



February 26, 2025

To,
BSE Limited,
Listing Department, 1st Floor,
P.J. Towers, Dalal Street,
Mumbai- 400 001

Dear Sir,

Sub: Disclosure of Approved Interim Audited Financial Statements pursuant Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the period ended September 30, 2024.

We refer to the provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and we confirm that the Board of Directors of the Company in their meeting held on February 26, 2025 considered and approved the Standalone Interim Audited Financial Statements of the Company for the period ended up to September 2024.

In this regard, we hereby enclose the following:

- i. Interim Audited Financial Statements of the Company for the period ended September 30, 2024.

The meeting commenced at 11.00 AM and concluded at 1.15 PM.

We request you to take the same on record.

Thanking You,

Yours Faithfully,
For Century Joint Developments Private Limited

(Company Secretary)
Ajay S Makam
ACS 66390
No. 10/1, Ground Floor, Lakshminarayana Complex,
Palace Road, Bangalore - 560052

Independent Auditor's Report on Audit of Interim Financial Results

To
THE BOARD OF DIRECTORS OF
M/S CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED
CIN: U70200KA2010PTC052710

Report on the Audit of the Standalone Ind AS Interim Financial Statements

Opinion

We have audited the accompanying special purpose standalone Ind AS interim financial statements of **CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED** ("the Company"), which comprise the Balance sheet as at September 30, 2024, the Statement of Profit and Loss (including the statement of Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the period ended as at 30th September 2024, and notes to the special purpose standalone Ind AS interim financial statements, prepared for the purpose mentioned in other matters below.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid special purpose standalone Ind AS interim financial statements, give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting standard prescribed under section 133 of the Act read with the companies (Indian Accounting Standards) Rule, 2015, as amended ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at September 30, 2024 and its **Loss** including other comprehensive income, the changes in equity and its cash flows for the period on that date.

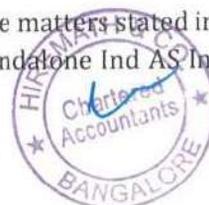
Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143 (10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the auditor's responsibilities for the Audit of the special purpose standalone Ind AS interim financial statements section of our report. We are independent of the Company in accordance with the code of ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the special purpose standalone Ind AS interim financial statements under the provisions of the Companies Act 2013 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 on special purpose standalone Ind AS interim financial statements. Our opinion is not modified in respect of these matter.

Management's Responsibility for the Special Purpose Standalone Ind AS Interim Financial Statements

The Company's board of directors are responsible for the matters stated in section 134 (5) of the Act with respect to the preparation of these Special Purpose standalone Ind AS Interim financial statements that



give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and 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 special purpose standalone Ind AS interim financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

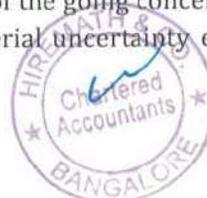
In preparing the standalone Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate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

Auditor's Responsibility for the audit of the Special Purpose Standalone Ind AS Interim financial statements

Our objectives are to obtain reasonable assurance about whether the Special Purpose standalone Ind AS Interim 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 special purpose standalone Ind AS interim 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 special purpose standalone Ind AS interim 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 the one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or



conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the special purpose standalone Ind AS interim 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 Ind AS financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the special purpose standalone Ind AS interim financial statements of the current period.

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.

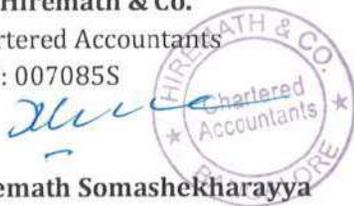
Restriction of use

Our report has been issued solely for arranging funds by issuance of listed non-convertible debentures and should not be used for any other purpose or referred to in any other documents or distributed to any other person without our prior written consent.

For Hiremath & Co.

Chartered Accountants

FRN: 007085S



Hiremath Somashekharayya

Proprietor

Membership No.: 203338

UDIN: 25203338BMKUTF5699

Place: Bengaluru

Date: 26 - Feb - 2025

CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED

CIN : U70200KA2010PTC052710

#10/1, Ground Floor, Lakshminarayana Complex, Palace Road, Bangalore -560001

BALANCE SHEET AS AT 30 SEPTEMBER 2024

(Amount in Rs. Lakhs)

Particulars	Notes	As at 30 Sep 2024	As at 31 March 2024
I ASSETS			
1 Non-Current Assets			
(a) Property, Plant And Equipment	2	7.16	7.69
(b) Financial Assets			
i) Investments	3	13,844.77	13,329.23
(c) Other Non-Current Assets	4	20,923.67	20,824.95
		34,775.60	34,161.87
2 Current Assets			
(a) Inventories	5	33,743.67	31,278.94
(b) Financial Assets			
i) Investments	6	9.57	9.24
ii) Trade receivables	7	2,897.03	2,901.73
iii) Cash and Cash equivalents	8	218.70	575.83
iv) Bank balances other than (iii) above	8A	13.32	13.32
v) Other financial assets	9	41,885.27	39,035.81
(c) Other current assets	10	1,751.89	548.93
		80,519.45	74,363.80
Total Assets		1,15,295.05	1,08,525.68
II EQUITY AND LIABILITIES			
1 EQUITY			
(a) Share Capital	11	2,481.06	2,481.06
(b) Other Equity	12	(92,488.40)	(79,823.66)
		(90,007.34)	(77,342.60)
LIABILITIES			
2 Non-Current Liabilities			
(a) Financial Liabilities			
i) Borrowings	13	59,929.04	69,786.18
		59,929.04	69,786.18
3 Current Liabilities			
(a) Financial Liabilities			
i) Borrowings	14	69,826.50	59,959.30
ii) Trade Payables			
- Total outstanding dues of Micro Enterprises and Small Enterprises			
- Total outstanding dues of Creditors other than Micro enterprises and Small Enterprises	15	38,498.75	25,266.55
iii) Other Financial Liabilities	16	34,592.84	28,068.82
(b) Other Current Liabilities	17	2,455.26	2,787.43
		1,45,373.35	1,16,082.10
Total Equity and Liabilities		1,15,295.05	1,08,525.68

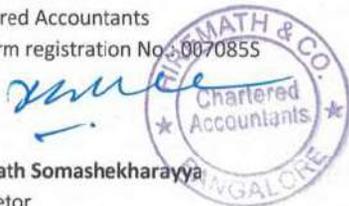
The accompanying notes are an integral part of the Financial Statements

1-39

**As per our report of even date attached
For Hiremath & Co.**

Chartered Accountants

ICAI Firm registration No.: 0070855



Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN : 25203338BMKUTF5699

Place: Bangalore

Date: 26-Feb-2025

For Century Joint Developments Private Limited

Mahesh Prabhu

Director

[DIN:01516242]

Vivekananda Nayak

Director

[DIN:03065394]

Ajay S Makam
Company secretary



CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED

CIN : U70200KA2010PTC052710

#10/1, Ground Floor, Lakshminarayana Complex, Palace Road, Bangalore -560001

STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 30 SEPTEMBER 2024

(Amount in Rs. Lakhs)

Particulars	Note No.	Period Ended 30 Sep 2024	Year Ended 31 March 2024
I INCOME			
Revenue From Operations	18	1,045.11	8,453.68
Other Income	19	1,190.55	1,658.63
TOTAL INCOME		2,235.66	10,112.31
II EXPENSES			
Cost of Sales	20	547.11	3,765.44
Finance Cost	21	14,297.10	25,493.41
Depreciation And Amortisation Expenses	22	0.53	1.28
Other Expenses	23	55.65	932.83
TOTAL EXPENSES		14,900.39	30,192.96
III PROFIT BEFORE EXCEPTIONAL ITEMS AND TAX		(12,664.73)	(20,080.65)
Exceptional items		-	-
IV PROFIT BEFORE TAX		(12,664.73)	(20,080.65)
Income tax expense			
Current tax		-	-
Deferred tax		-	-
MAT Credit written off			
V PROFIT AFTER TAX	(A)	(12,664.73)	(20,080.65)
VI OTHER COMPREHENSIVE INCOME			
Items that will not be reclassified to profit or loss (net of tax expense)		-	-
Items that will be reclassified to profit or loss (net of tax expense)		-	-
TOTAL OTHER COMPREHENSIVE INCOME FOR THE PERIOD, NET OF TAX	(B)	-	-
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	(A+B)	(12,664.73)	(20,080.65)
EARNINGS PER EQUITY SHARE			
Basic earnings per share		(51.05)	(80.94)
Diluted earnings per share		(51.05)	(80.94)

