

MOHAN GUPTA & COMPANY  
CHARTERED ACCOUNTANTS

OFF.B-2A/37, JANAKPURI  
NEW DELHI – 110058  
Phone: 45597859, 41612538  
Email :mohan.mgc@gmail.com  
Website : www.camohangupta.com

## Independent Auditor's Report

To the Members of **M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED**

### Report on the Financial Statements

#### Opinion

We have audited the accompanying financial statements of **M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED ("the Company")** which comprises the Balance Sheet as at March 31, 2020, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the statement of cash flows for the year then ended, and notes to the 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 financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2020, the **profit**, total comprehensive **Income**, its cash flows and the changes in equity for the year ended on that date.

#### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing 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 Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Information other than the Financial Statements and Auditor's Report thereon



The Company's Board of Directors is responsible for the other information. The other information comprises the Director Report, but does not include the financial statements and our auditor's report thereon. The Director Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Director Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditor's Responsibilities Relating to Other Information'.

### **Responsibility of Management for the Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the 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.

Those Board of Directors are also responsible for overseeing the company's financial reporting process

### **Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the 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 financial statements.



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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial 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 system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are



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

#### **Other Matter**

The comparative financial information of the company for the year ended 31<sup>st</sup> March 2019 and the related transition date opening balance sheet as at 1<sup>st</sup> April 2018 included in these standalone financial statements, have been prepared after adjusting previously issued the standalone financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006 to comply with Ind AS. The previously issued standalone financial statements for the year ended 31<sup>st</sup> March 2019 and 31<sup>st</sup> March 2018 were audited by us, dated 24<sup>th</sup> May 2019 and 24<sup>th</sup> May 2018 respectively expressed an unmodified opinion. Adjustment made to the previously issued standalone financial statement to comply with Ind AS has been audited by us.

Our opinion on the standalone financial statements is not modified in respect of the above matter on the comparative financial information.

#### **Report on Other Legal and Regulatory Requirements**

1. 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 including Other Comprehensive Income, the Cash Flow Statement 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 financial statements comply with the Ind AS specified under Section 133 of the Act.
  - e. On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2020 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2020 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 and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the company's internal financial controls over financial reporting.
  - g. In our opinion and to the best of our information and according to the explanations given to us, the company being a private company, section 197 of the Act related to the managerial remuneration is not applicable.



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, 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) As informed to us, the company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii) As informed to us, the company has no amount for transferring to the Investor Education and Protection Fund by the Company.

2. 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 Companies Act, 2013, we give in the Annexure-B a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

**For Mohan Gupta & Company**  
**Chartered Accountants**  
**Firm Regn.No: 006519N**



**CA Himanshu Gupta**  
**Partner**

**M. No.527863**  
**UDIN 20527863AAAACW7078**

**Place: New Delhi**  
**Date: 27<sup>th</sup> July 2020**

**M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED**  
**Annexure - A to the Auditors' Report**

**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 **M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED** ("the Company") as of 31 March 2020 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to 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.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both 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 was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

**Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone financial statements in



accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

#### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

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

#### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2020, 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 Mohan Gupta and Company**  
**Chartered Accountants**  
**Firm Regn. No 0006519N**



**(CA Himanshu Gupta)**  
**Partner**

**M. No. 527863**  
**UDIN 20527863AAAACW7078**

**Place: New Delhi**  
**Date: 27<sup>th</sup> July 2020**

**M/s. NORTH SQUARE PROJECTS PRIVATE LIMITED**  
**Annexure-B to the Independent Auditors' Report**

The Annexure referred to in our Independent Auditors' Report to the members of the Company on the standalone financial statements for the year ended 31 March 2020, we report that:

1. In respect of Property, Plant and Equipment (Fixed Assets):
  - a) In our opinion, the Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant & Equipments;
  - b) According to the information and explanations given to us, Property, Plant & Equipments have been physically verified by the management in a phased manner, designed to cover all the items, which in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, a portion of the Property, Plant & Equipment has been physically verified by the management during the year and no material discrepancies between the books records and the physical Property, Plant & Equipments have been noticed.
  - c) According to the information and explanations given to us and on the basis of our examination of the records of the company, the title deeds of immovable properties are held in the name of the company.
2. Since company has no inventory, accordingly, the provisions of clause 3 (ii) of the Order are not applicable to the Company and hence not commented upon.
3. Since company has not granted unsecured loans to companies, firms, Limited Liability partnerships or other parties covered in the Register maintained under section 189 of the Act. Accordingly, the provisions of clause 3 (iii) (a) to (c) of the Order are not applicable to the Company.
4. In our opinion and according to the information and explanations given to us, the company has complied with the provisions of section 185 and 186 of companies act, 2013 in respect of loans, Investments, Guarantees, and
5. According to the information and explanations given to us, the company has not accepted any deposits within the meaning of section 73 to 76 of the Act and the rules framed there under to the extent notified. Accordingly, paragraph 3(v) of the order is not applicable to the company.
6. In our opinion, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company. Accordingly, paragraph 3(vi) of the order is not applicable to the company.
- 7a). According to the information's and explanations given to us and the records of the company examined by us, the Company has been generally regular in depositing with appropriate authorities undisputed statutory dues including employees' state insurance, sales tax, service tax, goods & services tax, value added tax, cess and other statutory dues with appropriate authorities and no statutory dues are outstanding for a period exceeding six months from the date they became payable except as under: NIL





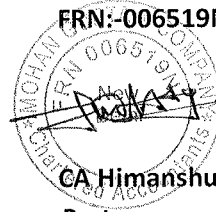
- 7b). According to the information's and explanations given to us and the records of the Company examined by us, there are no dues of income-tax, sales tax, service tax, goods & services tax, value added tax or cess which have not been deposited on account of any dispute, except as under: NIL
8. In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of dues to PFI and Banks. The company has not obtained any loan or borrowings from governments. Further the company does not have any debentures issued/outstanding at any time during the year.
9. Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3 (ix) of the Order is not applicable to the Company.
10. In our opinion and according to the information and explanation given to us, no fraud by the company or any fraud on the Company by its officers/ employees has been noticed or reported during the year.
11. In our opinion and to the best of our information and according to the explanations given to us, the company being a private company, therefore, the provisions of clause 3 (xi) of the Order is not applicable to the Company.
12. In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 3 (xii) of the Order is not applicable to the Company.
13. According to the information's and explanations given to us and the records of the company examined by us, the company has complied all the provision of section 177 and 188 of the Companies Act, 2013 regarding the transaction with related parties. The company has disclosed all the transaction with related parties in financial statement.
14. Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the Company and hence not commented upon.
15. According to the audit procedures performed and 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. Accordingly, the provisions of clause 3 (xv) of the Order is not applicable to the Company and hence not commented upon.
16. According to the audit procedures performed and the information and explanations given by the management, the company is not required to be registered under section 45-IA of the Reserve



Bank of India Act, 1934, accordingly, the provisions of clause 3 (xvi) of the Order are not applicable to the Company and hence not commented upon.

**For Mohan Gupta & Company**  
**Chartered Accountants**

**FRN:-006519N**



**CA Himanshu Gupta**

**Partner**

**M.No.527863**

**UDIN20527863AAAACW7078**

**Place: New Delhi**

**Date: 27.07.2020**

## North Square Projects Private Limited

### Notes to the financial statements for the year ended March 31, 2020

#### Reporting Entity

North Square Projects Private Limited ('the Company') is a company domiciled in India, with its registered office situated at F-33/3, Phase II Okhla Industrial Area, New Delhi-110020. The Company was incorporated in India on August 6, 2012. The Company is involved in the business of providing real estate services.

#### 1. Basis of preparation

##### (i) Statement of compliance with Indian Accounting Standards:

These Ind AS financial statements ("the Financial Statements") have been prepared in accordance with the Indian Accounting Standards ('Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies for all the periods presented in these financial statements.

The financial statements for the year ended March 31, 2020 are the first financial statements which has been prepared in accordance with Ind AS.

The financial statements up to and for the year ended March 31, 2019 were prepared in accordance with the accounting standards notified under Section 133 of the Act, read together with paragraph 7 of the Companies (Accounts) Rules, 2014 (Previous GAAP) and other relevant provisions of the Act, which have been adjusted for the differences in the accounting principles adopted by the Company on transition to Ind AS.

As these are the Company's first financial statements prepared in accordance with Ind AS, the Company has applied, First-time Adoption Standard (Ind AS 101) of Indian Accounting Standards. An explanation of how the transition to Ind AS has affected the previously reported financial position, financial performance and cash flows of the Company is provided in Note 37.

The financial statements for the year ended March 31, 2020 were authorised and approved for issue by the Board of Directors on July 27, 2020.

The significant accounting policies adopted for preparation and presentation of these financial statements are included in Note 2. These policies have been applied consistently, except for the changes in accounting policy for amendments to the standards that were issued effective for annual period beginning on or after April 1, 2019 relating to Ind AS 116 on Leases.

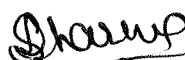
##### (ii) Current and non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in the Schedule III to the Act.

##### (iii) Functional and presentation currency

These financial statements are presented in Indian Rupees (₹), which is also the Company's functional currency. All amounts have been rounded-off to the nearest lacs, unless otherwise indicated.

 Anurag Kumar

 Sharup



**North Square Projects Private Limited**  
**Notes to the financial statements for the year ended March 31, 2020**

**(iv) Basis of measurement**

The financial statements have been prepared on the historical cost basis except for the following items:

Items	Measurement basis
Certain financial assets and liabilities	Fair value
Net defined benefit (asset)/ liability	Fair value of plan assets less present value of defined benefit obligations

**(v) Use of estimates and judgements**

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures. Actual results may differ from these estimates.

**Significant management judgements**

**Recognition of deferred tax assets** – The extent to which deferred tax assets can be recognised is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilised.

**Business model assessment** - The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and accordingly prospective change to the classification of those assets are made.

**Evaluation of indicators for impairment of assets** – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

**Classification of leases** – Ind AS 116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to the Company's operations taking into account the location of the underlying asset and the



## North Square Projects Private Limited

### Notes to the financial statements for the year ended March 31, 2020

availability of suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances. After considering current and future economic conditions, the Company has concluded that no changes are required to lease period relating to the existing lease contract.

**Expected credit loss (ECL)** – The measurement of expected credit loss allowance for financial assets measured at amortised cost requires use of complex models and significant assumptions about future economic conditions and credit behaviour (e.g. likelihood of customers defaulting and resulting losses). The Company makes significant judgements regarding the following while assessing expected credit loss:

- Determining criteria for significant increase in credit risk;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and
- Establishing groups of similar financial assets for the purposes of measuring ECL.

