

INDEPENDENT AUDITOR'S REPORT

To the Members of Realstone Infra Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Realstone Infra Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2021, the Statement of Profit and Loss, the Statement of Cash Flows and the Statement of Changes in Equity for the year then ended, and notes to the Ind AS 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 Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, its loss, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS 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 Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

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

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

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

Auditor's Responsibilities for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of

accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS 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.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) On the basis of the written representations received from the directors as on March 31, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (g) In our opinion, provisions of section 197 read with Schedule V of the Act are applicable to the Company for the year ended March 31, 2021. However, no managerial remuneration has been paid/provided by the Company to its directors during the year;

- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company does not have any pending litigations which would impact its financial position;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

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

per Nishant Mankodi
Partner
Membership Number: 107515
UDIN: 21107515AAAAAW7763
Place of Signature: Mumbai
Date: May 25, 2021

Annexure 1 referred to in paragraph 1 of our report of even date under the heading "Report on Other Legal and Regulatory Requirements"

Re: Realstone Infra Limited ("the Company")

- (i) The Company does not have any fixed assets. Accordingly, the provisions of clause 3(i) (a), (b), and (c) of the Order are not applicable to the Company and hence not commented upon.
- (ii) The Company does not have any inventories during the year. Accordingly, the provisions of clause 3(ii) of the Order are not applicable to the Company and hence not commented upon.
- (iii) According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii)(a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.
- (iv) In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees, and securities given in respect of which provisions of section 185 and 186 of the Companies Act 2013 are applicable. Accordingly, the provisions of clause 3(iv) of the Order is not applicable and hence not commented upon.
- (v) The Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable to the Company and hence not commented upon.
- (vi) To the best of our knowledge and as explained, the Central Government has not specified the maintenance of cost records under section 148(1) of the Companies Act, 2013 for the products of the Company. Accordingly, the provisions of clause 3(vi) of the Order are not applicable to the Company and hence not commented upon.
- (vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including income-tax and other statutory dues applicable to it. The provisions relating to provident fund, employees' state insurance, goods and services tax, cess and custom duty are not applicable to the Company.

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- (b) According to the information and explanations given to us, undisputed dues in respect of provident fund, employees' state insurance, income-tax, service tax, sales-tax, custom duty, excise duty, value added tax, goods and services tax, cess and other statutory dues, wherever applicable, which were outstanding, at the year end, for a period of more than six months from the date they became payable, are as follows:

Statement of Arrears of Statutory Dues Outstanding for More than Six Months

| Name of the Statute | Nature of the Dues | Amount (Rs.) | Period to which the amount relates | Due Date | Date of Payment |
|--|---------------------------|---------------------|---|-----------------|------------------------|
| Maharashtra State Tax on Professions, Trades, Callings and Employments Act, 1975 | Profession Tax | 2,500 | FY 2019-20 | March 31, 2020 | Unpaid |

- (c) According to the information and explanations given to us, there are no dues of income tax, sales-tax, goods and services tax, service tax, custom duty, excise duty, value added tax and cess, wherever applicable, which have not been deposited on account of any dispute.
- (viii) The Company did not have any outstanding loans or borrowing dues in respect of a financial institution or bank or to government or dues to debenture holders during the year.
- (ix) According to the information and explanations given by management, the Company has not raised any money way of initial public offer / further public offer / debt instruments and term loans hence, reporting under clause (ix) is not applicable to the Company and hence not commented upon.
- (x) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by management, we report that no fraud by the Company or no fraud on the Company by the officers and employees of the Company has been noticed or reported during the year.
- (xi) In our opinion, provisions of section 197 read with Schedule V of the Act are applicable to the Company for the year ended March 31, 2021. However, no managerial remuneration has been paid/provided by the Company to its directors during the year.
- (xii) In our opinion, the Company is not a nidhi company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company and hence not commented upon.
- (xiii) According to the information and explanations given by management, transactions with the related parties are in compliance with section 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly reporting under clause 3(xiii) insofar as it relates to section 177 of the Act is not applicable to the Company and hence not commented upon.