The accompanying notes are an integral part of the Financial Statements

1-39

As per our report of even date attached

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No.: 0070855



Hiremath Somashekarayya

Proprietor

Membership No: 203338

UDIN : 25203338 BMKUTF5699

For Century Joint Developments Private Limited



Mahesh Prabhu

Director

[DIN:01516242]

Vivekananda Nayak

Director

[DIN:03065394]

Place: Bangalore

Date: 26-Feb-2025

Ajay S Makam

Company secretary

CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED

CIN : U70200KA2010PTC052710

#10/1, Ground Floor, Lakshminarayana Complex, Palace Road, Bangalore -560001

STATEMENT OF CASH FLOWS

(Amount in Rs. Lakhs)

Particulars	Period ended 30 Sep 2024	Year ended 31 March 2024
Cash flow from operating activities		
Net profit before tax and after exceptional items	(12,664.73)	(20,080.65)
Adjustments:		
Interest income	(1,190.55)	(1,658.63)
Finance cost	14,297.10	25,493.41
Depreciation	0.53	1.28
Operating cash flow before working capital changes	442.35	3,755.41
(Increase)/ decrease in trade receivables	4.69	(501.07)
(Increase)/ decrease in inventories	(2,464.73)	(2,699.22)
(Increase)/ decrease in loans and other financial assets	(2,849.46)	(7,198.60)
(Increase)/ decrease in other current assets	(1,202.95)	(2.15)
(Increase)/ decrease in other non current assets	(98.71)	738.43
(Decrease)/ increase in trade payables	13,232.20	8,428.65
(Decrease)/ increase in other financial liabilities	6,524.02	12,278.15
(Decrease)/ increase in other current liabilities	(332.17)	(4,133.27)
Cash generated from operations	13,255.24	10,666.32
Income taxes paid	-	-
Net cash generated from/(used in) operating activities	13,255.24	10,666.32
Cash flow from investing activities		
Purchase of investments	(515.88)	3,013.10
Interest received	1,190.55	1,658.63
Purchase of fixed assets	-	-
Net cash generated from (used in) investing activities	674.67	4,671.73
Cash flow from financing activities		
(Repayment)/Proceeds of Borrowings to bank, financial institutions and others	10.06	10,594.16
Finance cost and loan processing fees	(14,297.10)	(25,493.41)
Net cash generated from/ (used in) financing activities	(14,287.04)	(14,899.25)
Net increase in cash and cash equivalents and other bank balances	(357.13)	438.80
Cash and cash equivalents and other bank balances at beginning of year	589.15	150.35
	232.02	589.15
Less : Bank Balances not considered as Cash and Cash equivalents as per Accounting Standard Ind AS 7	13.32	13.32
Cash and cash equivalents at the end of the year	218.70	575.83
Cash and cash equivalents comprise of:		
	30 Sep 2024	31 March 2024
Cash and bank balance (refer note 8)	218.70	575.83
Cash and bank overdraft balance	-	-
	218.70	575.83

The accompanying notes are an integral part of the Financial Statements

1-39

As per our report of even date attached

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No. 0070855



Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN : 25203338BMKUTF5699

Place: Bangalore

Date: 26 - Feb - 2025



For Century Joint Developments Private Limited

Mahesh Prabhu

Director

[DIN:01516242]

Vivekananda Nayak

Director

[DIN:03065394]

Ajay S Makam

Company secretary

CENTURY JOINT DEVELOPMENTS PRIVATE LIMITED
Statement of changes in equity for the Period ended 30 September, 2024

(Amount in Rs. Lakhs)

Equity Share Capital

Particulars	Amount
Equity shares of Rs.10 each issued, subscribed and fully paid up	
As at 31st March 2024	2,481.06
- Movement during the year	-
As at 30 Sep 2024	2,481.06

Other Equity

For the period ended 30 Sep 2024

(Amount in Rs. Lakhs)

Particulars	Capital Reserve	Retained Earnings	Total
Balance in the beginning of 1st, April 2024	3,600.89	(83,424.55)	(79,823.66)
- Profit for the year	-	(12,664.73)	(12,664.73)
- other adjustment	-	-	-
- Capital Reserve on Account of Merger	-	-	-
- Capital Reserve	-	-	-
- Impact of Ind As 115	-	-	-
Total comprehensive income for the period ended 30 Sep 2024	-	(12,664.73)	(92,488.40)
Transfer to other reserves (if any)	-	-	-
Appropriations (if any)	-	-	-
Balance outstanding as on 30 Sep 2024	3,600.89	(96,089.28)	(92,488.40)

Other Equity

For the year ended 31st March 2024

(Amount in Rs. Lakhs)

Particulars	Capital Reserve	Retained Earnings	Total
Balance in the beginning of 1st, April 2023	3,600.89	(63,343.91)	(59,743.01)
- profit for the year	-	(20,080.65)	(20,080.65)
- other adjustment	-	-	-
- Capital Reserve on Account of Merger	-	-	-
- Capital Reserve	-	-	-
- Impact of Ind As 115	-	-	-
Total comprehensive income for the year ended 31st March, 2024	-	(20,080.65)	(20,080.65)
Transfer to other reserves (if any)	-	-	-
Appropriations (if any)	-	-	-
Balance outstanding as on 31st, March 2024	3,600.89	(83,424.55)	(79,823.66)

The accompanying notes are an integral part of the Financial Statements

1-39

As per our report of even date attached

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No.: 0070855




Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN : 25203338BMKUTF5699

For Century Joint Developments Private Limited

Mahesh Prabhu

Director

[DIN:01516242]

Ajay S Makam

Company secretary

Vivekananda Nayak

Director

[DIN:03065394]



Place: Bangalore

Date: 26 - Feb - 2025

1. Material Accounting Policies

i. Corporate Information:

Century Joint Developments Private Limited ("CJD" or "the Company") was incorporated as Private Limited Company under the erstwhile Indian Companies Act, 1956 on 26 February 2010. The Company is engaged in the business of real estate development and is domiciled in India. The company is a wholly owned subsidiary of Century Real Estate Holdings Private Limited.

ii. General Information and Statement of Compliance with Ind AS:

These standalone financial statements ('financial statements') of the Company have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('the 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 during the periods presented.

iii. Basis of Preparation:

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India.

The Financial Statements have been prepared & presented on the historical cost basis except for certain financial instruments measured at fair values at the end of each reporting period, as explained in the accounting policies below.

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

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes in to account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the



measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on the basis stated above, except for Accounting for Leases that are within the scope of Ind AS 17 and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use under Ind AS 36. In addition, for financial reporting purposes, fair value measurements are categorized into Level 1,2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurements in its entirety, which are described as follows:

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

iv. Use of Estimates:

The preparation of financial statements is in conformity with generally accepted accounting principles which require the management of the Company to make judgements, estimates and assumptions that affect the reported amount of revenues, expenses, assets and liabilities and disclosure of contingent liabilities at the end of the reporting period. Although these estimates are based upon the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future period. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Application of accounting policies that require significant accounting estimates involving complex and subjective judgements and the use of assumptions in these

Financial statements have been disclosed separately under the heading "Significant accounting Judgements, estimates and assumption".



v. Current versus non-current classification

The entity presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is classified as current, when:

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

All other assets are classified as non-current.