**Provisions** – At each balance sheet date, based on the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

#### *Significant estimates*

**Useful lives of depreciable/amortisable assets** – Management reviews its estimate of useful lives, residual values and method of depreciation of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

**Defined benefit obligation (DBO)** – Management's estimate of the DBO is based on several underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

**Fair value measurements** – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.

## 2.1 Summary of significant accounting policies

### (i) Cash and cash equivalents

Cash and cash equivalents consist of cash, bank balances in current and short term highly liquid investments that are readily convertible to cash with original maturities of three months or less at the time of purchase.

### (ii) Provisions, contingent liabilities and contingent assets

Provisions are recognised only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.



## North Square Projects Private Limited

### Notes to the financial statements for the year ended March 31, 2020

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- 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 neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

#### (iii) Property, plant and equipment

##### Recognition and initial measurement

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repair and maintenance costs are recognised in statement of profit and loss.

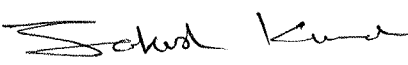
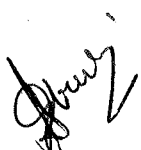
##### Subsequent measurement (depreciation method, useful lives and residual value)


Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment is provided on the straight-line method over the useful life of the assets as prescribed under Part 'C' of Schedule II of the Companies Act, 2013.

Asset class life	Useful
Building years	60
Plant and machinery years	5-15
Office equipment years	5
Computer equipment years	3
Furniture and fixtures years	10
Vehicles	8-10 years

Depreciation is calculated on pro rata basis from the date on which the asset is ready for use or till the date the asset is sold or disposed.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.





## North Square Projects Private Limited

### Notes to the financial statements for the year ended March 31, 2020

#### De-recognition

An item of property, plant and equipment and any significant part initially recognised is de-recognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in the statement of profit and loss, when the asset is de-recognised.

#### Capital work-in-progress

Capital work-in-progress are carried at cost, comprising direct cost and related incidental expenses to acquire property, plant and equipment. Assets which are not ready for intended use are also shown under capital work-in-progress.

#### Transition to Ind AS

The Company has elected to measure all its property, plant and equipment at the previous GAAP carrying amount as its deemed cost on the date of transition of Ind AS i.e. April 1, 2018.

#### (iv) Intangible assets

##### Recognition and initial measurement

Intangible assets are stated at their cost of acquisition. The cost comprises purchase price including license fees paid, import duties and other taxes (other than those subsequently recoverable from taxation authorities), borrowing cost if capitalisation criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use.

##### Subsequent measurement (amortisation method, useful lives and residual value)

Intangible assets are amortised over a period of XXX years from the date when the assets are available for use. The estimated useful life (amortisation period) of the intangible assets is arrived basis the expected pattern of consumption of economic benefits and is reviewed at the end of each financial year and the amortisation period is revised to reflect the changed pattern, if any.

#### Transition to Ind AS

The Company has elected to measure all its intangible assets at the previous GAAP carrying amount as its deemed cost on the date of transition of Ind AS i.e. April 1, 2018.

#### (v) Revenue recognition

Revenue is measured based on the transaction price, which is the consideration, adjusted for volume discounts, service level credits, performance bonuses, price concessions and incentives, if any, as specified in the contract with the customer.

##### Revenue from commission

Revenue in respect of commissions received is recognised in profit and loss over the period of contract in proportion to the stage of completion of the services at the reporting date. The stage of completion is assessed as per the terms of the agreement. Fee is recorded at invoice value, net of discounts and taxes, if any.

Revenue from related parties is recognised based on transaction price which is at arm's length.



## North Square Projects Private Limited

### Notes to the financial statements for the year ended March 31, 2020

The Company does not disaggregate its revenue from contracts with customers into verticals/segments.

#### Interest income

Interest income is recognised on time proportion basis considering the amount outstanding and the rate applicable.

#### Rental income

Rental income is recognised on accrual basis.

#### Other revenue

In respect of other heads of income, the Company follows the practice of recognising income on accrual basis.

#### (vi) Expenses

Expenses are recognised on accrual basis and provisions are made for all known losses and liabilities. Expenses incurred on behalf of other companies, in India, for sharing personnel, common services and facilities like premises, telephones, etc. are allocated to them at cost and reduced from respective expenses.

Similarly, expenses allocation received from other companies is included within respective expense classifications.

#### (vii) Borrowing costs

Borrowing costs that are directly attributable to the acquisition and/or construction of a qualifying asset, till the time such qualifying assets become ready for its intended use, are capitalised. Borrowing costs consists of interest and other cost that the Company incurred in connection with the borrowing of funds. A qualifying asset is one that necessarily takes a substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred basis the effective interest rate method.

#### (viii) Taxation

Tax expense recognised in Statement of Profit and Loss comprises the sum of deferred tax and current tax except to the extent it recognised in other comprehensive income or directly in equity.

Current tax comprises the tax payable or receivable on taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. Current tax is computed in accordance with relevant tax regulations. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received after considering uncertainty related to income taxes, if any. Current tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Minimum alternate tax ('MAT') credit entitlement is recognised as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognised as an asset, the said asset is created by way of a credit to the Statement of Profit and Loss and shown as MAT credit entitlement. This is reviewed at each balance sheet date and the carrying amount of MAT credit entitlement is written down to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

Sachin Kumar



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## North Square Projects Private Limited

### Notes to the financial statements for the year ended March 31, 2020

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets are recognised on unused tax loss, unused tax credits and deductible temporary differences to the extent it is probable that the future taxable profits will be available against which they can be used. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date to recover or settle the carrying amount of its assets and liabilities. Deferred tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

#### (ix) Employee benefits

##### Short-term employee benefits

Short-term employee benefits including salaries, short term compensated absences (such as a paid annual leave) where the absences are expected to occur within twelve months after the end of the period in which the employees render the related service, profit sharing and bonuses payable within twelve months after the end of the period in which the employees render the related services and non-monetary benefits for current employees are estimated and measured on an undiscounted basis.

Post-employment benefit plans are classified into defined benefits plans and defined contribution plans as under:

##### Defined contribution plans

The Company has a defined contribution plans namely provident fund, pension fund and employees state insurance scheme. The contribution made by the Company in respect of these plans are charged to the Statement of Profit and Loss.

##### Defined benefit plans

The Company has an obligation towards gratuity, a defined benefit retirement plan covering eligible employees. Under the defined benefit plans, the amount that an employee will receive on retirement is defined by reference to the employee's length of service and last drawn salary. The legal obligation for any benefits remains with the Company, even if plan assets for funding the defined benefit plan have been set aside. The liability recognised in the statement of financial position for defined benefit plans is the present value of the Defined Benefit Obligation (DBO) at the reporting date less the fair value of plan assets. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive income.

##### Other long-term employee benefits

*Sachin Kumar*

*Shruti*

*Shruti*



**North Square Projects Private Limited**  
**Notes to the financial statements for the year ended March 31, 2020**

The Company also provides the benefit of compensated absences to its employees which are in the nature of long-term employee benefit plans. Liability in respect of compensated absences becoming due and expected to avail after one year from the Balance Sheet date is estimated in the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience and changes in actuarial assumptions are charged to Statement of Profit and Loss in the year in which such gains or losses are determined.

**(x) Earnings per share**

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

For the purpose of calculating diluted earnings per share, the net profit or loss (interest and other finance cost associated) for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

**(xi) Foreign currency**

**Transactions and balances**

Foreign currency transactions are translated into the functional currency, by applying the exchange rates on the foreign currency amounts at the date of the transaction. Foreign currency monetary items outstanding at the balance sheet date are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction.

Exchange differences arising on monetary items on settlement, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognised in the Statement of Profit and Loss in the year in which they arise.

**Transition to Ind AS**

The Company has elected to exercise the option for accounting for exchange differences arising from translation of long-term foreign currency monetary items recognised in the financial statements for the period ending immediately before the beginning of the first Ind AS financial reporting period as per the previous GAAP.

**(xii) Impairment of assets**

**a) Impairment of non-financial assets**

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. Recoverable amount is higher of an asset's net selling price and its value in use. If such recoverable amount of the asset, or the recoverable amount of the cash generating unit to which the asset belongs, is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed, and the asset is reflected at the recoverable amount.



*Compensation for impairment*

Compensation from third parties for items of property, plant and equipment that were impaired, lost or given up are recognised in statement of profit and loss when the compensation becomes receivable.

**b) Impairment of financial assets**

**Loan assets**

The Company follows a 'three-stage' model for impairment based on changes in credit quality since initial recognition as summarised below:

- **Stage 1** (1-30 days) includes loan assets that have not had a significant increase in credit risk since initial recognition or that have low credit risk at the reporting date.
- **Stage 2** (31-60 days) includes loan assets that have had a significant increase in credit risk since initial recognition but that do not have objective evidence of impairment.
- **Stage 3** (more than 90 days) includes loan assets that have objective evidence of impairment at the reporting date.

The Expected Credit Loss (ECL) is measured at 12-month ECL for Stage 1 loan assets and at lifetime ECL for Stage 2 and Stage 3 loan assets. ECL is the product of the Probability of Default, Exposure at Default and Loss Given Default, defined as follows:

**Probability of Default (PD)** - The PD represents the likelihood of a borrower defaulting on its financial obligation, either over the next 12 months (12 months PD), or over the remaining lifetime (Lifetime PD) of the obligation.

**Loss Given Default (LGD)** - LGD represents the Company's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and preference of claim and availability of collateral or other credit support.

**Exposure at Default (EAD)** - EAD is based on the amounts the Company expects to be owed at the time of default.

Forward-looking economic information (including management overlay) is included in determining the 12-month and lifetime PD, EAD and LGD. The assumptions underlying the expected credit loss are monitored and reviewed on an ongoing basis.

**Trade receivables**

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of trade receivables.



### **Other financial assets**

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

### **Write-offs**

Financial assets are written off either partially or in their entirety to the extent that there is no realistic prospect of recovery. Any subsequent recoveries are credited to impairment on financial instrument on statement of profit and loss.

## **(xiii) Financial instruments**

A Financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

### **Initial recognition and measurement**

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs. Subsequent measurement of financial assets and financial liabilities is described below.

### **Non-derivative financial assets**

#### **Subsequent measurement**

**i. Financial assets carried at amortised cost** – a financial asset is measured at the amortised cost if both the following conditions are met:

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by considering any discount or premium on



acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the Statement of Profit and Loss.

**ii. Investments in equity instruments** – Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL). For all other equity instruments, the Company makes an irrevocable choice upon initial recognition, on an instrument by instrument basis, to classify the same either as at fair value through other comprehensive income (FVOCI) or fair value through profit or loss (FVTPL). Amounts presented in other comprehensive income are not subsequently transferred to profit or loss. However, the Company transfers the cumulative gain or loss within equity. Dividends on such investments are recognised in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

**De-recognition of financial assets**

Financial assets (or where applicable, a part of financial asset or part of a group of similar financial assets) are de-recognised (i.e. removed from the Company's balance sheet) when the contractual rights to receive the cash flows from the financial asset have expired, or when the financial asset and substantially all the risks and rewards are transferred. Further, if the Company has not retained control, it shall also de-recognise the financial asset and recognise separately as assets or liabilities any rights and obligations created or retained in the transfer.