- (xiv) According to the information and explanations given to us and on an overall examination of the balance sheet, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence, reporting requirements under clause 3(xiv) of the Order is not applicable to the Company and hence not commented upon.
- (xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in section 192 of Companies Act, 2013.
- (xvi) According to the information and explanations given to us, the provisions of section 45-IA of the Reserve Bank of India Act, 1934 are not applicable to the Company and hence not commented upon.

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

per Nishant Mankodi
Partner
Membership Number: 107515
UDIN: 21107515AAAAAW7763
Place of Signature: Mumbai
Date: May 25, 2021

Annexure 2 to the Independent Auditor's Report of even date on the Ind AS financial statements of Realstone Infra Limited

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

We have audited the internal financial controls over financial reporting of Realstone Infra Limited ("the Company") as of March 31, 2021 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting with reference to these Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing as specified under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting with reference to these Ind AS 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 over financial reporting with reference to these Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting with reference to these Ind AS 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 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 internal financial controls over financial reporting with reference to these Ind AS financial statements.

Meaning of Internal Financial Controls Over Financial Reporting with Reference to these Ind AS Financial Statements

A company's internal financial control over financial reporting with reference to these Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting with reference to these Ind AS 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 financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting with Reference to these Ind AS Financial Statements

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

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls over financial reporting with reference to these Ind AS financial statements and such internal financial controls over financial reporting with reference to these Ind AS financial statements were operating effectively as at March 31, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

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

per Nishant Mankodi
Partner
Membership Number: 107515
UDIN: 21107515AAAAAW7763
Place of Signature: Mumbai
Date: May 25, 2021

REALSTONE INFRA LIMITED
BALANCE SHEET AS AT MARCH 31, 2021

Amount ₹

| Particulars | Notes | As at March 31, 2021 | As at March 31, 2020 |
|--|-------|-------------------------|-------------------------|
| ASSETS | | | |
| Non-current assets | | | |
| (a) Capital work-in-progress | 20 | 3,575,184,068 | - |
| (b) Other non-current assets | 3 | 250,000 | - |
| Total non-current assets | | 3,575,434,068 | - |
| Current assets | | | |
| (a) Financial assets | | | |
| (i) Cash and cash equivalents | 4 | 2,003,115 | 2,500,000 |
| Total current assets | | 2,003,115 | 2,500,000 |
| TOTAL ASSETS | | 3,577,437,183 | 2,500,000 |
| EQUITY AND LIABILITIES | | | |
| EQUITY | | | |
| (a) Equity share capital | 5 | 2,500,000 | 2,500,000 |
| (b) Other equity | 6 | (39,535,885) | (308,630) |
| Total equity | | (37,035,885) | 2,191,370 |
| LIABILITIES | | | |
| Non-current liabilities | | | |
| (a) Financial liabilities | | | |
| (i) Borrowings | 7 | 1,111,369,809 | - |
| Total non-current liabilities | | 1,111,369,809 | - |
| Current liabilities | | | |
| (a) Financial liabilities | | | |
| (i) Trade payables | | | |
| (a) total outstanding dues of micro and small enterprises | 14 | - | - |
| (b) total outstanding dues of creditors other than micro and small enterprises | | 157,048 | 29,500 |
| (ii) Other financial liabilities | 8 | 2,500,000,708 | 279,130 |
| (b) Other current liabilities | 9 | 2,945,503 | - |
| Total current liabilities | | 2,503,103,259 | 308,630 |
| TOTAL LIABILITIES | | 3,614,473,068 | 308,630 |
| TOTAL EQUITY AND LIABILITIES | | 3,577,437,183 | 2,500,000 |

