4 Pvt. Ltd.	Joint Venture	272.00	-
	Altamount Road Property Pvt. Ltd.	Joint Venture	65.65	-
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	-	153.78
3	Income From Property Development			
	Sitaben Shah Memorial Trust	Others	76.40	40.57
	Sahil Lodha	Close family members of KMP	-	25.08
4	Reversal of Income From Property Development			
	Sahil Lodha	Close family members of KMP	21.88	-
5	Service Fee Income			
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	1.30	-
6	Interest Income			
	Lodha Developers UK Ltd.	Joint Venture	3.60	3.46
	Lodha Developers 1GSQ Ltd.	Joint Venture	30.28	108.85
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	-	28.33
	Altamount Road Property Pvt. Ltd.	Joint Venture	1.22	0.42
7	Remuneration paid			
	Mangal Prabhat Lodha	Close family members of person having control	1.65	2.25
	Abhishek Lodha	Person having control	2.48	2.40
	Rajendra Lodha	KMP	2.43	0.19
	Rajinder Pal Singh	KMP	0.45	0.45
	Manjula Lodha	Close family members of person having control	-	0.48
	Vinti Lodha	Close family members of person having control	0.60	0.48
	Nitu Lodha	Close family members of KMP	-	0.21
	Manoj Vaishya (w.e.f. 20-May-21)*	Directors of Holding Company	0.39	0.20
	Ashish Gaggar (Upto 20-May-21)	Directors of Holding Company	-	0.16
	Govind Agarwal*	Directors of Holding Company	0.32	0.20
	Sushil Kumar Modi*	KMP	7.07	5.85
	Raunika Malhotra*	KMP	2.26	1.78
	Sahil Lodha	Close family members of KMP	-	0.24
8	Commission and Sifting Fees			
	Mukund Chitale	KMP	0.05	0.06
	Rajeev Bakshi	KMP	0.01	-
	Ashwini Kumar	KMP	0.03	0.02
	Lee Poliano (Rs. 25,000- 30-September-2021)	KMP	0.01	0.00
9	Donation / Corporate Social Responsibility			
	Sitaben Shah Memorial Trust	Others	6.50	1.60
	RMI Energy Solutions India Foundation	Others	0.65	-
10	Loans / Advances given / (returned) - Net			
	Lodha Developers International (Jersey) III Ltd.	Joint Venture	200.66	(11.65)
	Lodha Developers 1GSQ Ltd.	Joint Venture	(499.14)	(105.49)
	Lodha Developers UK Ltd.	Joint Venture	(288.33)	370.88
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	(4.77)	-
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	-	(154.83)
11	Loans / Advances taken / (returned) - Net			
	Bellissimo Healthy Constructions and Developers Pvt. Ltd.	Others	-	(83.19)
	Bellissimo Properties Development Pvt. Ltd.	Subsidiary of Holding Company	(24.58)	(52.01)

Sr No	Particulars	Relationship	For the six months ended 30-September-22	For the six months ended 30-September-21
12	Redemption of Debentures / Preference Shares			
	Altamount Road Property Pvt. Ltd.	Joint Venture	17.15	-
	Bellissimo Properties Development Pvt. Ltd.	Subsidiary of Holding Company	-	19.84
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	-	1,325.70
13	Other Operating Income (Rent Income)			
	Altamount Road Property Pvt. Ltd.	Joint Venture	0.45	0.51
14	Other Operating Income			
	Palava Induslogic 2 Pvt. Ltd.	Joint Venture	6.90	-
	Palava Induslogic 4 Pvt. Ltd.	Joint Venture	6.51	-
15	Provision for Doubtful Loan			
	Lodha Developers International (Jersey) III Ltd.	Joint Venture	526.47	-
	Lodha Developers UK Ltd.	Joint Venture	136.16	-
	Lodha Developers IGSO Ltd.	Joint Venture	514.77	-
16	Investments			
	Altamount Road Property Pvt. Ltd.	Joint Venture	-	2.45
	Palava Induslogic 2 Private Limited	Joint Venture	-	29.85
	Palava Induslogic 4 Pvt. Ltd.	Joint Venture	104.25	-
	Bellissimo Digital Infrastructure Development Management Pvt. L	Joint Venture	2.70	-
17	Sale of Investments			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	-	77.55
18	Guarantees taken			
	Sambhavnath Infrabuild and Farms Pvt. Ltd.	Holding Company	-	500.00
	Abhishek Lodha	Person having control	2,839.00	715.00

* Including ESOP amortization

12 Financial Instrument measured at Amortised Cost

The carrying amount of financial assets and financial liabilities measured at amortised cost in the Unaudited Condensed Interim 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.

13 Fair Value Measurement

The following table provides the fair value measurement hierarchy of the Group's financial assets and financial liabilities.

Particulars	Fair value measurement using			
	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant Unobservable inputs (Level 3)
	₹ in crore	₹ in crore	₹ in crore	₹ in crore
As at 30-September-22				
Financial Assets measured at fair value through profit and loss				
Investment in Mutual Funds	145.97	145.97	-	-
Investment in Equity Shares	0.06	0.06	-	-
Investment in Debentures	0.50	-	0.50	-
	146.53	146.03	0.50	-
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	-

There have been no transfers between Level 2 and Level 3 during the above financial period.

14 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 legal ownership of residential and commercial units are transferred 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 period 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.

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.

Particulars	< 1 year	1 to 5 years	> 5 years	Total
	₹ in crore	₹ in crore	₹ in crore	₹ in crore
As at 30-September-22				
Borrowings *	1,881.73	8,105.82	531.90	10,519.46
Trade Payables	1,483.97	146.53	-	1,630.50
Other financial liabilities	2,027.40	1,252.23	-	3,279.63
	5,393.10	9,504.58	531.90	15,429.59
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

* Borrowings are stated before adjusting loan issue cost and premium on debentures

16 Basic and Diluted Earnings Per Share

Particulars	For the six months ended 30-September-22	For the six months ended 30-September-21
Basic earnings per share:		
a) Profit for the period (₹ in Crore)	(662.27)	381.32
b) Weighted average no. of Equity Shares outstanding during the period	48,16,10,810	44,33,83,002
c) Face Value per Equity Share (₹)	10	10
d) Basic earnings per share (₹) (not annualised)	(13.75)	8.60
Diluted earnings per share:		
a) Profit for the period (₹ in Crore)	(662.27)	381.32
b) Weighted average no. of Equity Shares outstanding during the period	48,16,10,810	44,39,92,443
c) Diluted earnings per share (₹) (not annualised)	(13.75)	8.59

MACROTECH DEVELOPERS LIMITED

NOTES TO THE UNAUDITED CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS AS AT 30TH SEPTEMBER, 2022

17 The figures for the corresponding previous year/ period have been regrouped/ reclassified, wherever considered necessary, to make them comparable with current periods classification.

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 : 07-December-2022**