**De-recognition of financial liabilities**

A financial liability is de-recognised when the obligation under the liability is discharged or cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

**First loss default guarantee**

First loss default guarantee contracts are contracts that require the Company to make specified payments to reimburse the bank and financial institution for a loss it incurs because a specified debtor fails to make payments when due, in accordance with the terms of an agreement. Such financial guarantees are given to banks and financial institutions, for whom the Company acts as 'Business Correspondent'.

These contracts are initially measured at fair value and subsequently measure at higher of:

- The amount of loss allowance (calculated as described in policy for impairment of financial assets)
- Maximum amount payable as on the reporting date to the respective bank/financial institution which is based on the amount of loans overdue for more than 75-90 days in respect to agreements with banks and financial institutions.

Further, the maximum liability is restricted to the cash outflow agreed in the agreement.

**Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.



## North Square Projects Private Limited

### Notes to the financial statements for the year ended March 31, 2020

#### (xiv) Leases

##### Company as a lessee

The Company's lease asset classes primarily consist of leases for land and buildings. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- (i) the contract involves the use of an identified asset
- (ii) the Company has substantially all the economic benefits from use of the asset through the period of the lease and
- (iii) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognises a right-of-use (ROU) asset and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of 12 months or less (short-term leases) and low value leases. For these short-term and low-value leases, the Company recognises the lease payments as an operating expense on a straight-line basis over the term of the lease.

Certain lease arrangements include the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The ROU assets are initially recognised at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

ROU assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. ROU assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

The lease liability is initially measured at amortised cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of these leases. Lease liabilities are remeasured with a corresponding adjustment to the related ROU asset if the Company changes its assessment of whether it will exercise an extension or a termination option.

Lease liability and ROU assets have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows.

##### The Company as a lessor



## North Square Projects Private Limited

### Notes to the financial statements for the year ended March 31, 2020

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the ROU asset arising from the head lease.

For operating leases, rental income is recognised on a straight-line basis over the term of the relevant lease.

#### (xv) Operating segments

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses (including revenues and expenses relating to transactions with other components of the Company), whose operating results are regularly reviewed by the Company's chief operating decision maker (CODM) to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available. Operating segments of the Company are reported in a manner consistent with the internal reporting provided to the CODM.

## 2.2 Changes to accounting policies

### Ind AS 116 - Leases

Effective April 1, 2019, the Company adopted Ind AS 116, Leases and applied the standard to all lease contracts existing on April 1, 2019 using the modified retrospective method.

There has been no material impact on the financial statements of the Company from the application of this standard.

## 2.3 Standards issued but not yet effective

There are no standards or amendments issued on or before March 31, 2020 and not yet effective, which may have any material impact on the financial statements of the Company.



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A handwritten signature that appears to read "Sham" or "Shamir" in a cursive script.

A handwritten signature in a cursive script, possibly reading "Shamir" or "Sham".

**North Square Projects Private Limited**

**Balance Sheet as at 31 March, 2020**

(All amounts are Rupees in lacs unless otherwise stated)

	Note	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
<b>Assets</b>				
<b>Non-current assets</b>				
Property, plant and equipment	3	63.64	63.44	63.49
Investment property	4	164.27	167.10	169.93
Financial assets				
Investments	5	1,451.00	1,451.00	1,451.00
Other financial assets	6	89.23	89.23	89.23
Deferred tax assets (net)	7	3.83	3.87	3.19
Non-current tax assets (net)	8	-	0.97	0.62
		<b>1,771.98</b>	<b>1,775.61</b>	<b>1,777.47</b>
<b>Current assets</b>				
Financial assets				
Trade receivables	9	-	1.02	2.20
Cash and cash equivalents	10	2.08	4.24	1.70
Bank balances other than cash and cash equivalents	11	233.08	233.08	221.60
Loans	12	-	-	126.12
Other financial assets	13	45.13	23.50	20.95
Other current assets	14	0.04	0.06	0.03
		<b>280.33</b>	<b>261.90</b>	<b>372.61</b>
<b>Total Assets</b>		<b>2,052.31</b>	<b>2,037.52</b>	<b>2,150.07</b>
<b>Equity and liabilities</b>				
<b>Equity</b>				
Share capital	15	1,992.50	1,992.50	1,992.50
Other equity	16	-1.15	-10.11	-15.94
<b>Total equity</b>		<b>1,991.35</b>	<b>1,982.39</b>	<b>1,976.56</b>
<b>Non-current liabilities</b>				
Provisions	17	0.03	0.03	0.07
		<b>0.03</b>	<b>0.03</b>	<b>0.07</b>
<b>Current liabilities</b>				
Financial liabilities				
Borrowings	18	30.10	37.00	158.30
Trade payables	19	-	-	4.75
Other financial liabilities	20	29.12	17.17	9.55
Other current liabilities	21	0.44	0.91	0.83
Provisions	22	0.11	0.01	0.00
Current tax liabilities	23	1.16	-	-
<b>Total current liabilities</b>		<b>60.93</b>	<b>55.09</b>	<b>173.44</b>
<b>Total liabilities</b>		<b>60.96</b>	<b>55.12</b>	<b>173.51</b>
<b>Total Equity and liabilities</b>		<b>2,052.31</b>	<b>2,037.51</b>	<b>2,150.07</b>

Summary of significant accounting policies 2

The accompanying notes form an integral part of these financial statements.

As Per our report of even date.

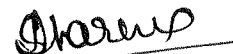
For Mohan Gupta & Company  
Chartered Accountants  
Firm Registration No. 002638N

  
Himanshu Gupta  
Partner  
Membership No.: 527863

For and on behalf of the Board of Directors of  
North Square Projects Private Limited



Lokesh Bahri  
Director  
DIN: 06978849



Simmi Sharma  
Director  
DIN: 06985308



Shruti Agrawal  
Company Secretary  
Membership No. ACS42524

Place: Delhi  
Date: 27 July 2020



**North Square Projects Private Limited**  
**Statement of Profit and Loss for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

	Note	For the year ended March 31, 2020	For the year ended March 31, 2019
<b>Revenue</b>			
Revenue from operations	23	8.54	5.91
Other income	24	24.69	24.98
<b>Total revenue</b>		<b>33.23</b>	<b>30.89</b>
<b>Expenses</b>			
Employee benefit expenses	25	4.48	3.87
Finance costs	26	3.00	9.11
Depreciation expense	27	2.90	2.88
Other expenses	28	10.54	8.12
<b>Total expenses</b>		<b>20.92</b>	<b>23.98</b>
<b>Profit/(Loss) before tax and exceptional items</b>		<b>12.31</b>	<b>6.91</b>
<b>Exceptional items</b>		-	-
<b>Profit/(Loss) before tax</b>		<b>12.31</b>	<b>6.91</b>
<b>Tax expense</b>			
a) Current tax	37	3.96	2.50
b) Deferred tax	37	-0.74	-0.70
c) Tax for earlier years	37	0.09	-0.64
		<b>3.30</b>	<b>1.16</b>
<b>Profit after tax</b>		<b>9.01</b>	<b>5.75</b>
<b>Other comprehensive income</b>			
Items that will not be reclassified to statement of profit and loss			
- Remeasurement of defined benefit plans	33	-0.07	0.11
- Income tax relating to these items	37	0.02	-0.03
<b>Other comprehensive income for the year, net of tax</b>		<b>-0.05</b>	<b>0.08</b>
<b>Total comprehensive income</b>		<b>8.96</b>	<b>5.83</b>
<b>Earnings per equity share (in Rs.):</b>			
Nominal value of Rs. 10 each (Previous year Rs. 10 each)			
- Basic & Diluted earning per share	29	0.04	0.03
<b>Summary of significant accounting policies</b>	1 & 2		

The accompanying notes form an integral part of these financial statements.

Per our report of even date.

For Mohan Gupta & Company  
Chartered Accountants  
Firm Registration No. 002638N

Himanshu Gupta  
Partner  
Membership No.: 527863

Place: Delhi  
Date: 27 July 2020

For and on behalf of the Board of Directors of  
North Square Projects Private Limited

Lokesh Bahri  
Director  
DIN: 06978849

Simmi Sharma  
Director  
DIN: 06985308

Shrutli Agrawal  
Company Secretary  
Membership No. ACS42524

**North Square Projects Private Limited**  
**Statement of Profit and Loss for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

	For the year ended March 31, 2020	For the year ended March 31, 2019
<b>A Cash flow from operating activities</b>		
Profit before tax	12.31	6.91
Adjustments for:		
Depreciation and amortisation expense	2.90	2.88
Interest income	-24.55	-21.69
Provisions written back	-0.01	-0.01
Provision for employee benefits	-	0.08
Other comprehensive income	-0.05	0.08
Finance costs	3.00	9.11
<b>Operating profit before working capital changes</b>	<b>-6.41</b>	<b>-2.63</b>
<b>Movement in working capital</b>		
Decrease/(Increase) in trade receivables	1.02	1.18
Decrease/(Increase) in loan	-	126.12
Decrease/(Increase) bank balance other than cash and cash equivalents	-	-11.48
Decrease/(increase) in other financial assets	-21.63	-2.54
Decrease/(increase) in other current assets	0.01	-0.02
Increase/(decrease) in trade and other payables	-	-4.75
Increase/(decrease) in other financial liability	11.95	7.61
Increase/(decrease) in provisions	0.11	-0.11
Increase/(decrease) in current liability	-0.47	0.08
<b>Cash generated from/ (used in) operations</b>	<b>-15.41</b>	<b>113.45</b>
<b>Less: Income Tax Paid (net of refunds)</b>	<b>-1.14</b>	<b>-2.18</b>
<b>Net cash inflow from/ (used in) operating activities (A)</b>	<b>-16.55</b>	<b>111.27</b>
<b>B Cash flows from investing activities</b>		
Payments for property, plant and equipment and intangible assets	-0.26	-
Interest received	24.55	21.69
<b>Net cash inflow from/ (used in) investing activities (B)</b>	<b>24.29</b>	<b>21.69</b>
<b>C Cash flows from financing activities</b>		
Finance cost	-3.00	-9.11
Proceeds from borrowings (net)	-6.90	-121.30
<b>Net cash inflow from/ (used in) financing activities (C)</b>	<b>-9.90</b>	<b>-130.41</b>
<b>Net increase (decrease) in cash and cash equivalents (A+B+C)</b>	<b>-2.16</b>	<b>2.55</b>
Cash and cash equivalents at the beginning of the year	4.25	1.70
<b>Cash and cash equivalents at the end of the year</b>	<b>2.09</b>	<b>4.25</b>
<b>Notes to statement of cash flows</b>		
<b>(i) Components of cash and bank balances (refer note 10 and 11)</b>		
Cash and cash equivalents		
- Cash in hand	0.92	1.00
- Balances with banks in current account	1.15	3.24
Other bank balances		
- Deposits with original maturity less than 3 months	-	-
<b>Cash and bank balances at end of the year</b>	<b>2.08</b>	<b>4.24</b>

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**North Square Projects Private Limited**  
**Statement of Profit and Loss for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

- (ii) There are no reconciliation items between the opening and closing balances in the balance sheet for liabilities arising from financing activities.
- (iii) The above Cash Flow Statement has been prepared in accordance with the "Indirect Method" as set out in the Ind AS - 7 on "Cash Flow Statements" specified under Section 133 of the Companies Act, 2013, as applicable.
- (iv) The above statement of cash flows should be read in conjunction with the accompanying notes 1 to 39.