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

**For and on behalf of the Board of Directors of
Realstone Infra Limited**

per Nishant Mankodi
Partner
Membership no.: 107515
Mumbai, May 25, 2021

Sanjay Jerry
Director
DIN: 06834466
Mumbai, May 25, 2021

Rakeshchandra J. Sinha
Director
DIN: 07340998
Mumbai, May 25, 2021

REALSTONE INFRA LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2021

Amount ₹

| Particulars | Notes | For the year ended March 31, 2021 | For the period January 31, 2020 to March 31, 2020 |
|---|-------|--------------------------------------|---|
| (I) Income | | | |
| Revenue from operations | | - | - |
| Other income | | - | - |
| (II) Total income | | - | - |
| (III) Expenses | | | |
| Finance costs | 10 | 39,048,442 | - |
| Other expenses | 11 | 178,813 | 308,630 |
| (IV) Total expenses | | 39,227,255 | 308,630 |
| (V) Loss before tax (II- IV) | | (39,227,255) | (308,630) |
| (VI) Tax expense | 12 | - | - |
| (VII) Loss for the period (V - VI) | | (39,227,255) | (308,630) |
| (VIII) Other comprehensive income | | - | - |
| (IX) Total comprehensive loss for the period (VII+VIII) | | (39,227,255) | (308,630) |
| Loss per equity share (face value per equity share - ₹ 10) | 13 | | |
| Basic (in ₹) | | (156.91) | (1.23) |
| Diluted (in ₹) | | (156.91) | (1.23) |

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

**For and on behalf of the Board of Directors of
Realstone Infra Limited**

per Nishant Mankodi
Partner
Membership no.: 107515
Mumbai, May 25, 2021

Sanjay Jerry
Director
DIN: 06834466
Mumbai, May 25, 2021

Rakeshchandra J. Sinha
Director
DIN: 07340998
Mumbai, May 25, 2021

REALSTONE INFRA LIMITED
STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2021

Amount ₹

| Particulars | Equity share capital | Other equity | Total |
|---|----------------------|---------------------|---------------------|
| | | Reserve and surplus | |
| | | Retained earnings | |
| Balance as at January 31, 2020 (date of incorporation) | - | - | - |
| Loss for the period | - | (308,630) | (308,630) |
| Other comprehensive income for the period | - | - | - |
| Total comprehensive loss for the period | - | (308,630) | (308,630) |
| Issue of equity shares | 2,500,000 | - | 2,500,000 |
| Balance as at March 31, 2020 | 2,500,000 | (308,630) | 2,191,370 |
| Loss for the year | - | (39,227,255) | (39,227,255) |
| Other comprehensive income for the year | - | - | - |
| Total comprehensive loss for the year | - | (39,227,255) | (39,227,255) |
| Balance as at March 31, 2021 | 2,500,000 | (39,535,885) | (37,035,885) |

The accompanying notes are an integral part of the financial statements

As per our report of even date

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration No. : 324982E/E300003

For and on behalf of the Board of Directors of

Realstone Infra Limited

per Nishant Mankodi

Partner

Membership no. : 107515

Mumbai, May 25, 2021

Sanjay Jerry

Director

DIN: 06834466

Mumbai, May 25, 2021

Rakeshchandra J. Sinha

Director

DIN: 07340998

Mumbai, May 25, 2021

REALSTONE INFRA LIMITED
STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2021

Amount ₹

| Particulars | For the year ended March 31, 2021 | For the period January 31, 2020 to March 31, 2020 |
|---|--------------------------------------|---|
| A. Cash flow from operating activities | | |
| Loss before tax | (39,227,255) | (308,630) |
| Adjustments for: | | |
| Finance costs | 39,048,442 | - |
| Operating loss before working capital changes | (178,813) | (308,630) |
| Adjustments for: | | |
| Increase in trade payables | 127,548 | 29,500 |
| Increase/ (decrease) in other liabilities | (261,552) | 279,130 |
| Cash used in operations | (312,817) | - |
| Net cash used in operating activities (A) | (312,817) | - |
| B. Cash flow from investing activities | | |
| Payments for purchase of property, plant and equipment (including capital work-in-progress) | (1,075,434,068) | - |
| Net cash used in investing activities (B) | (1,075,434,068) | - |
| C. Cash flow from financing activities | | |
| Proceeds from issue of equity shares | - | 2,500,000 |
| Proceeds from borrowings | | |
| Holding company/ Ultimate Holding Company | 1,750,250,000 | - |
| Repayment of borrowings | | |
| Holding company/ Ultimate Holding Company | (675,000,000) | - |
| Finance costs | - | - |
| Net cash from financing activities (C) | 1,075,250,000 | 2,500,000 |
| Net increase/ (decrease) in cash and cash equivalents (A+B+C) | (496,885) | 2,500,000 |
| Cash and cash equivalents at the beginning of the year | 2,500,000 | - |
| Cash and cash equivalents at the end of the year | 2,003,115 | 2,500,000 |