A liability is classified as current, when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The entity classifies all other liabilities as non-current. Deferred tax assets and liabilities are classified as non-current assets and liabilities.

vi. Change in Accounting Policies and Disclosure

The accounting policies adopted and methods of computation followed are consistent with those of the previous financial year.



vii. Foreign currency transactions

Functional and presentation currency

The financial statements are presented in Indian Rupee which is also the functional and presentation currency of the Company. All amounts have been rounded-off to ₹ Lakhs.

(a) Initial recognition

Foreign currency transactions are recorded in the functional currency, by applying to the exchange rate between the functional currency and the foreign currency at the date of the transaction.

(b) Conversion

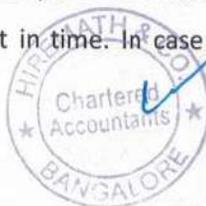
Foreign currency monetary items are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transaction; and non-monetary items which are carried at fair value or any other similar valuation denominated in a foreign currency are reported using the exchange rates that existed when the values were determined. 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 recognized in the statement of profit and loss in the year in which they arise.

viii. Revenue Recognition:

a. Revenue from contracts with customers:

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Revenue is measured based on the transaction price, which is the consideration, adjusted for discounts and other credits, if any, as specified in the contract with the customer. The Company presents revenue from contracts with customers net of indirect taxes in its statement of profit and loss.

Revenue is recognized upon transfer of control of residential/commercial units to customers, in an amount that reflects the consideration the Company expects to receive in exchange for those residential/commercial units. The Company shall determine the performance obligations associated with the contract with customers at contract inception and also determine whether they satisfy the performance obligation over time or at a point in time. In case of residential/commercial units, the



Company satisfies the performance obligation and recognises revenue at a point in time i.e., upon registration and handover of the residential/commercial units. To estimate the transaction price in a contract, the Company adjusts the promised amount of consideration for the time value of money if that contract contains a significant financing component. The Company when adjusting the promised amount of consideration for a significant financing component is to recognise revenue at an amount that reflects the cash selling price of the transferred residential unit.

b. Dividend income:

Income from dividends are recognized when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the Company, and the amount of the dividend can be measured reliably.

c. Interest Income:

Interest income, including income arising from other financial instruments, is recognised using the effective interest rate (EIR) method. EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortized cost of a financial asset. When calculating the effective interest rate, the company estimates the expected cash flows by considering all the contractual terms of the financial instrument but does not consider the expected credit losses. Interest income is included in finance income in the statement of profit and loss. The expected cash flows are reassessed on a yearly basis and changes, if any, are accounted prospectively.

d. Share in profits of partnership firm investments:

Share of profit/(loss) in partnership firms are recognized when the same is debited / credited to the capital or current account in the books of the partnership firm and the company's entitlement to withdraw or receive the profit is established. Where the agreement between the partners restrict withdrawal of profits or restricts distribution of profit or loss upto occurrence of a certain event or elapse of time or where the profit or loss is retained without allocation / distribution, such profit / losses are not recognized in the books of the Company.



ix. Property, Plant and Equipment:

The Company has elected to continue with the carrying value for all of its property, plant and equipment as recognised in its previous GAAP financial statements as deemed cost at the transition date, viz., April 1, 2015.

Property, Plant and Equipment (PPE), being fixed assets are tangible items that are held for use in the production or supply of goods or services, for rental to others, or for administrative purposes and are expected to be used for more than a period of twelve months. They are measured at cost less accumulated depreciation and any accumulated impairment. Cost comprises of the purchase price including import duties and non-refundable purchase taxes after deducting trade discounts and rebates and any costs attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the Management. Own manufactured assets are capitalised at cost including an appropriate share of overheads. Financing costs, if any, relating to acquisition of assets which take substantial period of time to get ready for intended use are also included to the extent they relate to the period up to such assets are ready for their intended use.

Items such as spare parts, stand-by equipment and servicing equipment are capitalised if they meet the definition of property, plant and equipment

Depreciation on Property, Plant and Equipment (PPE) are provided under straight line method as per the useful lives and manner prescribed under Schedule II to the Companies Act, 2013, except leasehold buildings under operating lease arrangements, which are amortised over the leasehold period.

Where the cost of a part of the PPE is significant to the total cost of the PPE and if that part of the PPE has a different useful life than the main PPE, the useful life of that part is determined separately for depreciation.

The Company has used the following useful lives to provide depreciation on its Property, Plant and Equipment:

Class of Assets	Useful Lives
Leasehold Improvements	3 years
Office equipments	3 years
Computer equipments	3 years
Furniture and fixtures	10 years
Vehicles	8 years



The depreciation method applied to an asset is reviewed at each financial year-end and if there has been a significant change in the expected pattern of consumption of future economic benefits embodied in the asset, depreciation is charged prospectively to reflect the changed pattern.

The carrying amount of an item of PPE is derecognised on disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising from de-recognition of Property, Plant and equipment are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the Statement of profit and loss when the asset is de-recognised.

x. Investment property:

Investment property is a property, being a land or a building or part of a building or both, held by the owner or by the lessee under a finance lease, to earn rentals or for capital appreciation or both, rather than for use in the production or supply of goods or services or for administrative purposes, or sale in the ordinary course of business.

Investment properties (if any), are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in profit or loss as incurred.

xi. Intangible assets and amortisation:

An intangible asset is an identifiable non-monetary asset without physical substance.

Intangible assets are recognised only if it is probable that future economic benefits that are attributable to the asset will flow to the enterprise and the cost of the asset can be measured reliably.

Computer software licenses are capitalised on the basis of costs incurred to acquire and bring to use the specific software. Operating software is capitalised and amortised along with the related fixed asset.



The Company has used the following useful lives to amortise its intangible assets:

Class of Assets	Useful Lives
Computer software	3 Years

xii. Impairment of Non Financial assets:

The Company periodically assesses whether there is any indication that an asset or a group of assets comprising a cash generating unit may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. For an asset or group of assets that does not generate largely independent cash inflows, the recoverable amount is determined for the cash-generating unit to which the asset belongs. 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 recognized in the statement of profit and loss. If at the balance sheet date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciable historical cost. An impairment loss is reversed only to the extent that the amount of asset does not exceed the net book value that would have been determined if no impairment loss had been recognized.

xiii. Impairment of Financial assets:

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired. Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12-month expected credit losses or at an amount equal to the life time expected credit losses, if the credit risk on the financial asset has increased significantly since initial recognition.

xiv. Fair value measurement:

The Company measures financial instruments at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction



between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs. All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- **Level 1:** Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- **Level 2:** Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable, or
- **Level 3:** Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable. For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.



xv. 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.

1. Financial assets

Initial recognition and measurement

All financial assets are recognized initially at fair value, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- a) Debt instruments at amortized cost
- b) Debt instruments at fair value through other comprehensive income (FVTOCI);
- c) Debt instruments and equity instruments at fair value through profit or loss (FVTPL);
- d) Equity instruments measured at fair value through other comprehensive income (FVTOCI).

a) Debt instruments at amortised cost:

A 'debt instrument' is measured at the amortized 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 amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into



account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

b) Debt instrument at FVTOCI:

A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

- The objective of the business model is achieved both by collecting contractual cash flows and selling the financial assets, and
- The asset's contractual cash flows represent SPPI.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI).

c) Debt instrument at FVTPL:

FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL. Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch').

d) Equity investments (other than investments in subsidiaries and joint ventures):

All equity investments within the scope of Ind AS 109, 'Financial Instruments', are measured at fair value either through statement of profit and loss or other comprehensive income. The Company makes an irrevocable election to present in OCI the subsequent changes in the fair value on an instrument-by-instrument basis. The classification is made on initial recognition.



If the Company decides to classify an equity instrument as at FVOCI, then all fair value changes on the instrument, excluding dividends, impairment gains or losses and foreign exchange gains and losses, are recognized in the OCI. Any gains or losses on de-recognition is recognized in the OCI and are not recycled to the statement of profit or loss.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the statement of profit and loss.