Per our report of even date.

For Mohan Gupta & Company  
Chartered Accountants  
Firm Registration No. 002638N

  
  
Himanshu Gupta  
Partner  
Membership No.: 527863

Place: Delhi  
Date: 27 July 2020

For and on behalf of the Board of Directors of  
North Square Projects Private Limited



Lokesh Bahri  
Director  
DIN: 06978849



Simmi Sharma  
Director  
DIN: 06985308

  
Shruti Agrawal  
Company Secretary  
Membership No. ACS42524

**North Square Projects Private Limited**  
**Statement of Changes in Equity for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

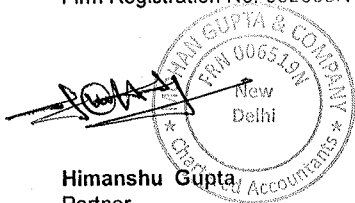
**A. Equity Share capital**

Balance as at April 1, 2018	1,992.50
Change in equity share capital during 2018-19	-
Balance as at March 31, 2019	1,992.50
Change in equity share capital during 2019-20	-
Balance as at March 31, 2020	1,992.50

**B. Other Equity**

Particulars	Attributable to owners of the company		
	Reserves & Surplus	Remeasurement of	Total
	Retained earnings	defined benefit plans	
Balance as at April 1, 2018	-9.12	-	-9.12
Impact of Ind AS adjustments	-6.82	-	-6.82
Restated balance at beginning of reporting period	-15.94	-	-15.94
Profit for the year	5.75	-	5.75
Other comprehensive income	-	0.08	0.08
Total comprehensive income for the year	5.75	0.08	5.83
Balance as at March 31, 2019	-10.19	0.08	-10.11
Profit for the year	9.01	-	9.01
Other comprehensive income	-	-0.05	-0.05
Total comprehensive income for the year	9.01	-0.05	8.96
Balance as at March 31, 2020	-1.18	0.03	-1.15

For Mohan Gupta & Company  
Chartered Accountants  
Firm Registration No. 002638N



Himanshu Gupta  
Partner  
Membership No.: 527863

Place: Delhi  
Date: 27 July 2020

For and on behalf of the Board of Directors of  
North Square Projects Private Limited

*Sachin Kumar*

Lokesh Bahri  
Director  
DIN: 06978849

*Sharmi*

Simmi Sharma  
Director  
DIN: 06985308

*Shruti Agrawal*

Shruti Agrawal  
Company Secretary  
Membership No. ACS42524

**North Square Projects Private Limited**  
Notes to Financial Statements for the year ended March 31, 2020  
(All amounts are Rupees in lacs unless otherwise stated)

1,00,000.00.

**3 Tangible assets**

Description	Gross block (at cost)				Net block	
	As at April 1, 2019	Adjustments during the year	Additions during the year	Disposal/ Adjustment	As at March 31, 2020	As at March 31, 2020
Land	63.36	-	-	-	-	63.36
Office equipment	0.13	-	-	-	0.09	0.04
Furniture	-	-	0.26	-	0.02	0.24
Total	63.49	-	0.26	-	0.11	63.64

Description	Gross block (at cost)				Net block	
	Deemed cost as at April 1, 2018	Adjustments during the year	Additions during the year	Disposal/ Adjustment	As at March 31, 2019	As at March 31, 2019
Land	63.36	-	-	-	-	63.36
Office equipment	0.13	-	-	-	0.05	0.08
Total	63.49	-	-	-	0.05	63.44

**Footnotes:**

- The Company has elected Ind AS 101 exemption and continue with the carrying value for all of its property, plant and equipment as its deemed cost as at the date of transition, for details refer note 36.
- The Company has not carried out any revaluation of property, plant and equipment for the year ended March 31, 2020 and March 31, 2019.
- Please refer note 30 for capital commitments.
- There are no impairment losses recognised during the year.
- There are no exchange differences adjusted in Property, Plant & Equipment.

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*Sachin Kumar*  
*[Signature]*



4 Investment property

A. Reconciliation of carrying amount

Cost or deemed cost

	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Opening balance	167.10	169.93	169.93
Depreciation charged during the year	-2.83	-2.83	-
<b>Total carrying amount*</b>	<b>164.27</b>	<b>167.10</b>	<b>169.93</b>

\* Collateral given to Oriental Bank of Commerce for the loan taken by Premier Alcobve Private Limited, as associate of the Company

B. Amounts recognised the the Statement of profit and loss

	As at March 31, 2020	As at March 31, 2019
Rental income	7.54	4.71
<b>Profit from investment properties before depreciation</b>	<b>7.54</b>	<b>4.71</b>
Depreciation expense	-2.83	-2.83
<b>Profit from investment property</b>	<b>4.71</b>	<b>1.88</b>

C. Measurement of fair value

	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Investment property	208.10	-	-
	<b>208.10</b>	<b>-</b>	<b>-</b>

D. Estimation of fair values

The Company obtains independent valuations for each of its investment property by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued.

Fair market value is the amount expressed in terms of money that may be reasonably be expected to be exchanged between a willing buyer and a willing seller, with equity or both. The valuation by the valuer assumes that Company shall continue to operate and run the assets to have economic utility.

Valuation technique:

Under the market comparable method (or market comparable approach), a property's fair value is estimated based on comparable transactions. The market comparable approach is based upon the principle of substitution under which a potential buyer will not pay more for the property than it will cost to buy a comparable substitute property. In theory, the best comparable sale would be an exact duplicate of the subject property and would indicate, by the known selling price of the duplicate, the price for which the subject property could be sold. The unit of comparison applied by the Company is the price per square metre (sqm).

Fair value hierarchy:

The fair value measurement for the investment property has been categorised as a Level 2 fair value based on the inputs to the valuation technique used. The valuation techniques and the inputs used in the fair value measurement categorised within Level 2 of the fair value hierarchy is as follows:

Valuation technique  
Market method

Observable inputs  
Guideline rate (Per sq. m.)  
Similar piece of land rate (Per sq.m.)

Investment property consists of one flat in Coimbatore, and two flats in Kolkata. During the year the company has revalued the investment property at fair value.

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**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**5 Investments**

**Investment in Equity instruments of Associate Company**

**Unquoted, at cost**

Premier Alcobev Private Limited  
 (1,44,91,011 equity shares of Rs. 10 fully paid up)

Aggregate amount of unquoted investments  
 Aggregate amount of impairment in value of investments

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
1,451.00	1,451.00	1,451.00
1,451.00	1,451.00	1,451.00
1,451.00	1,451.00	1,451.00
-	-	-

**6 Other non-current financial assets**

Long-term deposits with maturity of more than 12 months\*

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
89.23	89.23	89.23
89.23	89.23	89.23

\* Collateral given to Oriental Bank of Commerce for the loan taken by Premier Alcobave Private Limited, as associate of the Company

**7 Deferred tax assets (net)**

Deferred tax assets (refer note 37)  
 MAT credit entitlement

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
3.83	3.07	2.39
-	0.80	0.80
3.83	3.87	3.19

**8 Non-current tax assets (net)**

Non-current tax assets

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
-	0.97	0.62
-	0.97	0.62

**9 Trade receivables**

Receivable - Unsecured, considered good

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
-	1.02	2.20
-	1.02	2.20

**Footnotes:**

- (i) Trade receivable are non interest bearing and are normally received in normal operating cycle.
- (ii) Details of trade receivables from related parties are disclosed in Note .
- (iii) The Company's exposure to credit risk and loss allowances related to trade receivables are disclosed in Note 34.

**10 Cash and cash equivalents**

**Cash and cash equivalents**

Cash on hand

**Bank balances**

Current accounts

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
0.92	1.00	0.49
1.15	3.24	1.21
2.08	4.24	1.70



**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**11 Bank balances other than cash and cash equivalents**

Deposits with maturity of less than 12 months\*

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
233.08	233.08	221.60
<b>233.08</b>	<b>233.08</b>	<b>221.60</b>

\* Collateral given to Oriental Bank of Commerce for the loan taken by Premier Alcobave Private Limited, as associate of the Company

**12 Current financial assets - loans**

Unsecured, considered good  
Loan to associate company

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
-	-	126.12
<b>-</b>	<b>-</b>	<b>126.12</b>

**13 Other current financial assets**

Interest accrued on fixed deposits  
Interest accrued on loans  
Recoverable from related parties  
Recoverable from others

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
43.94	21.84	13.79
-	-	7.16
-	1.60	-
1.19	0.06	-
<b>45.13</b>	<b>23.50</b>	<b>20.95</b>

**14 Other current assets**

Balance with government authorities  
Prepaid expenses

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
0.04	0.06	0.00
-	-	0.03
<b>0.04</b>	<b>0.06</b>	<b>0.03</b>

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**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**15 Share capital**

**Equity shares**

**Authorised share capital**

2,05,00,000 (March 31, 2019: 2,05,00,000) equity shares of Rs. 10 each

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
2,050.00	2,050.00	2,050.00
2,050.00	2,050.00	2,050.00

**Issued, subscribed and fully paid-up**

1,99,25,000 (March 31, 2019: 1,99,25,000) equity shares of Rs. 10 each fully paid up

1,992.50	1,992.50	1,992.50
1,992.50	1,992.50	1,992.50

**a). Terms and rights attached to equity shares**

**Voting**

Each holder of equity shares is entitled to one vote per share held.

**Dividends**

The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to approval of the shareholders in ensuing Annual General Meeting except in the case where interim dividend is distributed.

During the year ended March 31, 2020, the company has recorded per share dividend of Rs. Nil (previous year Nil) to its equity holders.

**Liquidation**

In the event of liquidation of the Company, the holders of equity shares shall be entitled to receive all of the remaining assets of the Company, after distribution of all preferential amounts, if any.

Such distribution amounts will be in proportion to the number of equity shares held by the shareholders.