1 Cash and cash equivalents comprises of : (Refer note 4)

Amount ₹

| Particulars | As at March 31, 2021 | As at March 31, 2020 |
|----------------------------------|-------------------------|-------------------------|
| Balances with banks | | |
| In current accounts | 2,003,115 | 2,500,000 |
| Cash and cash equivalents | 2,003,115 | 2,500,000 |

The accompanying notes are an integral part of the financial statements

As per our report of even date

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

For and on behalf of the Board of Directors of
Realstone Infra Limited

per Nishant Mankodi
Partner
Membership no.: 107515
Mumbai, May 25, 2021

Sanjay Jerry
Director
DIN: 06834466
Mumbai, May 25, 2021

Rakeshchandra J. Sinha
Director
DIN: 07340998
Mumbai, May 25, 2021

REALSTONE INFRA LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2021

1. General Information

Realstone Infra Limited ("the Company") is a public limited company incorporated on January 31, 2020 as per the provisions of Companies Act, 2013 and is domiciled in India. The Registered office of the Company is located at Sun House, Plot No 201 B/1, Western Express Highway, Goregaon (East), Mumbai 400063. The Company is a 100% subsidiary of Sun Pharma Laboratories Limited. The Company is in the business of construction, owning and holding of real estate.

The financial statements were approved for issue in accordance with a resolution of the directors on May 25, 2021.

2. Summary of significant accounting policies

2.1 Statement of compliance

The Company has prepared financial statements for the year ended March 31, 2021 in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, together with the comparative period data as at and for the year ended March 31, 2020.

2.2 Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis, except for: (i) certain financial instruments that are measured at fair values at the end of each reporting period;

Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for share based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 116, and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The Company has consistently applied the following accounting policies to all periods presented in these financial statements.

A. Current vs. Non-current

The Company presents assets and liabilities in the balance sheet based on current / non-current classification. An asset is treated as current when it is:

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

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is 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.

B. Financial Instruments

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets to collect contractual cash flows and the contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial liabilities are measured at amortised cost using the effective interest method.

C. Income tax

Income tax expense consists of current and deferred tax. Income tax expense is recognised in profit or loss except to the extent that it relates to items recognised in OCI or directly in equity, in which case it is recognised in OCI or directly in equity respectively. Current tax is the expected tax payable on the taxable profit for the year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous years. Current tax assets and tax liabilities are offset where the Company has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period. Deferred tax assets and liabilities are offset if there is 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

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised. Withholding tax arising out of payment of dividends to shareholders under the Indian Income tax regulations is not considered as tax expense for the Company and all such taxes are recognised in the statement of changes in equity as part of the associated dividend payment.

D. Capital work-in-progress

Capital work in progress is stated at cost, net of accumulated impairment loss, if any.

E. Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognised only when there is a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate of the amount of the obligation can be made. Contingent liability is disclosed for (i) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or (ii) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent Assets are not recognised in the financial statements.

F. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, that are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

G. Earnings per share

Basic earnings per share is calculated by dividing the net profit or loss attributable to equity holders of parent company (after deducting preference dividends and attributable taxes) by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders of the parent company and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

H. Borrowings costs:

Borrowing costs that are directly attributable to the construction or production of a qualifying asset are capitalised as part of the cost of that asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

2.3 Recent Accounting pronouncements:

Standards issued but not yet effective and not early adopted by the Company:

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards. There is no such notification which would have been applicable from April 1, 2021.