De-recognition of Financial Assets:

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily de-recognized when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognize the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Investment in Subsidiaries, Associates and Joint ventures:

The Company's investment in equity instruments of Subsidiaries, Associates and Joint venture are accounted for at cost as per Ind AS 27.



2. Financial Liabilities

Initial recognition and measurement

All financial liabilities are recognized initially at fair value and transaction cost (if any) that is attributable to the acquisition of the financial liabilities is also adjusted.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

a. Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognized in profit and loss when the liabilities are de-recognised as well as through the EIR amortization process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

b. Trade and other payables

These amounts represent liabilities for goods or services provided to the Company which are unpaid at the end of the reporting period. Trade and other payables are presented as current liabilities when the payment is due within a period of 12 months from the end of the reporting period. For all trade and other payables classified as current, the carrying amounts approximate fair value due to the short maturity of these instruments. Other payables falling due after 12 months from the end of the reporting period are presented as non-current liabilities and are measured at amortised cost unless designated as fair value through profit and loss at the inception.

c. Other financial liabilities at fair value through profit and loss:

Financial liabilities at fair value through profit and loss include financial liabilities held for trading and financial liabilities designated upon initial recognition at fair value through profit and loss. Gains or losses on liabilities held for trading are recognized in the profit and loss.



De-recognition of Financial Liabilities:

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

3. 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 recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

4. Compound Financial Instruments:

A financial instrument that comprises of both the liability and equity components are accounted as compound financial instruments. The fair value of the liability component is separated from the compound instrument and is subsequently measured at amortised cost. The residual value is recognized as equity component of other financial instrument and is not remeasured after initial recognition.

The transaction costs related to compound instruments are allocated to the liability and equity components in the proportion to the allocation of gross proceeds. Transaction costs related to equity component is recognised directly in equity and the cost related to liability component is included in the carrying amount of the liability component and amortised using effective interest method.

xvi. Borrowing costs:

Borrowing costs directly attributable to acquisition/ construction of qualifying assets are capitalised until the time all substantial activities necessary to prepare the qualifying assets for their intended use are complete. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use/ sale. All other borrowing costs are charged to statement of profit and loss.



xvii. Cash and cash equivalents:

Cash and cash equivalents for the purposes of cash flow statement comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

xviii. Provisions:

A provision is recognized when an enterprise has a present obligation (legal or constructive) as result of past event and it is probable that an outflow of embodying economic benefits of resources will be required to settle a reliably assessable obligation. Provisions are determined based on best estimate required to settle each obligation at each balance sheet date. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

xix. Contingent liabilities:

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognised because it cannot be measured reliably. The company does not recognise a contingent liability but discloses its existence in the financial statements.

Contingent Assets are not recognized but are disclosed when the inflow of economic benefits are probable.

xx. Earnings per share:

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares (if any) are treated as a fraction of an equity share to the extent that they were entitled to participate in dividends relative to a fully paid equity share during the reporting period. The



weighted average number of equity shares outstanding during the period is adjusted for events of bonus issue; bonus element in a rights issue to existing shareholders; share split; and consolidation of shares if any.

For the purpose of calculating diluted earnings per share, the net profit or loss 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.

xxi. Taxes on Income:

Tax expense comprises of current and deferred tax.

a. Current income tax:

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognised directly in equity is recognised in other comprehensive income / equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate

b. Deferred tax

Deferred tax is provided on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.



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 based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

c. Minimum Alternate Tax:

Minimum Alternate Tax (MAT) paid up to AY 2019-20 in accordance with the tax laws, which gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset.

d. Section 115BAA

A new Section 115BAA was inserted in the Income Tax Act, 1961; by The Government of India on September 20, 2019 vide the Taxation Laws (Amendment) Ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section.

However company has opted for the new tax regime u/s 115BAA, wherein company has opted for reduced tax rates and as per the provisions of the income Tax 1962 and also forgone the MAT credit entitlements.

xxii. Inventories:

Inventories are carried at the lower of cost and net realisable value. Cost includes all applicable costs incurred in bringing the properties to their present location and condition.

Properties under development

Properties under development represent construction work in progress which is stated at the lower of cost and net realizable value. This comprises of cost of land, construction related overhead expenditure, borrowing costs and other net costs incurred during the period of development. Net realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.



xxiii. Leases:

The Company assesses at contract inception whether a contract is, or contains, a lease. 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.

- a. The contracts involve the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capability of a physical distinct asset. If the supplier has a substantive substitution right, then the asset is not identified
- b. The Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- c. The Company has the right to direct the use of the asset. The Company has this right when it has the decision making rights that are most relevant to changing how and for what purpose the asset is used.

The Company as lessor:

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Contingent rents are recognised as revenue in the period in which they are earned.

The Company as lessee:

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets.

Right-of-use Asset:

The Company recognises right-of-use assets and lease liabilities at the lease commencement date. The right-of-use assets is initially measured at cost which includes the initial amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the lease term.



Lease Liability:

The lease liabilities is initially measured at the present value of lease payments to be made over the lease term, discounted using the Company's incremental borrowing rate. It is re-measured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is re-measured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in Statement of Profit and Loss.

Short-term lease and leases of low-value assets

The Company has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of less than 12 months or less and leases of low-value assets, including IT Equipment. The Company recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The election for short-term leases shall be made by class of underlying asset to which the right of use relates. A class of underlying asset is a grouping of underlying assets of a similar nature and use in Company's operations. The election for leases for which the underlying asset is of low value can be made on a lease-by-lease basis.

xxiv. Business combination:

Common control transactions are accounted for based on pooling of interests method where the assets and liabilities of the acquiree are recorded at their existing carrying values. The identity of reserves of the acquiree is preserved and the difference between consideration and the face value of the share capital of the acquiree is transferred to capital reserve, which is shown separately from other capital reserves. The financial information in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the Standalone Financial Statements irrespective of the actual date of the combination.

Significant accounting Judgements, estimates and assumptions:

The preparation of financial statements in conformity with the recognition and measurement principles of Ind AS requires management to make judgements, estimates, and assumptions that affect the



reported balances of revenues, expenses, assets and liabilities and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

The following are the areas of estimation uncertainty and critical judgements that the management has made in the process of applying the Company's accounting policies:

a) Recognition of deferred tax assets:

The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

b) Revenue from contracts with customers:

The Company applied the following judgments that significantly affect the determination of the amount and timing of revenue from contracts with customers:

i. Identification of performance obligation

Revenue consists of sale of undivided share of land and constructed area to the customer, which have been identified by the Company as a single performance obligation, as they are highly interrelated/ interdependent. In assessing whether performance obligations relating to sale of undivided share of land and constructed area are highly interrelated/ interdependent, the Company considers factors such as:

- whether the customer could benefit from the undivided share of land or the constructed area on its own or together with other resources readily available to the customer.
- whether the entity will be able to fulfill its promise under the contract to transfer the undivided share of land without transfer of constructed area or transfer the constructed area without transfer of undivided share of land.



ii. *Timing of satisfaction of performance obligation*

Revenue from sale of real estate units is recognised when (or as) control of such units is transferred to the customer. The entity assesses timing of transfer of control of such units to the customers as transferred over time if one of the following criteria are met-

- The customer simultaneously receives and consumes the benefits provided by the entity's performance as the entity performs.
- The entity's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If control is not transferred over time as above, the entity considers the same as transferred at a point in time.