**b). Reconciliation of number of shares outstanding at the beginning and end of the year :**

	Year ended March 31, 2020		Year ended March 31, 2019	
	No. of shares	Amount	No. of shares	Amount
At the beginning of year	1,99,25,000	1,992.50	1,99,25,000	1,992.50
Add: Share issued during the year	-	-	-	-
Outstanding at the end of the year	1,99,25,000	1,992.50	1,99,25,000.00	1,992.50

**c). Details of shareholders holding more than 5% of the company**

	As at March 31, 2020		As at March 31, 2019	
	No. of shares	% Holding	No. of shares	% Holding
Almondz Global Securities Limited	1,99,25,000	1.00	1,99,25,000.00	1.00
	1,99,25,000	1.00	1,99,25,000.00	1.00

**d). There were no shares issued for consideration other than cash during the period of five years immediately preceding the reporting date.**

**e). No class of shares have been bought back by the Company during the period of five years immediately preceding the reporting date.**

**16 Other Equity**

**a). Retained earnings**

Balance at beginning of the year	-10.19	-15.94	-24.58
Add: Profit/(loss) for the year	9.01	5.75	8.64
Balance at end of the year	-1.18	-10.19	-15.94

**b). Other comprehensive income**

Balance at beginning of the year	0.08	-	-
Add: Other comprehensive income for the year	-0.05	0.08	-
Balance at end of the year	0.03	0.08	-
Total Other equity	-1.15	-10.11	-15.94

**Nature and purpose of other reserves:**

**i). Retained earnings**

Retained earnings represents the surplus in profit and loss account and appropriations.

**ii). Other comprehensive income**

The company recognises change on account of remeasurement of the net defined benefit liability as part of other comprehensive income with

- actuarial gains and losses;
- return on plan assets, excluding amounts included in net interest on the net defined benefit liability; and
- any change in the effect of the asset ceiling excluding amounts included in net interest on the net defined benefit liability.

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**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**17 Non-current provisions**

**Provision for retirement benefits**

- Gratuity (refer note 33)
- Leave encashment

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
0.03	0.03	0.06
-	-	0.02
<b>0.03</b>	<b>0.03</b>	<b>0.07</b>

**18 Current borrowings**

**Unsecured, considered good**

Loans from related parties

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
30.10	37.00	158.30
<b>30.10</b>	<b>37.00</b>	<b>158.30</b>

**Footnotes:**

(i) Loan from related parties represents loan from Almondz Gopal Securities Limited which is repayable on demand. Interest Rate is 8% p.a. (PY 8% pa)

**19 Trade payables**

Trade payables

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
-	-	4.75
<b>-</b>	<b>-</b>	<b>4.75</b>

**20 Other current financial liabilities**

Interest payable to related party  
Employee related payables  
Security deposits received  
Expenses payable  
Other payables

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
12.37	11.09	7.93
1.35	0.40	0.46
2.74	0.72	0.72
12.66	4.96	0.44
<b>29.12</b>	<b>17.17</b>	<b>9.55</b>

**21 Other current liabilities**

Statutory dues payable

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
0.44	0.91	0.83
<b>0.44</b>	<b>0.91</b>	<b>0.83</b>

**22 Current provisions**

**Provision for retirement benefits**

- Gratuity (refer note 33)
- Leave encashment

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
0.11	0.00	0.00
-	0.01	0.00
<b>0.11</b>	<b>0.01</b>	<b>0.00</b>

**23 Current tax liabilities (net)**

Current tax liabilities (net)

As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
1.16	-	-
<b>1.16</b>	<b>-</b>	<b>-</b>

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**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**23 Revenue from operations**

Commission received  
Rent received

Year ended March 31, 2020	Year ended March 31, 2019
1.00	1.20
7.54	4.71
<b>8.54</b>	<b>5.91</b>

**Information required as per Ind AS 115**

(i) The Company operates from one geographical segment i.e. in India and accordingly, information related to disaggregation of revenue as per geographical markets is not given.

**24 Other income**

Interest on  
- fixed deposits  
- loans  
Provisions written back  
Miscellaneous income

Year ended March 31, 2020	Year ended March 31, 2019
24.55	21.69
-	3.28
0.01	0.01
0.12	0.00
<b>24.69</b>	<b>24.98</b>

**25 Employee benefit expense**

Salaries and wages  
Gratuity

Year ended March 31, 2020	Year ended March 31, 2019
4.45	3.79
0.04	0.08
<b>4.48</b>	<b>3.87</b>

**26 Finance cost**

Interest paid

Year ended March 31, 2020	Year ended March 31, 2019
3.00	9.11
<b>3.00</b>	<b>9.11</b>

**27 Depreciation expense**

Depreciation on tangible assets (refer note 3)  
Depreciation on investment property (refer note 4)

Year ended March 31, 2020	Year ended March 31, 2019
0.07	0.05
2.83	2.83
<b>2.90</b>	<b>2.88</b>

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**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**28 Other expenses**

Legal and professional expenses  
 Car lease charges  
 Membership fees and subscription expenses  
 Insurance expenses - building  
 Repairs and maintenance  
 Rates and taxes  
 Bank charges  
 Auditor's remuneration  
 Commission and brokerage  
 Conveyance expenses  
 Miscellaneous expenses

Year ended March 31, 2020	Year ended March 31, 2019
1.14	0.38
4.80	4.80
-	0.00
0.05	0.04
2.09	1.89
1.34	0.53
0.00	0.04
0.10	0.10
0.64	-
0.29	0.33
0.08	0.01
<b>10.54</b>	<b>8.12</b>

**Footnote:**

(i) Payment of remuneration to auditors (excluding GST)

Statutory audit

Year ended March 31, 2020	Year ended March 31, 2019
0.10	0.10
<b>0.10</b>	<b>0.10</b>

**29 Earnings per share**

Basic and diluted earnings per share (refer footnote)

Nominal value per share (in Rs.)

Year ended March 31, 2020	Year ended March 31, 2019
0.04	0.03
10.00	10.00

**Footnotes:**

(a) Profit

Profit for the year

Profit attributable to equity holders of the company for Basic and Diluted EPS

Year ended March 31, 2020	Year ended March 31, 2019
8.96	5.83
<b>8.96</b>	<b>5.83</b>

(b) Weighted average number of shares used as the denominator

Opening balance of issued equity shares

Effect of shares issued during the year, if any

Weighted average number of equity shares for Basic and Diluted EPS

Year ended March 31, 2020	Year ended March 31, 2019
1,99,25,000	1,99,25,000
-	-
<b>1,99,25,000</b>	<b>1,99,25,000</b>

(c) At present, the Company does not have any dilutive potential equity share.



**North Square Projects Private Limited**

**Notes to Financial Statements for the year ended March 31, 2020**

*(All amounts are Rupees in lacs unless otherwise stated)*

**30 Contingent liabilities and commitments**

Collateral given to OBC Bank for loan taken by PAPL, Associate Company

Land  
FDR (Including Interest Accrued)  
Investment Property

As at March 31, 2020 Amount in Rs.	As at March 31, 2019 Amount in Rs.	As at April 1, 2018 Amount in Rs.
63.36	63.36	63.36
366.25	344.15	324.63
164.27	167.10	169.93
<b>593.88</b>	<b>574.61</b>	<b>557.92</b>

**31 Disclosures relating to suppliers registered under Micro, Small and Medium Enterprise Development Act, 2006:**

The principal amount and the interest due thereon remaining unpaid to any MSME supplier as at the end of each accounting year included in:

Principal amount due to micro and small enterprises  
Interest due on above

As at March 31, 2020 Amount in Rs.	As at March 31, 2019 Amount in Rs.	As at April 1, 2018 Amount in Rs.
-	-	-
-	-	-
<b>-</b>	<b>-</b>	<b>-</b>

The amount of interest paid by the buyer in terms of section 16 of the MSMED ACT 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year

The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting period.

The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointment day during the year) but without adding the Interest specified under the MSMED Act, 2006.

The amount of interest accrued and remaining unpaid at the end of each accounting year.

The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible under section 23 of the MSMED Act 2006.



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### 33 Employee benefits

The Company contributes to the following post-employment defined benefit plans in India.

#### Gratuity

The Company operates a post-employment defined benefit plan for Gratuity. This plan entitles an employee to receive half month's salary for each year of completed service at the time of retirement/exit.

The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognize each period of service as giving rise to additional employee benefit entitlement and measures each unit separately to build up the final obligation.

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation for gratuity were carried out as at 31 March 2020. The present value of the defined benefit obligations and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.

#### A. The following table set out the status of the defined benefit obligation

	31 March 2020	31 March 2019	April 1, 2018
<b>Net defined benefit liability</b>			
Liability for Gratuity	0.14	0.03	0.06
<b>Total employee benefit liabilities</b>	<b>0.14</b>	<b>0.03</b>	<b>0.06</b>
Non-current	0.14	0.03	0.06
Current	0.00	0.00	0.00

#### B. Reconciliation of the net defined benefit liability

The following table shows a reconciliation from the opening balances to the closing balances for net defined benefit (asset) liability and its components:

	March 31, 2020			March 31, 2019		
	Defined benefit obligation	Fair value of plan assets	Net defined benefit (asset)/ liability	Defined benefit obligation	Fair value of plan assets	Net defined benefit (asset)/ liability
Balance at the beginning of the year	0.03	-	0.03	0.06	-	0.06
Included in profit or loss						
Current service cost	0.04	-	0.04	0.08	-	0.08
Past service cost	-	-	-	-	-	-
Interest cost (income)	0.00	-	0.00	0.01	-	0.01
	0.04	-	0.04	0.08	-	0.08
Included in OCI						
Remeasurements loss (gain)						
- Actuarial loss (gain) arising from:						
- financial assumptions	0.01	-	0.01	0.00	-	0.00
- demographic assumptions	-	-	-	-0.00	-	-0.00
- experience adjustment	0.06	-	0.06	-0.11	-	-0.11
Return on plan assets excluding interest income	-	-	-	-	-	-
	0.07	-	0.07	-0.11	-	-0.11
Other						
Contributions paid by the employer	-	-	-	-	-	-
Benefits paid	-	-	-	-	-	-
	-	-	-	-	-	-
Balance at the end of the year	0.14	-	0.14	0.03	-	0.03

#### C. Plan assets

The scheme is unfunded and the unfunded accrued cost is recognised through a reserve in the accounts of the Company.

#### D. Actuarial assumptions

##### a) Economic assumptions

The principal assumptions are the discount rate and salary growth rate. The discount rate is based upon the market yields available on government bonds at the accounting date with a term that matches that of liabilities. Salary increase rate takes into account of inflation, seniority, promotion and other relevant factors on long term basis. Valuation assumptions are as follows which have been selected by the company.