REALSTONE INFRA LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2021

NOTE : 3
OTHER ASSETS (NON-CURRENT)

| | Amount ₹ | |
|------------------|-------------------------|-------------------------|
| | As at March 31, 2021 | As at March 31, 2020 |
| Capital advances | 250,000 | - |
| | 250,000 | - |

NOTE : 4
CASH AND CASH EQUIVALENTS

| | Amount ₹ | |
|--|-------------------------|-------------------------|
| | As at March 31, 2021 | As at March 31, 2020 |
| Balances with banks In current accounts | 2,003,115 | 2,500,000 |
| | 2,003,115 | 2,500,000 |

NOTE : 5
EQUITY SHARE CAPITAL

| | As at March 31, 2021 | | As at March 31, 2020 | |
|---|-------------------------|-------------------|-------------------------|-------------------|
| | Number of shares | (₹) | Number of shares | (₹) |
| Authorised share capital | | | | |
| Class A Equity shares of ₹ 10 each | 250,000 | 2,500,000 | 250,000 | 2,500,000 |
| Class B Equity shares of ₹ 10 each | 250,000 | 2,500,000 | 250,000 | 2,500,000 |
| Preference shares of ₹10 each | 500,000 | 5,000,000 | 500,000 | 5,000,000 |
| | 1,000,000 | 10,000,000 | 1,000,000 | 10,000,000 |
| Issued, subscribed and fully paid up | | | | |
| Class A Equity shares of ₹ 10 each | 250,000 | 2,500,000 | 250,000 | 2,500,000 |
| | 250,000 | 2,500,000 | 250,000 | 2,500,000 |

| (a) Reconciliation of the number of equity shares and amount outstanding at the beginning and at the end of reporting period | Year ended March 31, 2021 | | Period ended March 31, 2020 | |
|--|------------------------------|------------------|--------------------------------|------------------|
| | Number of shares | (₹) | Number of shares | (₹) |
| Opening balance | 250,000 | 2,500,000 | - | - |
| Equity shares issued during the period | - | - | 250,000 | 2,500,000 |
| Closing balance | 250,000 | 2,500,000 | 250,000 | 2,500,000 |

| (b) Equity shares held by each shareholder holding more than 5 percent equity shares in the Company are as follows: | As at March 31, 2021 | | As at March 31, 2020 | |
|---|-------------------------|-----|-------------------------|-----|
| | Number of shares | % | Number of shares | % |
| Sun Pharma Laboratories Limited | 250,000 | 100 | 250,000 | 100 |

(c) **Rights, Preference and Restrictions attached to equity shares:** The Company has Class A equity shares having face value of ₹ 10 each and Class B equity shares having face value of ₹ 10 each. Each holder of Class A equity share is entitled to one vote per share and entitlement to dividend. Each holder of Class B equity share, if and when issued, shall be entitled to 1/10th vote per share and entitlement to dividend.

(d) The Company has not issued any bonus shares, or shares for consideration other than cash or bought back any number of shares during the period of five years immediately preceding the reporting date as Company is incorporated on January 31, 2020.

NOTE : 6
OTHER EQUITY

| | Amount ₹ | |
|---|-------------------------|-------------------------|
| | As at March 31, 2021 | As at March 31, 2020 |
| Reserves and surplus | | |
| Retained earnings | | |
| Balance as at the beginning of the year | (308,630) | - |
| Loss for the year | (39,227,255) | (308,630) |
| | (39,535,885) | (308,630) |

NOTE : 7
BORROWINGS (NON-CURRENT)

| | Amount ₹ | |
|---|-------------------------|-------------------------|
| | As at March 31, 2021 | As at March 31, 2020 |
| Unsecured Loan from related parties (refer note 18 and 21) | 1,111,369,809 | - |
| | 1,111,369,809 | - |

REALSTONE INFRA LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2021

NOTE : 8

OTHER FINANCIAL LIABILITIES (CURRENT)

| | Amount ₹ | |
|---|-------------------------|-------------------------|
| | As at March 31, 2021 | As at March 31, 2020 |
| Payables on purchase of property, plant and equipment (refer note 20) | 2,500,000,000 | - |
| Other payable to related party (refer note 18) | 708 | 279,130 |
| | 2,500,000,708 | 279,130 |