For contracts where control is transferred at a point in time, the Company considers the following indicators of the transfer of control of the asset to the customer:

- When the entity obtains a present right to payment for the asset.
- When the entity transfers legal title of the asset to the customer.
- When the entity transfers physical possession of the asset to the customer.
- When the entity transfers significant risks and rewards of ownership of the asset to the customer.
- When the customer has accepted the asset.

c) **Accounting for revenue and land cost for projects executed through joint development arrangements ('JDA'):**

For projects executed through joint development arrangements, the revenue from the development and transfer of constructed area/revenue sharing arrangement and the corresponding land/development rights received under JDA is measured at the fair value and the same is accounted on launch of the project. The fair value is estimated with reference to the terms of the JDA (whether revenue share or area share) and the related cost that is allocated to discharge the obligation of the Company under the JDA. Such assessments are carried out at the launch of the real estate projects and are not reassessed at each reporting period unless warranted by



contractual obligations. The Management is of the view that the fair value method and estimates are reflective of the current market condition.

d) Provision and contingent liability:

On an ongoing basis, the Company reviews pending cases, claims by third parties and other contingencies. For contingent losses that are considered probable, an estimated loss is recorded as an accrual in financial statements. Loss Contingencies that are considered possible are not provided for but disclosed as Contingent liabilities in the financial statements. Contingencies the likelihood of which is remote are not disclosed in the financial statements.

e) Useful lives of depreciable assets:

Management reviews the useful lives of depreciable assets at each reporting. As at Sep 30, 2024, management assessed that the useful lives represent the expected utility of the assets to the Company. Further, there is no significant change in the useful lives as compared to previous year.

f) Evaluation of indicators for impairment of assets:

The evaluation of applicable indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

g) Defined benefit obligation:

Management's estimate of the Defined Benefit obligation is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may impact the obligation amount and the annual defined benefit expenses.

h) 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.



i) Leases

Ind AS 116 replaces existing standard on leases i.e. Ind AS 17, Leases with effect from accounting periods beginning on or after 1st April 2019.

Recent Indian Accounting Standards (Ind As)

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards on 24-03-2021 to be applicable with effect from 01-04-2021. Company's financial statement has been Complied with to the extent as specified in the above notification.



Century Joint Developments Private Limited
Notes on accounts

Non current assets

2. Property, Plant and Equipment (PPE)

(Amount in Rs. Lakhs)

Particulars	Office equipments	Furniture & Fixtures	Plant & Machinery	Total
As at 31st March 2023	15.40	6.44	0.25	22.09
Additions during 2023-24	-	-	-	-
Disposal during 2023-24	-	-	-	-
As at 31st March 2024	15.40	6.44	0.25	22.09
Additions during Apr-2024-Sep-24	-	-	-	-
Disposal during Apr-2024-Sep-24	-	-	-	-
As at 30th Sep 2024	15.40	6.44	0.25	22.09
Accumulated Depreciation				
As at 31st March 2023	9.96	2.93	0.23	13.12
Depreciation charged during 2023-24	0.89	0.40	-	1.28
Disposal during 2023-24	-	-	-	-
As at 31st March 2024	10.85	3.33	0.23	14.40
Depreciation charged during Apr-2024-Sep-24	0.36	0.17	-	0.53
Disposal during Apr-2024-Sep-24	-	-	-	-
As at 30th Sep 2024	11.20	3.50	0.23	14.93
Net Carrying amount				
As at 31st March 2024	4.56	3.11	0.02	7.69
As at 30th Sep 2024	4.20	2.94	0.02	7.16



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

NON CURRENT ASSETS (CONTD)

3 Investments (Non-current)

Particulars	As at 30 Sep 2024	As at 31 March 2024
I) Investments in equity instruments		
1. Subsidiaries (at cost)		
i) in equity shares, unquoted		
9,500 (as on 31st March 2024 - 9,500) equity shares of Pai Electronics Systems Private Limited, of ₹ 10 each, fully paid up being 95% of share capital	0.95	0.95
10,000 (as on 31st March 2024 - 10,000) equity shares of Suruchi Properties Private Limited, of ₹ 10 each, fully paid up being 100% of share capital	10.45	10.45
2. Others (At Cost)		
i) in equity shares, unquoted		
26,20,764 (as on 31st March 2024 - Nil) equity shares of Century Silicon City Private Limited, of ₹ 10 each, fully paid up being 100% of share capital	26.21	26.21
Total investments in Subsidiaries - (A)	37.61	37.61
3. Other Investments (at fair value through other comprehensive income)		
i) in equity shares, unquoted		
100 (as on 31st March 2024 - 100) equity shares of The Shamrao Vithal Co-operative Bank Ltd, of ₹ 25 each, fully paid up	0.03	0.03
8,946 (as on 31st March 2024 - 8,946) equity shares of The Sirsi Urban Sahakari Bank Ltd, of ₹ 100 each, fully paid up	10.57	10.57
Total value of Other investments - (B)	10.59	10.59
II) Investments in Partnership Firm		
1. Subsidiaries (at cost)		
Century Central	1,533.89	1,532.51
Century Airport City	122.31	122.31
Century Pragati	679.36	679.36
Space Illusion	375.53	489.73
Century Star	10,184.04	9,645.56
Century Shilton Ventures	703.91	614.02
Horizon Office Spaces	137.37	137.37
2. Joint Ventures (at cost)		
Samsara Retirement Living LLP	60.16	60.16
Total investments in Partnership Firms - (C)	13,796.57	13,281.03
	13,844.77	13,329.23

Financial Assets: Investments (Non-current)

Particulars	As at 30 Sep 2024	As at 31 March 2024
Investments in equity instruments		
Investments in Shares		
Aggregate Value of quoted investments	-	-
Aggregate market value of quoted investments	-	-
Aggregate value of unquoted investments	48.20	48.20
Aggregate value of impairment in value of investments	-	-
Others - Investments in Partnership Firms		
Aggregate value of investments in Partnership firms	13,736.41	13,220.87
Aggregate value of investments in Joint ventures	60.16	60.16
Aggregate value of unquoted investments	13,844.77	13,329.23



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

4 Other Non Current Assets

Particulars	As at 30 Sep 2024	As at 31 March 2024
Unsecured, considered good		
Advance other than capital advance :		
Mobilization Advance	348.47	255.03
Deposits under joint development arrangements		
To Related Parties	19,050.00	19,050.00
To Others	614.50	606.70
Advance for purchase of property	109.90	119.80
Advance Tax (Net of Provision)	209.61	204.74
Fixed Deposits	590.07	587.56
Security deposits	1.12	1.12
Total	20,923.67	20,824.95

5 Inventories (valued at lower of cost and net realizable value)

Particulars	As at 30 Sep 2024	As at 31 March 2024
Properties under development*	33,743.67	31,278.94
Total	33,743.67	31,278.94

* Refer note 13 & 14 for inventories given as securities by the company.

* Amount includes capitalisation of borrowing cost amounting to ₹ 2,633.10 Lakhs (previous year: ₹ 4,995.06 Lakhs)

6 Investments

Particulars	As at 30 Sep 2024	As at 31 March 2024
Investments in Mutual funds (at Fair Value through Profit and Loss)	9.57	9.24
Total	9.57	9.24

7 Trade receivables

Particulars	As at 30 Sep 2024	As at 31 March 2024
Unsecured, Considered good	2,897.03	2,901.73
Total	2,897.03	2,901.73
Allowance for doubtful debts	-	-
Total	2,897.03	2,901.73

Note: In determining the allowances for doubtful trade receivables, the Company uses the expected credit loss allowance method for trade receivables. Expected credit losses are estimated after taking into account historical credit loss experiences of the company. There have been no significant credit losses suffered by the Company in the past and hence, the Company estimates the expected credit loss (allowance for doubtful debts) to be Nil.