	March 31, 2020	March 31, 2019	April 1, 2018
Discount rate	6.61%	7.51%	7.55%
Expected rate of future salary increase	7.50%	7.50%	7.50%

The discount rate has been assumed at 6.61% (31 March 2019: 7.51% ; April 1, 2018: 7.55%) which is determined by reference to market yield at the balance sheet date on government securities. The estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

##### b) Demographic assumptions

- Retirement age (years)
- Mortality rates inclusive of provision for disability
- Withdrawal rate

	March 31, 2020	March 31, 2019	April 1, 2018
i) Retirement age (years)	60	60	60
ii) Mortality rates inclusive of provision for disability	IALM (2012-14)	IALM (2012-14)	IALM (2006-08)
iii) Withdrawal rate	11.00%	11.00%	11.00%

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**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
**(All amounts are Rupees in lacs unless otherwise stated)**

**E. Sensitivity analysis**

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

	As at March 31, 2020		As at March 31, 2019	
	Increase	Decrease	Increase	Decrease
Discount rate (1.00% movement)	-0.01	0.00	-0.00	0.00
Future salary growth (1.00% movement)	0.01	-0.01	0.00	-0.00
Withdrawal rate (1.00% movement)	-0.00	0.00	-0.00	0.00

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown. Sensitivities due to mortality is not material and hence impact of change not calculated.

Sensitivities as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement.

**Description of Risk Exposures:**

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such company is exposed to various risks as follow -

A) Salary Increases- Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.

B) Investment Risk – If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.

C) Discount Rate: Reduction in discount rate in subsequent valuations can increase the plan's liability.

D) Mortality & disability – Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.

E) Withdrawals – Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

**F. Expected maturity analysis of the defined benefit plans in future years**

**Particulars**

**Duration of defined benefit obligation**

Less than 1 year

Between 1-2 years

Between 2-5 years

Between 5-10 years

Over 10 years

**Total**

	As at March 31, 2020	As at March 31, 2019
Less than 1 year	0.00	0.00
Between 1-2 years	0.00	0.00
Between 2-5 years	0.05	0.00
Between 5-10 years	0.07	0.02
Over 10 years	0.18	0.08
<b>Total</b>	<b>0.30</b>	<b>0.08</b>

Expected contributions to post-employment benefit plans for the year ending March 31, 2021 is Rs. 0.18 lac

The weighted average duration of the defined benefit plan obligation at the end of the reporting period is 9.19 years (March 31, 2019: 9.16 years).



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**Notes to Financial Statements for the year ended March 31, 2020**  
(All amounts are in Rupees unless otherwise stated)

**32 Related Party transactions**

	i) Holding Company a) Almondz Global Securities Ltd.	ii) Key managerial personnel & their relatives a) Mr. Lokesh Bahri b) Ms. Simmi Sharma			
	iii) Ultimate Holding Company a) Avonmore Capital & Management Services Ltd.	iv) Associates Company a) Premier Alcobev Private Limited			
(A)	Transactions during the year with related parties				
		Holding Company/ Ultimate Holding Company	Associates Company	Total as on 31-03-2020	Total as on 31-03-2019
1	Income				
	Interest income	-	-	-	3.28
	Premier Alcobev Private Ltd.	-	-	-	3.28
2	Expenditure				
	Interest expenses	3.00		3.00	9.11
	Avonmore Capital & Management Services Ltd.	-		-	7.58
	Almondz Global Securities Ltd.	3.00		3.00	1.53
3	Assets/Liabilities				
	a) Unsecured loan received during the Year	27.55	-	27.55	39.00
	Avonmore Capital & Management Services Ltd.	-	-	-	1.00
	Almondz Global Securities Ltd.	27.55	-	27.55	38.00
	b) Repayment of Loans during the year	34.45	-	34.45	160.30
	Avonmore Capital & Management Services Ltd.	-	-	-	151.00
	Almondz Global Securities Ltd.	34.45	-	34.45	9.30
	c) advance taken for expenses	1.58	-	1.58	0.39
	Avonmore Capital & Management Services Ltd.	-	-	-	-
	Almondz Global Securities Ltd.	1.58	-	1.58	0.39
	d) Repayment of advance taken for expenses	1.31	-	1.31	0.40
	Avonmore Capital & Management Services Ltd.	-	-	-	-
	Almondz Global Securities Ltd.	1.31	-	1.31	0.40
4	Closing Balances				
	a) Loan Received	30.10	-	30.10	37.00
	Avonmore Capital & Management Services Ltd.	-	-	-	-
	Ashok Kumar Gupta	-	-	-	-
	Almondz Global Securities Ltd.	30.10		30.10	37.00
	b) Interest Payable	12.04	-	12.04	11.09
	Almondz Global Securities Ltd.	12.04	-	12.04	9.26
	Avonmore Capital & Management Services Ltd.	-	-	-	1.82
	c) Share Capital	1,992.50	-	1,992.50	1,992.50
	Almondz Global Securities Ltd.	1,992.50	-	1,992.50	1,992.50
	d) Reimbursement Account	0.27	-	0.27	0.00
	Almondz Global Securities Ltd.	0.27	-	0.27	0.01
	e) Investment in associate company	-	1,451.00	1,451.00	1,451.00
	Premier Alcobev Private Ltd.	-	1,451.00	1,451.00	1,451.00



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**34 Fair value measurement and financial instruments**

**a). Financial instruments – by category and fair values hierarchy**

The following table shows the carrying amounts and fair value of financial assets and financial liabilities, including their levels in the fair value hierarchy.

**i). As at April 1, 2018**

Particulars	Carrying value				Fair value measurement using		
	FVTPL	FVOCI	Amortised cost	Total	Level 1	Level 2	Level 3
<b>Financial assets</b>							
<b>Non-current</b>							
Investments	-	-	1,451.00	1,451.00	-	-	-
Other financial assets	-	-	89.23	89.23	-	-	-
<b>Current</b>							
Trade receivables	-	-	2.20	2.20	-	-	-
Cash and cash equivalents	-	-	1.70	1.70	-	-	-
Balances other than cash and cash equivalents	-	-	221.60	221.60	-	-	-
Loans	-	-	126.12	126.12	-	-	-
Other financial assets	-	-	20.95	20.95	-	-	-
<b>Total</b>	-	-	1,912.81	1,912.81			
<b>Financial liabilities</b>							
<b>Current</b>							
Borrowings	-	-	158.30	158.30	-	-	-
Trade payables	-	-	4.75	4.75	-	-	-
Other financial liabilities	-	-	9.55	9.55	-	-	-
<b>Total</b>	-	-	172.60	172.60			

**ii). As at March 31, 2019**

Particulars	Carrying value				Fair value measurement using		
	FVTPL	FVOCI	Amortised cost	Total	Level 1	Level 2	Level 3
<b>Financial assets</b>							
<b>Non-current</b>							
Investments	-	-	1,451.00	1,451.00	-	-	-
Other financial assets	-	-	89.23	89.23	-	-	-
<b>Current</b>							
Trade receivables	-	-	1.02	1.02	-	-	-
Cash and cash equivalents	-	-	4.24	4.24	-	-	-
Balances other than cash and cash equivalents	-	-	233.08	233.08	-	-	-
Loans	-	-	-	-	-	-	-
Other financial assets	-	-	23.50	23.50	-	-	-
<b>Total</b>	-	-	1,802.07	1,802.07			
<b>Financial liabilities</b>							
<b>Current</b>							
Borrowings	-	-	37.00	37.00	-	-	-
Trade payables	-	-	-	-	-	-	-
Other financial liabilities	-	-	17.17	17.17	-	-	-
<b>Total</b>	-	-	54.17	54.17			



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iii). As at March 31, 2020

Particulars	Carrying value				Fair value measurement using		
	FVTPL	FVOCI	Amortised cost	Total	Level 1	Level 2	Level 3
<b>Financial assets</b>							
<b>Non-current</b>							
Investments	-	-	1,451.00	1,451.00	-	-	-
Other financial assets	-	-	89.23	89.23	-	-	-
<b>Current</b>							
Trade receivables	-	-	-	-	-	-	-
Cash and cash equivalents	-	-	2.08	2.08	-	-	-
Balances other than cash and cash equivalents	-	-	233.08	233.08	-	-	-
Loans	-	-	-	-	-	-	-
Other financial assets	-	-	45.13	45.13	-	-	-
<b>Total</b>	-	-	1,820.52	1,820.52	-	-	-
<b>Financial liabilities</b>							
<b>Current</b>							
Borrowings	-	-	30.10	30.10	-	-	-
Other financial liabilities	-	-	29.12	29.12	-	-	-
<b>Total</b>	-	-	59.22	59.22	-	-	-

**Level 1:** It includes financial instruments measured using quoted prices.

**Level 2:** The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

**Level 3:** If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. The fair value of financial assets and liabilities included in Level 3 is determined in accordance with generally accepted pricing models based on discounted cash flow analysis using prices from observable current market transactions and dealer quotes of similar instruments.

The Company's borrowings have been contracted at floating rates of interest. Accordingly, the carrying value of such borrowings (including interest accrued but not due) which approximates fair value.

The carrying amounts of trade receivables, trade payables, cash and cash equivalents and other financial assets and liabilities, approximates the fair values, due to their short-term nature. Fair value of non-current financial assets which includes bank deposits (due for maturity after twelve months from the reporting date) and security deposits is similar to the carrying value as there is no significant differences between carrying value and fair value.

The fair value for security deposits were calculated based on discounted cash flows using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

**Valuation processes**

The Management performs the valuations of financial assets and liabilities required for financial reporting purposes on a periodic basis, including level 3 fair values.

**b). Financial risk management**

The Company has exposure to the following risks arising from financial instruments:

- Credit risk
- Liquidity risk
- Interest rate risk

**Risk management framework**

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors have authorised senior management to establish the processes and ensure control over risks through the mechanism of properly defined framework in line with the businesses of the company.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risks limits and controls, to monitor risks and adherence to limits. Risk management policies are reviewed regularly to reflect changes in market conditions and the Company's activities.

The Company has policies covering specific areas, such as interest rate risk, foreign currency risk, other price risk, credit risk, liquidity risk, and the use of derivative and non-derivative financial instruments. Compliance with policies and exposure limits is reviewed on a continuous basis.



**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**b). Financial risk management (continued)**

**(i) Credit risk**

The maximum exposure to credit risks is represented by the total carrying amount of these financial assets in the balance sheet.

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Trade receivables	-	1.02	2.20
Cash and cash equivalents	2.08	4.24	1.70
Bank balances other than cash and cash equivalents	233.08	233.08	221.60
Investments	1,451.00	1,451.00	1,451.00
Loans	-	-	126.12
Other financial assets	134.36	112.73	110.19

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers.

The Company's credit risk is primarily to the amount due from customer and investments. The Company maintains a defined credit policy and monitors the exposures to these credit risks on an ongoing basis. Credit risk on cash and cash equivalents is limited as the Company generally invests in deposits with scheduled commercial banks with high credit ratings assigned by domestic credit rating agencies.

The maximum exposure to the credit risk at the reporting date is primarily from trade receivables. Trade receivables are unsecured and are derived from revenue earned from customers primarily located in India. The Company does monitor the economic environment in which it operates. The Company manages its Credit risk through credit approvals, establishing credit limits and continuously monitoring credit worthiness of customers to which the Company grants credit terms in the normal course of business.