NOTE : 9

OTHER LIABILITIES (CURRENT)

| | Amount ₹ | |
|-----------------------|-------------------------|-------------------------|
| | As at March 31, 2021 | As at March 31, 2020 |
| Statutory remittances | 2,945,503 | - |
| | 2,945,503 | - |

NOTE : 10

FINANCE COSTS

| | Amount ₹ | |
|--|--------------------------------------|---|
| | For the year ended March 31, 2021 | For the period January 31, 2020 to March 31, 2020 |
| Interest expense for financial liabilities carried at amortised cost | 39,048,442 | - |
| | 39,048,442 | - |

NOTE : 11

OTHER EXPENSES

| | Amount ₹ | |
|--|--------------------------------------|---|
| | For the year ended March 31, 2021 | For the period January 31, 2020 to March 31, 2020 |
| Rates and taxes | 2,500 | 2,500 |
| Legal and professional fees | 158,613 | 288,430 |
| Payment to auditors (net of input credit, wherever applicable) | 17,700 | 17,700 |
| | 178,813 | 308,630 |

NOTE : 12

TAX RECONCILIATION

| | Amount ₹ | |
|---|--------------------------------------|---|
| | For the year ended March 31, 2021 | For the period January 31, 2020 to March 31, 2020 |
| Reconciliation of tax expense | | |
| Loss before tax | (39,227,255) | (308,630) |
| Enacted income tax rate (%) * | 26.00% | 26.00% |
| Income tax calculated at income tax rate | (10,199,086) | (80,244) |
| Effect of expenses that are not deductible | 10,199,086 | 80,244 |
| Total | - | - |
| Income tax expense recognised in statement of profit and loss | - | - |

* The tax rate used for reconciliation above is the corporate tax rate of 26.0% (March 31, 2020: 26.0%) at which the company is liable to pay tax on taxable income under the Indian Tax Law.

NOTE : 13

LOSS PER EQUITY SHARE

| | For the year ended March 31, 2021 | For the period January 31, 2020 to March 31, 2020 |
|---|--------------------------------------|---|
| Loss for the period attributable to the equity shareholders (₹) | (39,227,255) | (308,630) |
| Number of equity shares (of ₹ 10/- each) | 250,000 | 250,000 |
| Loss per equity share - Basic & Diluted (in ₹) | (156.91) | (1.23) |

NOTE : 14

DISCLOSURES UNDER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006

The information regarding Micro and Small Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. The company has not received any memorandum (as required to be filed by the suppliers with notified authority under the Micro, Small and Medium Enterprises Development Act 2006) from vendor claiming the status as micro or small enterprise, hence no disclosures have been made.

NOTE : 15

CONTINGENT LIABILITIES AND COMMITMENTS (TO THE EXTENT NOT PROVIDED FOR)

| | Amount ₹ | |
|---|-------------------------|-------------------------|
| | As at March 31, 2021 | As at March 31, 2020 |
| Estimated amount of contracts remaining to be executed on capital account (net of advances) | 27,440,103 | - |
| | 27,440,103 | - |

NOTE : 16

CATEGORIES OF FINANCIAL INSTRUMENTS

Amount ₹

| | As at March 31, 2021 | | |
|-----------------------------|-----------------------------------|---|----------------|
| | Fair value through profit or loss | Fair value through other comprehensive income | Amortised cost |
| Financial assets | | | |
| Cash and cash equivalents | - | - | 2,003,115 |
| Financial liabilities | | | |
| Borrowings | - | - | 1,111,369,809 |
| Trade payables | - | - | 157,048 |
| Other financial liabilities | - | - | 2,500,000,708 |

Amount ₹

| | As at March 31, 2020 | | |
|-----------------------------|-----------------------------------|---|----------------|
| | Fair value through profit or loss | Fair value through other comprehensive income | Amortised cost |
| Financial assets | | | |
| Cash and cash equivalents | - | - | 2,500,000 |
| Financial liabilities | | | |
| Trade payables | - | - | 29,500 |
| Other financial liabilities | - | - | 279,130 |

Note : 17

FINANCIAL RISK MANAGEMENT

Commensurate with the size of the Company, its risk management assessment, policies and processes are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor such risks and compliance with the same. Risk assessment and management policies and processes are reviewed regularly to reflect changes in market conditions and the Company's activities.