Ageing schedule of trade receivable is as under
For the period ended 30th Sep 2024

Particulars	Less than 6 Months	6 months - 1 year	1-2 Years	More than 2 years
Undisputed - Considered Good	-	34.68	1,565.13	1,297.22
Undisputed - Significant Credit Risk	-	-	-	-
Undisputed - Credit Impaired	-	-	-	-
Disputed - Considered Good	-	-	-	-
Disputed - Significant Credit Risk	-	-	-	-
Disputed - Credit Impaired	-	-	-	-
Total	-	34.68	1,565.13	1,297.22



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

For the year ended 31st March 2024

Particulars	Less than 6 Months	6 months - 1 year	1-2 Years	More than 2 years
Undisputed - Considered Good	39.68	257.52	1,313.56	1,290.97
Undisputed - Significant Credit Risk	-	-	-	-
Undisputed - Credit Impaired	-	-	-	-
Disputed - Considered Good	-	-	-	-
Disputed - Significant Credit Risk	-	-	-	-
Disputed - Credit Impaired	-	-	-	-
Total	39.68	257.52	1,313.56	1,290.97

8 Cash and Cash Equivalents

Particulars	As at 30 Sep 2024	As at 31 March 2024
Balances with Banks		
Current Accounts	197.05	554.18
Cash on hand	21.65	21.65
Total	218.70	575.83
Of the above, the balances that meet the definition of Cash and Cash equivalent as per Ind AS 7 "Statement of Cashflows" is	218.70	575.83

8A Other Bank balances

Particulars	As at 30 Sep 2024	As at 31 March 2024
Earmarked Balances		
In current accounts - Refer Note 8A	13.32	13.32
Total	13.32	13.32

Note to 8A:

Earmarked balances are restricted in use.

8A. These balances represent escrow accounts for loans taken by the company.

9 Other Financial Assets

Particulars	As at 30 Sep 2024	As at 31 March 2024
Advances and other receivables:		
Unsecured, Considered good:		
Advances recoverable	5,020.07	4,491.02
Receivables from related parties	31,369.66	29,049.25
Receivables partnership firms (company retired as partner)	5,495.54	5,495.54
Total	41,885.27	39,035.81

9.1 Loans and Project advances due by firms or private companies in which any director is a partner or a director or a member.

Particulars	As at 30 Sep 2024	As at 31 March 2024
Private Company and Firms in which director is a member or director or partner	12,023.52	10,369.77

10 Other Current Assets

Particulars	As at 30 Sep 2024	As at 31 March 2024
Balance with government authorities	572.27	548.92
Prepaid expenses	-	0.01
Interest Accrued	1,179.62	-
Total	1,751.89	548.93



Equity and Liabilities

11 Equity Share Capital

Particulars	As at 30 Sep 2024	As at 31 March 2024
Authorised capital 5,65,61,436 (as on 31st March 2024 - 5,65,61,436) equity shares of ₹ 10 each	5,656.14	5,656.14
Issued, subscribed and fully paid up 2,48,10,582 (as on 31st March 2024 - 2,48,10,582) equity shares of ₹ 10 each	2,481.06	2,481.06
	2,481.06	2,481.06

(a) Rights, preferences and restrictions attached to equity shares

The Company has only one class of share referred to as equity shares having a par value of ₹ 10. Each holder of the equity share, as reflected in the records of the Company as on the date of the Annual general meeting, is entitled to one vote in respect of each share held for all matters submitted to vote in the Annual general meeting. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors, if any, is subject to the approval of the shareholders in the Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(b) List of persons holding more than 5 percent shares in the Company

Name of the share holder	As at 30 Sep 2024		As at 31 March 2024	
	No of shares	% holding	No of shares	% holding
M/s Century Real Estate Holdings Private Limited	2,35,41,965	94.89%	2,35,41,965	94.89%
TOTAL	2,35,41,965	94.89%	2,35,41,965	94.89%

(c) Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period

Particulars	As at 30 Sep 2024		As at 31 March 2024	
	No of shares	Amount (In Lakhs)	No of shares	Amount (In Lakhs)
Number of equity shares	2,48,10,582	2,481.06	2,48,10,582	2,481.06

(d) Details of shareholding of promoters are as under at the end of the reporting period

Shares held by promoters at the end of the year				
Promoters Name	No.of shares at the beginning of the year	Change during the year	No.of shares at the end of the year	% of total Share
M/s Century Real Estate Holdings Private Limited	2,35,41,465	-	2,35,41,465	94.8848
Ravindra Pai (Nominee of CREH)	500	-	500	0.0020
Ravindra Pai	6,99,159	-	6,99,159	2.8180
Ashwin Pai	37	-	37	0.0001
Satish Pai	4,33,989	-	4,33,989	1.7492
KN Yellappa	69,793	-	69,793	0.2813
Yashwanth Shenoy	65,639	-	65,639	0.2646
TOTAL	2,48,10,582	-	2,48,10,582	100.0000

(e) Shares held by holding company

Eq. shares held by Holding company (Century Real Estate Holdings Pvt Ltd) are specified in Note 11(b).

(f) Buy back of shares and shares allotted by way of bonus shares / issue of shares for consideration other than cash

There have been no buy back of shares or issue of shares by way of bonus issue or issue of shares pursuant to a contract without payment being received in cash for the period of five years immediately preceding the balance sheet.



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

Equity and Liabilities

12 Other Equity

Particulars	As at 30 Sep 2024	As at 31 March 2024
Surplus/(deficit) in the statement of profit and loss	(96,089.29)	(83,424.56)
Capital Reserve	3,600.89	3,600.89
Total	(92,488.40)	(79,823.66)

NON-CURRENT LIABILITIES

13 Borrowings:

Particulars	As at 30 Sep 2024		As at 31 March 2024	
	Non Current	Current	Non Current	Current
Debentures				
<i>Secured:</i>				
Non Convertible Debentures	59,930.00	44,724.24	64,930.00	39,724.24
Term loans				
<i>Secured:</i>				
- from financial institutions	-	4,857.88	4,857.88	-
	59,930.00	49,582.12	69,787.88	39,724.24
Unamortised portion of upfront processing fee	(0.96)	(11.62)	(1.70)	(20.94)
	59,929.04	49,570.50	69,786.18	39,703.30

Details of securities and repayment terms:

A) Non Convertible debentures

- (i) 22.45 % p.a. non convertible debentures from Asia Real Estate II India Opportunity Trust - [Balance as on 30th Sep 2024, including current maturities of long term debt : ₹ 34,724.24 Lakhs (as on 31st March 2024 : ₹ 34,724.24 Lakhs)]

Interest rate and redemption terms of debentures:

Particulars	Effective Interest rate	Redemption term
Asia Real Estate II India Opportunity Trust (3,250 Senior, Unrated, Redeemable, Freely Transferable, Non-Convertible Debentures of a Face Value ₹ 10 Lakhs each)	22.45%	Repayable in 9 quarterly instalment starting from 30th Sept 2021.

- (ii) 18.20 % p.a. non convertible debentures from Asia Real Estate II India Opportunity Trust - [Balance as on 30th Sep 2024, including current maturities of long term debt : ₹ 69,930 lakhs (as on 31st March 2024 : ₹ 69,930 lakhs)]

Interest rate and redemption terms of debentures:

Particulars	Effective Interest rate	Redemption term
Asia Real Estate II India Opportunity Trust (6,993 Senior, Unrated, Redeemable, Freely Transferable, Non-Convertible Debentures of a Face Value ₹ 10 Lakhs each)	18.20%	Repayable in 16 Quartely instalments from 31st Dec 2024



Equity and Liabilities

Non convertible debentures are secured by:

Particulars of Property charged:

Calina Land

- Pari-passu equitable mortgage over the Calina Mortgaged Assets and Additional Calina Land belonging to M/s Akruthi Enterprises and M/s Adarsh Enterprises properties admeasuring 24 Acres 6.5 Guntas and Hypothecation of Receivables from the Project;
- Pari Passu charge on partnership interest in M/s Akruthi Enterprises and M/s Adarsh Enterprises;

Sankhya Land

- a paripassu charge on Immovable Property of M/s Indiland Developers Bangalore Pvt Ltd measuring 29 Acres 18.2 Guntas (Sy No. Details below) situated at Tarabanahalli Village and Meenukunte Village, Bangalore North Taluk, Bangalore and Hypothecation of Receivables.

Madhuvan Back Lands

- a paripassu charge by way of mortgage over the lands belonging to Century Downtown Private Limited situated at Byatarayanapura,
- a paripassu charge by way of mortgage over the lands belonging to Navrang Property Developers Private Limited situated at Byatarayanapura, Bangalore measuring 2 Acre 12 Guntas.
- first ranking exclusive charge by way of hypothecation over movable assets and receivables of the properties (mentioned above).