On adoption of Ind AS 109, the Company uses expected credit loss model to assess the impairment loss or gain. The Company establishes an allowance for impairment that represents its expected credit losses in respect of trade receivable. The management uses a simplified approach (i.e. based on lifetime ECL) for the purpose of impairment loss allowance, the company estimates amounts based on the business environment in which the Company operates, and management considers that the trade receivables are in default (credit impaired) when management has reason to believe, it is doubtful to recover. However the Company based upon historical experience determine an impairment allowance for loss on receivables.

The Company's exposure to credit risk for trade receivables are as follows:

Particulars	Gross carrying amount		
	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Receivable		1.02	2.20
Less: Impairment Loss Allowance	-	-	-
<b>Total</b>	<b>-</b>	<b>1.02</b>	<b>2.20</b>

This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors. Further, the Company does not anticipate any material credit risk of any of its other receivables.



**North Square Projects Private Limited**  
**Notes to Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**b). Financial risk management (continued)**

**(ii) Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are fallen due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The Company believes that its liquidity position, including total cash (including bank deposits under lien and excluding interest accrued but not due) of Rs. 235.15 lac as at March 31, 2020 (March 31, 2019: Rs. 237.31 lac April 1, 2018: Rs. 223.29 lac ) and the anticipated future internally generated funds from operations will enable it to meet its future known obligations in the ordinary course of business.

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of credit facilities to meet obligations when due. The Company's policy is to regularly monitor its liquidity requirements to ensure that it maintains sufficient reserves of cash and funding from group companies to meet its liquidity requirements in the short and long term.

The Company's liquidity management process as monitored by management, includes the following:

- Day to day funding, managed by monitoring future cash flows to ensure that requirements can be met.
- Maintaining rolling forecasts of the Company's liquidity position on the basis of expected cash flows.

**Exposure to liquidity risk**

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and includes interest accrued but not due on borrowings.

As at March 31, 2020	Carrying amount	Contractual cash flows		
		Less than one year	More than one year	Total
Current borrowings	30.10	30.10	-	30.10
Interest payable to related party	12.37	12.37	-	12.37
Security refundable- current	2.74	2.74	-	2.74
Expense Payable	12.66	12.66	-	12.66
Employee related payables	1.35	1.35	-	1.35
<b>Total</b>	<b>59.22</b>	<b>59.22</b>	<b>-</b>	<b>59.22</b>

As at March 31, 2019	Carrying amount	Contractual cash flows		
		Less than one year	More than one year	Total
Current borrowings	37.00	37.00	-	37.00
Interest payable to related party	11.09	11.09	-	11.09
Security refundable- current	0.72	0.72	-	0.72
Expense Payable	4.96	4.96	-	4.96
Employee related payables	0.40	0.40	-	0.40
<b>Total</b>	<b>54.17</b>	<b>54.17</b>	<b>-</b>	<b>54.17</b>

As at April 1, 2018	Carrying amount	Contractual cash flows		
		Less than one year	More than one year	Total
Current borrowings	158.30	158.30	-	158.30
Trade Payable	4.75	4.75	-	4.75
Interest payable to related party	7.93	7.93	-	7.93
Security refundable- current	0.72	0.72	-	0.72
Expense Payable	0.44	0.44	-	0.44
Employee related payables	0.46	0.46	-	0.46
<b>Total</b>	<b>172.60</b>	<b>172.60</b>	<b>-</b>	<b>172.60</b>



**b). Financial risk management (continued)**

**iii). Market risk**

Market risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: interest rate risk, currency risk and other price risk, the Company mainly has exposure to two type of market risk namely: currency risk and interest rate risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

**Interest rate risk**

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's main interest rate risk arises from long-term borrowings with variable rates, which expose the Company to cash flow interest rate risk.

**Exposure to interest rate risk**

The Company's interest rate risk arises majorly from the term loans from banks carrying floating rate of interest. These obligations exposes the Company to cash flow interest rate risk. There is no variable interest rate borrowing at the end of the reporting period hence there is no exposure of the Company's borrowing to interest rate.

**35 Capital Management**

For the purpose of the Company's capital management, capital includes issued equity share capital and all other equity reserves attributable to the equity holders of the Company.

Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

To maintain or adjust the capital structure, the Company may return capital to shareholders, raise new debt or issue new shares.

The Company monitors capital on the basis of the debt to capital ratio, which is calculated as interest-bearing debts divided by total capital (equity attributable to owners of the parent plus interest-bearing debts).

Particulars	As at March 31, 2020	As at March 31, 2019	As at April 1, 2018
Borrowings	30.10	37.00	158.30
Less: Cash and cash equivalents	-2.08	-4.24	-1.70
Adjusted net debt (A)	28.02	32.76	156.60
Total equity (B)	1,991.35	1,982.39	1,976.56
Adjusted net debt to adjusted equity ratio (A/B)	1.41%	1.65%	7.92%



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### 36 First-time Adoption of Ind AS

The company has prepared its first Standalone Financial Statements in accordance with Ind AS for the year ended March 31, 2020. For periods up to and including the year ended March 31, 2019, the Company prepared its financial statements in accordance with Indian GAAP, including accounting standards notified under the Companies (Accounting Standards) Rules, 2006 (as amended). The effective date for Company's Ind AS Opening Balance Sheet is April 1, 2018 (the date of transition to Ind AS).

The accounting policies set out in Note 2 have been applied in preparing the financial statements for the year ended March 31, 2020, the comparative information presented in these financial statements for the year ended March 31, 2019 and in the preparation of an opening Ind AS Balance Sheet at April 1, 2018 (the Company's date of transition). According to Ind AS 101, the first Ind AS Financial Statements must use recognition and measurement principles that are based on standards and interpretations that are effective at March 31, 2020, the date of first-time preparation of Financial Statements according to Ind AS. These accounting principles and measurement principles must be applied retrospectively to the date of transition to Ind AS and for all periods presented within the first Ind AS Financial Statements.

Any resulting differences between carrying amounts of assets and liabilities according to Ind AS 101 as of April 1, 2018 compared with those presented in the Indian GAAP Balance Sheet as of March 31, 2018, were recognized in equity under retained earnings within the Ind AS Balance Sheet.

An explanation of how the transition from previous GAAP to Ind AS has affected the company's financial position, financial performance and cash flows is set out in the following tables and notes.

#### A) Exemption and exceptions availed

In the Ind AS Opening Balance Sheet as at April 1, 2018, the carrying amounts of assets and liabilities from the Indian GAAP as at 31 March 2018 are generally recognized and measured according to Ind AS in effect as on March 31, 2020. For certain individual cases, however, Ind AS 101 provides for optional exemptions and mandatory exceptions to the general principles of retrospective application of Ind AS. The Company has used the following exemptions and exceptions in preparing its Ind AS Opening Balance Sheet:

#### A.1 Ind AS optional exemptions

##### A.1.1 Deemed Cost

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition after taking necessary adjustments for de-commissioning liabilities. This exemption can also be used for intangible assets covered by Ind AS 38 Intangible Assets and investment property covered by Ind AS 40 Investment Properties. Accordingly, the Company has elected to measure all of its property, plant and equipment, intangible assets and investment property at their previous GAAP carrying value.

#### A.2 Ind AS mandatory exceptions

##### A.2.1 Estimates

An entity's estimates in accordance with Ind ASs at the date of transition to Ind AS shall be consistent with estimates made for the same date in accordance with previous GAAP (after adjustments to reflect any difference in accounting policies), unless there is objective evidence that those estimates were in error. Ind AS estimates as at April 1, 2018 are consistent with the estimates as at the same date made in conformity with previous GAAP. The Company made estimates for impairment of financial assets based on expected credit loss model in accordance with Ind AS at the date of transition as these were not required under previous GAAP.

##### A.2.2 Classification and measurement of financial assets

Ind AS 101 requires the company to assess classification of financial assets on the basis of facts and circumstances existing as at the date of transition. Further, the standard permits measurement of financial assets accounted on amortised cost basis on fact and circumstances existing as at the date of transition, if retrospective application is impracticable.

Accordingly, the Company has determined the classification of financial assets on the basis of facts and circumstances existing as at the date of transition. Measurement of financial assets has been done retrospectively except where the same is impracticable.

##### A.2.3 Derecognition of financial assets and liabilities

As per Ind AS 101 an entity should apply derecognition requirements in Ind AS 109 prospectively for transaction occurring on or after the date of transition to Ind AS.



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**B) Reconciliations between previous GAAP and Ind AS**

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from previous GAAP to Ind AS.

(Amounts In Rs.)							
	Note	Previous GAAP*	April 1, 2018 Adjustments	Ind ASs	Previous GAAP*	March 31, 2019 Adjustments	Ind ASs
<b>ASSETS</b>							
(1) Non-current assets							
Property, plant and Equipment	e	63	-	63.49	63.44	-	63.44
Investment properties	a	179	(9)	169.93	178.79	-11.68	167.10
Financial assets							
(i) Investments		1,451	-	1,451.00	1,451.00	-	1,451.00
(iii) Other financial assets		89	-	89.23	89.23	-	89.23
Deferred tax assets	d	0	3	3.19	0.03	3.84	3.87
Non-current tax assets		1	-	0.62	0.97	-	0.97
Other non current assets		1	(1)	-	0.80	-0.80	-
Total non-current assets		1,784	(6)	1,777.47	1,784.26	-8.65	1,775.61
(2) Current Assets							
Financial assets							
(i) Trade receivables		2	-	2.20	1.02	-	1.02
(ii) Cash and cash equivalents		2	-	1.70	4.24	-	4.24
(iii) Bank balances other than (ii) above		222	-	221.60	233.08	-	233.08
(iv) Loans		126	-	126.12	-	-	-
(v) Other financial assets		21	-	20.95	23.50	-	23.50
Other current assets		0	-	0.03	0.06	-	0.06
Total current assets		373	-	372.61	261.89	-	261.89
Total Assets		2,157	(6)	2,150.07	2,046.15	-8.65	2,037.51

(Amount In Rs.)							
	Note	Previous GAAP*	April 1, 2018 Adjustments	Ind ASs	Previous GAAP*	March 31, 2019 Adjustments	Ind ASs
<b>EQUITY &amp; LIABILITIES</b>							
Equity							
(a) Equity Share capital		1,993	-	1,992.50	1,992.50	-	1,992.50
(b) Other equity	a to h	(9)	(7)	-15.94	-1.47	-8.65	-10.11
Total equity		1,983	(7)	1,976.56	1,991.03	-8.65	1,982.39
Liabilities							
(1) Non-current liabilities							
Provisions		0	-	0.07	-	-	-
Total non-current liabilities		0	-	0.07	-	-	-
(2) Current liabilities							
Financial liabilities							
(i) Borrowings		158	-	158.30	37.72	-	37.72
(ii) Trade payables		5	-	4.75	-	-	-
(iii) Other financial liabilities	c	9	0	9.55	16.45	-	16.45
Other current liabilities		1	-	0.83	0.91	-	0.91
Provisions		0	(0)	0.00	0.04	-	0.04
Total current liabilities		173	0	173.44	55.12	-	55.12
Total equity and liabilities		2,157	(6)	2,150.07	2,046.15	-8.65	2,037.51

\* The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.