MARKET RISK

The Company does not have any market risk such as foreign exchange risk and interest rate risk.

LIQUIDITY RISK

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company manages its liquidity risk by ensuring, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risk to the Company's reputation.

NOTE : 18

Disclosure pursuant to Ind AS 24 'Related party disclosures :

(A) Name of related parties and description of relationship:

(i) Ultimate Holding Company:

Sun Pharmaceutical Industries Limited

(ii) Holding company

Sun Pharma Laboratories Limited

(iii) Key management personnel

| Name | Designation |
|---------------------------------------|-------------|
| Mrs. Sapna Purohit | Director |
| Mr. Sanjay Jerry | Director |
| Mr. Rakeshchandra Jagdishprasad Sinha | Director |

(B) Summary of the transaction with related parties as per Ind AS- 24

Amount ₹

| Type of Transaction | For the year ended March 31, 2021 | For the period January 31, 2020 to March 31, 2020 |
|---------------------------------------|-----------------------------------|---|
| Issue of equity shares | | |
| Sun Pharma Laboratories Limited | - | 2,500,000 |
| Loan taken from | | |
| Sun Pharmaceutical Industries Limited | 500,000,000 | - |
| Sun Pharma Laboratories Limited | 1,250,250,000 | - |
| Loan repaid to | | |
| Sun Pharma Laboratories Limited | 675,000,000 | - |
| Interest on loan taken from | | |
| Sun Pharmaceutical Industries Limited | 719,178 | - |
| Sun Pharma Laboratories Limited | 38,329,264 | - |
| Reimbursement of expenses paid | | |
| Sun Pharma Laboratories Limited | 26,540,517 | 279,130 |

REALSTONE INFRA LIMITED
NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2021

(C) Outstanding balance with related parties as per Ind AS-24

| | Amount ₹ | |
|---------------------------------------|-------------------------|-------------------------|
| | As at March 31, 2021 | As at March 31, 2020 |
| Payables | | |
| Sun Pharma Laboratories Limited | 708 | 279,130 |
| Loan taken | | |
| Sun Pharmaceutical Industries Limited | 500,665,240 | - |
| Sun Pharma Laboratories Limited | 610,704,569 | - |

(D) Terms and conditions of transactions with related parties

The transactions with related parties are made on an arm's length basis. Outstanding trade balances at the year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables.

NOTE : 19

As on March 31, 2021, the Company's accumulated loss of ₹ 3,95,35,885 exceeds the shareholders' funds. As the Company is assured of continuing operational and financial support from its holding company, these financial statements have been prepared on the 'going concern' assumption.

NOTE : 20

During the financial year, the Company acquired development rights\FSI admeasuring 48,557 sq. meters. to be consumed at on a plot at Magathane, Borivali, Mumbai. The total acquisition value including the stamp duty and other costs have been grouped as "Capital work-in-progress" in the financial statements being a sum of ₹ 3,575,184,068.

NOTE : 21

Unsecured loan from related parties of ₹ 1,111,369,809 (March 31, 2020: ₹ Nil). The loan is repayable by July 02, 2023 and March 24, 2024. The loan has been availed at 7.50%

NOTE : 22

The Company was incorporated on January 31, 2020. The previous year financial statements have been prepared for the period January 31, 2020 to March 31, 2020.

As per our report of even date

For S R B C & CO LLP

Chartered Accountants

ICAI Firm Registration No. : 324982E/E300003

**For and on behalf of the Board of Directors of
Realstone Infra Limited**

per Nishant Mankodi

Partner

Membership no. : 107515

Mumbai, May 25, 2021

Sanjay Jerry

Director

DIN: 06834466

Mumbai, May 25, 2021

Rakeshchandra J. Sinha

Director

DIN: 07340998

Mumbai, May 25, 2021