Artizan Land

- a pari passu charge by way of mortgage over the lands belonging to CJDPL situated at Vasudevapura Village and Govindapura Village, Yelahanka Hobli, Bangalore

Project Landmark

- first ranking exclusive charge by way of hypothecation over movable assets and receivables Century Partners of Prestige Century Landmark & Prestige Century Megacity.

Others:

- corporate guarantees from Corporate Obligors;
- Personal Guarantee of P Ravindra Pai and Mr. P Ashwin Pai;
- Pari Passu Pledge on shares of CREHPL & CJDPL more fully defined in the pledge agreements;

Obligors mean the following - Indiland Developers Bangalore Pvt Ltd, M/s Akruthi Enterprises, M/s Adarsh Enterprises, Century Joint Development Private Limited, Navrang Property Developers Pvt Ltd, Century Downtown Pvt Ltd Dr. P Dayananda Pai, Mr. P Ravindra Pai and Mr.

B Loans From the Financial Institutions:

- 1) Piramal Capital and Housing Finance Limited - [Balance as on 30th Sep 2024, including current maturities of long term debt : ₹ 4,857.88 lakhs (as on 31st March 2024 : ₹ 4,857.88 Lakhs)]

Particulars of Property charged:

Calina Land

- Pari-passu equitable mortgage over the Calina Mortgaged Assets and Additional Calina Land belonging to M/s Akruthi Enterprises and M/s Adarsh Enterprises properties admeasuring 24 Acres 6.5 Guntas and Hypothecation of Receivables from the Project;
- Pari Passu charge on partnership interest in M/s Akruthi Enterprises and M/s Adarsh Enterprises;

Sankhya Land

- a paripassu charge on Immovable Property of M/s Indiland Developers Bangalore Pvt Ltd measuring 29 Acres 18.2 Guntas (Sy No. Details below) situated at Tarabanahalli Village and Meenukunte Village, Bangalore North Taluk, Bangalore and Hypothecation of Receivables.

Madhuvan Back Lands

- a paripassu charge by way of mortgage over the lands belonging to Century Downtown Private Limited situated at Byatarayanapura,
- a paripassu charge by way of mortgage over the lands belonging to Navrang Property Developers Private Limited situated at Byatarayanapura, Bangalore measuring 2 Acre 12 Guntas.
- first ranking exclusive charge by way of hypothecation over movable assets and receivables of the properties (mentioned above).



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

Equity and Liabilities

Artizan Land

- a pari passu charge by way of mortgage over the lands belonging to CJDPL situated at Vasudevapura Village and Govindapura Village,
- a paripassu charge by way of mortgage over the lands belonging to Navrang Property Developers Private Limited situated at Sy No. 25 Byatarayanapura, Bangalore measuring 2 Acre 12 Guntas.
- first ranking exclusive charge by way of hypothecation over movable assets and receivables of the properties (mentioned above).

HM World City

- pari passu charge by way of mortgage over the identified units of at the project HM World City situated at Anjanapura Village Bangalore South.
- Survey Nos. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, of Vasudevapura Village
Survey No. 8, 9 of Govindapura Village

Others (Second Charge)

- Second Charge on the Company's share of Project land and built up area in Project Breeze and Hypothecation of Receivables from the Project;
- Second Ranking Charge on Towers 'Argon, Bronze and Chrome' in the Project Century Ethos more fully defined in the Memorandum of Entry recording Mortgage by Deposit of Title Deeds and Hypothecation of Receivables;
- Hypothecation of Receivables of the obligors as termed in the transaction documents.
- corporate guarantees from Corporate Obligors;
- Personal Guarantee of P Ravindra Pai and Mr. P Ashwin Pai;
- Pari Passu Pledge on shares of CREHPL & CJDPL more fully defined in the pledge agreements;

Obligors mean the following - Indiland Developers Bangalore Pvt Ltd, M/s Akruthi Enterprises, M/s Adarsh Enterprises, Century Joint Development Private Limited, Navrang Property Developers Pvt Ltd, Century Downtown Pvt Ltd Dr. P Dayananda Pai, Mr. P Ravindra Pai and Mr.

Repayment terms and interest rates:

Name of the financial institution	EIR	Repayment and other terms
Piramal Capital and Housing Finance Limited	18.20%	Repayable ₹ 4,857.88 Lakhs in 2025-26.



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

CURRENT LIABILITIES

14 Borrowings

Particulars	As at 30 Sep 2024	As at 31 March 2024
Current maturities of long-term debt	49,570.50	39,703.30
Unsecured:		
Inter corporate deposit from others	75.00	75.00
Loan From Promoters	6,904.50	6,904.50
Short-term Loans	13,276.50	13,276.50
	69,826.50	59,959.30

Unsecured loans:

The unsecured loans from others carry an interest rate of 12% and are repayable on demand.

15 Trade Payables

Particulars	As at 30 Sep 2024	As at 31 March 2024
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises	38,498.75	25,266.55
Total	38,498.75	25,266.55

There are no interest amounts paid / payable to Micro and Small Enterprises. The information in relation to dues to Micro Enterprises and Small Enterprises have been determined to the extent such parties have been identified on the basis of information available with the Company, which has been relied upon by the auditors.

Ageing schedule of trade payable is as under

For the period ended 30th Sep 2024

Particulars	Less than 1 year	1-2 Years	2-3 Years	More than 3 years	Total
MSME	-	-	-	-	-
Disputed - MSME	-	-	-	-	-
Other than MSME	37,315.67	360.10	639.70	183.28	38,498.75
Disputed - Other than MSME	-	-	-	-	-

For the period ended 31st March 2024

Particulars	Less than 1 year	1-2 Years	2-3 Years	More than 3 years	Total
MSME	-	-	-	-	-
Disputed - MSME	-	-	-	-	-
Other than MSME	24,095.34	354.63	641.74	174.84	25,266.55
Disputed - Other than MSME	-	-	-	-	-



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

CURRENT LIABILITIES

16 Other Financial Liabilities

Particulars	As at 30 Sep 2024	As at 31 March 2024
Unpaid matured term loan from banks & financial institutions and interest accrued there on		
Interest accrued	2,720.26	2,685.19
Liabilities for Expenses	3,401.32	1,693.25
Payable to related parties	14,769.60	15,430.86
Obligations under joint development arrangement	253.96	253.96
Overdrawn capital account in Partnership Firms:		
Century Corbel	1,235.37	1,240.58
Century Northside	10,379.20	4,925.71
Prakruti Century Properties	1,248.27	1,253.27
Century Chimes	335.34	335.57
Vigneshwara Estates	238.48	239.38
Security deposits	11.04	11.04
	34,592.84	28,068.82

17 Other Current Liabilities

Particulars	As at 30 Sep 2024	As at 31 March 2024
Statutory Dues Payable	219.93	113.42
Advance received for sale of properties (Net)	2,235.33	2,674.01
	2,455.26	2,787.43



Century Joint Developments Private Limited
Notes to Statement of Profit and Loss

(Amount in Rs. Lakhs)

18 Revenue From Operations

Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
Sale of Services:		
Income from property development	1,004.22	7,526.19
Sale of plots	-	514.04
Other Operating revenue:		
Share of profit from partnership firms	3.07	363.84
Sale of rights in land	-	14.38
Property maintenance income	36.49	35.23
Other income	1.33	-
	1,045.11	8,453.68

19 Other Income

Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
Interest income		
From Banks	10.39	36.36
From Others	1,138.64	916.07
Dividend income	0.34	1.33
Interest received	41.18	637.13
Other Miscellaneous income	-	67.74
	1,190.55	1,658.63

20 Cost of Sales

Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
Project Cost	504.66	1,558.88
Land cost	42.45	1,610.86
Other cost (Buyback of plot)	-	180.50
Purchase Cost plot	-	415.20
	547.11	3,765.44

21 Finance Cost

Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
Interest Expense		
On borrowings*	12,555.15	24,321.34
Others Finance Cost	1,741.86	1,171.95
Bank Charges	0.09	0.12
	14,297.10	25,493.41

* Interest amounting to ₹ 2,633.10 Lakhs (previous year : ₹ 4,995.06 Lakhs) has been transferred to inventory as borrowing cost.