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C) Reconciliation of total profit and loss for the year ended March 31, 2019

	Note	Previous GAAP*	Adjustments	Ind ASs
<b>INCOME</b>				
Revenue from operations		5.91	-	5.91
Other income	b	25.01	-0.03	24.98
<b>Total Income</b>		<b>30.92</b>	<b>-0.03</b>	<b>30.89</b>
<b>EXPENDITURE</b>				
Employee benefits expense	b	3.79	0.08	3.87
Finance expenses		9.11	-	9.11
Depreciation and amortization	a	0.05	2.83	2.88
Other expenses		8.13	-0.01	8.12
<b>Total Expenses</b>		<b>21.08</b>	<b>2.90</b>	<b>23.98</b>
<b>Profit before exceptional items and tax</b>		<b>9.84</b>	<b>-2.93</b>	<b>6.91</b>
Prior period expenses	c	0.33	-0.33	-
<b>Profit before tax</b>		<b>9.52</b>	<b>-2.60</b>	<b>6.91</b>
Current tax				
Current year		2.50	-	2.50
Deferred tax	d	103.00	-103.70	-0.70
Earlier years		-0.64	-	-0.64
<b>Total tax expense</b>		<b>104.86</b>	<b>-103.70</b>	<b>1.16</b>
<b>Profit for the year</b>		<b>-95.34</b>	<b>101.10</b>	<b>5.76</b>
<b>Other comprehensive income</b>				
<b>Items that will not be reclassified to profit or loss</b>				
Remeasurement of defined benefit plans	b	-	0.11	0.11
Income tax relating to remeasurement of defined benefit plans	d	-	-0.03	-0.03
<b>Total other comprehensive income for the year</b>	g	<b>-</b>	<b>0.08</b>	<b>0.08</b>
<b>Total comprehensive income for the year</b>		<b>-95.34</b>	<b>101.18</b>	<b>5.83</b>

\* The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purposes of this note.

D) Reconciliation of total equity as at March 31, 2019 and April 1, 2018

	Note	March 31, 2019	April 1, 2018
Total equity (shareholder's funds) as per previous GAAP		1,991.03	1,983.38
Adjustments:			
Opening Ind AS adjustments		-6.82	
Depreciation on investment property	a	-2.83	-8.85
Rectification of prior period (Expense)/Income	c	0.33	-0.33
Tax impact of above adjustments	d	0.67	2.36
<b>Total adjustments</b>		<b>-8.65</b>	<b>-6.82</b>
<b>Total equity as per Ind AS</b>		<b>1,982.39</b>	<b>1,976.56</b>

E) Reconciliation of total comprehensive income for the year ended March 31, 2019

	Note	March 31, 2019
Profit after tax as per previous GAAP		-95.34
Adjustments:		
Depreciation on investment property	a	-2.83
Actuarial loss on defined benefit plans (net of tax)	b	-0.08
Rectification of prior period expense	c	0.33
Tax impact of above adjustments	d	0.67
<b>Total adjustments</b>		<b>-1.91</b>
<b>Profit after tax as per Ind AS</b>		<b>-97.26</b>
<b>Other comprehensive income (net of tax):</b>		
Actuarial loss on defined benefit plans (net of tax)	b	0.08
<b>Total comprehensive income as per Ind AS</b>		<b>-97.17</b>

Impact of Ind AS adoption on the statements of cash flows for the year ended March 31, 2019

	Notes	Previous GAAP	Adjustments	Ind AS
Net cash flow from operating activities	h	132.95	-21.68	111.27
Net cash flow from investing activities	h	-	21.69	21.69
Net cash flow from financing activities	h	-130.41	-	-130.41
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>2.54</b>	<b>0.01</b>	<b>2.55</b>
Cash and cash equivalents as at April 1, 2018		1.70	-	1.70
<b>Cash and cash equivalents as at March 31, 2019</b>		<b>4.24</b>	<b>0.01</b>	<b>4.25</b>



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**Notes to first-time adoption:**

**(a) Depreciation of investment property**

In the previous years, the Company had not charged depreciation on Investment Property held by it. Recognising the same as GAAP error, the Company has calculated depreciation on investment properties retroactively from the date of their acquisition. Accordingly, as at April 1, 2018, the carrying values of such investment properties have been decreased by corresponding decrease in the opening reserves of the Company.

**(b) Re-measurement of employee benefits :**

Both under Indian GAAP and Ind-AS, the company recognised costs related to its post-employment defined benefit plan on an actuarial basis. Under Indian GAAP, the entire cost, including actuarial gains and losses, are charged to the statement of profit or loss. However, Under Ind-AS, remeasurements [comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets excluding amounts included in net interest on the net defined benefit liability] are recognised in Other Comprehensive Income.

**(c) Prior period income/expense**

Under Indian GAAP, any income or expense pertaining to any period which has not been recognised in profit and loss account for that year was allowed to be recognised as prior period error in next year. Under Ind AS prior period errors are not allowed to be recognised. Hence in compliance with the requirement of Ind AS, the figures of year ending as on March 31, 2019 has been re-stated by reversing the prior period income/expense for that year and recognising the same in the year, in which it was incurred by corresponding increase/decrease in opening reserves.

**(d) Deferred taxes**

The above changes increased (decreased) the deferred tax asset as follows based on a tax rate of 25.75% and 26% in financial year 2017-18 & 2018-19 respectively:

Indian GAAP requires deferred tax accounting using the income statement approach, which focuses on differences between taxable profits and accounting profits for the period. Ind-AS 12 "Income Taxes" requires entities to account for deferred taxes using the balance sheet approach, which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. The application of Ind-AS 12 approach has resulted in recognition of deferred tax on new temporary differences which was not required under Indian GAAP.

The above changes (decreased) the deferred tax asset as follows:

Particulars	Note	April 1, 2018	March 31, 2019
Impact of change in temporary differences between carrying amount and tax base of assets	a, b & e	2.41	3.06
Impact of change in temporary differences between carrying amount and tax base of liability		-0.02	0.01
Total		2.39	3.07

**(e) Property, plant and equipment and Intangible Assets**

Under Previous GAAP cost of property, plant and equipment is recorded at historical cost, however under Ind AS, the Company has opted for deemed cost exemption at date of transition. Hence at the date of transition to Ind AS, property, plant and equipment has been measured at the carrying value as per previous GAAP.

**(f) Other equity:**

Retained earnings as at April 1, 2018 has been adjusted consequent to the above Ind AS transition adjustments.

**(g) Other comprehensive income**

Under Indian GAAP, the Company has not presented other comprehensive income (OCI) separately. Items that have been reclassified from statement of profit and loss to other comprehensive income includes remeasurement of defined benefit plans (net of tax). Hence, Indian GAAP profit or loss is reconciled to total comprehensive income as per Ind AS.

**(h) Statement of cash flows**

The transition from Indian GAAP to Ind AS has not had a material impact on the statement of cash flows.

**37 Income taxes**

**A. Amounts recognised in profit or loss**

	March 31, 2020	March 31, 2019
Current tax expense		
Current year	3.96	2.50
Adjustment for prior years	0.09	-0.64
	<u>4.05</u>	<u>1.86</u>
Deferred tax expense		
Change in recognised temporary differences	-0.74	-0.70
	<u>-0.74</u>	<u>-0.70</u>
Total Tax Expense	<u>3.30</u>	<u>1.16</u>

**B. Amounts recognised in Other Comprehensive Income**

	March 31, 2020			March 31, 2019		
	Before tax	Tax (Expense)/ Income	Net of tax	Before tax	Tax (Expense)/ Income	Net of tax
Remeasurements of defined benefit liability	-0.07	0.02	-0.05	0.11	-0.03	0.08
	<u>-0.07</u>	<u>0.02</u>	<u>-0.05</u>	<u>0.11</u>	<u>-0.03</u>	<u>0.08</u>



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**North Square Projects Private Limited**  
**Notes to the Standalone Financial Statements for the year ended March 31, 2020**  
*(All amounts are Rupees in lacs unless otherwise stated)*

**C. Reconciliation of effective tax rate**

Profit before tax  
Tax using the Company's domestic tax rate (A)  
Tax effect of:  
Impact of Non Taxable Income/Expenses  
Deferred Tax  
Prior year errors/adjustment  
Total (B)  
(A)+(B)

March 31, 2020		March 31, 2019	
Rate	Amount	Rate	Amount
26%	9.01	26%	6.91
	2.34		1.80
	1.62		0.70
	-0.74		-0.70
	0.09		-0.64
	0.96		-0.64
	3.30		1.16

**D. Movement in deferred tax balances**

Deferred Tax Assets  
Employee benefits  
Property, plant and equipment and intangibles  
Investment property

As at March 31, 2019	Recognised in P&L	Recognised in OCI	As at March 31, 2020
0.01	0.01	0.02	0.04
0.02	0.00	-	0.02
3.04	0.74	-	3.77
<b>3.07</b>	<b>0.75</b>	<b>0.02</b>	<b>3.83</b>

Sub- Total (a)

Deferred Tax Liabilities

-	-	-	-
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Sub- Total (b)

-	-	-	-
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Net Deferred Tax Asset (a)-(b)

<b>3.07</b>	<b>0.75</b>	<b>0.02</b>	<b>3.83</b>
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Deferred Tax Assets  
Employee benefits  
Property, plant and equipment and intangibles  
Investment property  
Other Financial Liabilities

As at April 1, 2018	Recognised in P&L	Recognised in OCI	As at March 31, 2019
0.02	0.02	-0.03	0.01
0.01	0.01	-	0.02
2.28	0.76	-	3.04
0.08	-0.08	-	-
<b>2.39</b>	<b>0.70</b>	<b>-0.03</b>	<b>3.07</b>

Sub- Total (a)

Deferred Tax Liabilities

-	-	-	-
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Sub- Total (b)

-	-	-	-
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Net Deferred Tax Asset (a)-(b)

<b>2.39</b>	<b>0.70</b>	<b>-0.03</b>	<b>3.07</b>
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38 Covid-19 was declared a Global Pandemic on 11th March 2020 by the WHO and the GOI announced a lockdown on 24th March 2020. We believe that the impact Assessment on the Pandemic is a continuously evolving process given its intensity in the financial capital of India. Our company shall continue to monitor all material changes to future conditions arising due to pandemic

39 Previous year's figures have been regrouped / reclassified as per the current year's presentation for the purpose of comparability.

For Mohan Gupta & Co.  
Chartered Accountants  
Firm registration No.

Himanshu Gupta  
Partner  
Membership No. 527863

Place: Delhi  
Date: 27 July 2020

For and on behalf of the Board of Directors of  
North Square Projects Private Limited

Lokesh Bahri  
Director  
DIN: 06978849

Simmi Sharma  
Director  
DIN: 06985308

Shruti Aggarwal  
Company Secretary  
Membership No. ACS42524