Century Joint Developments Private Limited
Notes to Statement of Profit and Loss

(Amount in Rs. Lakhs)

22 Depreciation And Amortisation Expenses

Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
Depreciation	0.53	1.28
	0.53	1.28

23 Other Expenses

Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
Rates and taxes	4.68	65.84
Legal and professional fees (refer note 26)	15.96	19.31
Brokerage and commission	-	17.82
Share of loss of partnership firm	30.72	758.65
Repairs and maintenance	0.25	19.92
Sales and marketing expenses	0.47	0.38
Insurance	-	1.07
Miscellaneous expenses	3.57	49.84
	55.65	932.83

24 Ratio Analysis

Sl.No.	Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
1	Debt-Equity Ratio	(2.28)	(2.40)
2	Debt Service Coverage Ratio	0.01	0.03
3	Interest Service Coverage Ratio	0.11	0.21
4	Outstanding Redeemable Preference Share	-	-
5	Capital Redemption Reserve/Debenture Redemption Reserve	-	-
6	Net worth	(90,007.34)	(77,342.60)
7	Net profit after tax	(12,664.73)	(20,080.65)
8	Earnings per share	(51.05)	(80.94)
9	Current Ratio	0.55	0.64
10	Long term debt to working capital	(1.08)	(1.44)
11	Bad debts to Account Receivable ratio	-	-
12	Current Liability ratio	1.26	1.07
13	Total debts to total assets	1.13	1.20
14	Debtors turnover	0.09	0.79
15	Inventory turnover	0.00	0.03
16	Operating Margin Percent	1.56	0.64
17	Net Profit Margin Percent	(12.12)	(2.38)



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

25 Commitments and contingent liabilities

Particulars	As at 30 Sep 2024	As at 31 March 2024
I. Commitments		
Capital commitments (Net of advances)	Nil	Nil
II. Contingent liabilities (to the extent not provided for) :		
(a) Disputed Income Tax	7,972.60	7,972.60
(b) Disputed Service Tax	425.80	425.80
Corporate guarantee for loans taken by the partnership firms/ holding company/ subsidiary company/related companies	1,47,595.00	1,47,595.00

Ownership title in lands owned by partnership firms in which the Company is a partner is subject to closure/settlement of certain cases. Further, these firms have received claims for damages/delays. Based on legal advice, the management is of the view that none of the above will result in financial outflow to the Company.

Outstanding guarantees issued as at 30th Sep 2024 is ₹ 1,47,595.00 Lakhs (P.Y. Mar-24 ₹ 1,47,595.00 Lakhs given for loan taken by partnership firms/holding company/subsidiary company /related companies.

- 25(a)** The Company carries out its business ventures through subsidiaries, Joint Ventures and other entities. The funds required for the projects in those entities are secured through financial guarantees amounting to ₹ 1,47,595.00 lakhs (Previous Year Mar-24 ₹ 1,47,595.00 Lakhs) issued by the Company and accordingly, no guarantee commission is charged for such guarantees. Considering the model of execution of the projects through such entities, in the opinion of the management, the necessity of fair valuation and subsequent measurement using the expected credit loss model as required under Ind AS 109 do not arise. Hence, the Financial Guarantees have been disclosed at its original value.

26 Auditors' remuneration (included in legal and professional charges)

Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
Statutory audit fees	-	4.00
Tax audit fees	-	1.00
Interim audit fees	2.50	-
Limited review audit fees	1.25	-
Total	3.75	5.00

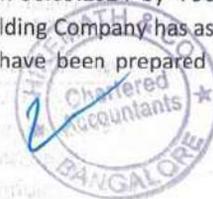
- 27** There are no foreign currency exposures as at 30 Sep 2024 (31 March 2024 - Nil) that have not been hedged by a derivative instrument or otherwise.

28 Earnings per share

Basic and diluted earnings/ loss per share is calculated by dividing the profit/ loss attributable to equity holders of the Company by the weighted average of equity shares outstanding during the year.

Particulars	Period Ended 30 Sep 2024	Year Ended 31 March 2024
Profit attributable to the equity shareholders of the company used in calculating basic Earning per share	(12,664.73)	(20,080.65)
Weighted average number of equity shares of ₹ 10 each outstanding at the end of the year (in numbers)	248.11	248.11
Earnings per share – basic and dilutive	(51.05)	(80.94)

- 29** The company has incurred loss in 30.09.2024 of ₹ 12,664.73 Lakhs (as at 31st March 2024 Loss of ₹ 20,080.65 lakhs) but the accumulated losses as at the balance sheet date has exceeded its net worth as on that date. The total liabilities of the Company have exceeded its total assets as on 30.09.2024 by ₹ 90,007.34 lakhs (as at 31st March 2024 ₹ 77,342.60 lakhs) as on the Balance Sheet date. The holding Company has assured the Company of continued financial support. Consequently, these financial statements have been prepared on the principle applicable to a going concern entity.



Century Joint Developments Private Limited
Notes on accounts

30. Fair Value measurements
i. Financial instruments by category

The carrying value of financial instruments by categories as at 30 Sep 2024 were as follows:

(Amount in Rs. Lakhs)

Particulars	Note	Cost	FVTPL	FVTOCI	Amortised cost	Total Carrying value	Total Fair value
Financial Assets							
Investments	3,6	13,834.18	9.57	10.59	-	13,854.34	13,854.34
Trade receivables	7	-	-	-	2,897.03	2,897.03	2,897.03
Cash and cash equivalents	8	-	-	-	218.70	218.70	218.70
Other bank balances	8A	-	-	-	13.32	13.32	13.32
Other financial assets	9	-	-	-	41,885.27	41,885.27	41,885.27
Financial Liabilities							
Borrowings	13,14	-	-	-	1,29,755.54	1,29,755.54	1,29,755.54
Trade payables	15	-	-	-	38,498.75	38,498.75	38,498.75
Other financial liabilities (excluding current maturities of long term debt)	16	-	-	-	34,592.84	34,592.84	34,592.84

The carrying value of financial instruments by categories as at 31st March 2024 were as follows:

(Amount in Rs. Lakhs)

Particulars	Note	Cost	FVTPL	FVTOCI	Amortised cost	Total Carrying value	Total Fair value
Financial Assets							
Investments	(3,6)	13,318.63	9.24	10.59	-	13,338.46	13,338.46
Trade receivables	7	-	-	-	2,901.73	2,901.73	2,901.73
Cash and cash equivalents	8	-	-	-	575.83	575.83	575.83
Other bank balances	8A	-	-	-	13.32	13.32	13.32
Other financial assets	9	-	-	-	39,035.81	39,035.81	39,035.81
Financial Liabilities							
Borrowings	13,14	-	-	-	1,29,745.47	1,29,745.47	1,29,745.47
Trade payables	15	-	-	-	25,266.55	25,266.55	25,266.55
Other financial liabilities (excluding current maturities of long term debt)	16	-	-	-	28,068.82	28,068.82	28,068.82

ii. The management assessed that the fair value of cash and cash equivalents, trade receivables, loans, other financial assets, trade payables and other financial liabilities approximate the carrying amount largely due to short-term maturity of these instruments. The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale.

The Company has measured investments in subsidiaries and joint ventures at the deemed cost. The Company has considered the carrying amount under previous GAAP as the deemed cost.



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

ii. Fair values hierarchy

Financial assets and financial liabilities are measured at fair value in the financial statement and are grouped into three levels of a fair value hierarchy. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: quoted prices (unadjusted) in active markets for financial instruments.

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: unobservable inputs for the asset or liability

Given below are the fair values based on their hierarchy

Particulars	Carrying Value as on 30th Sep 2024	Fair values as on 30 Sep 2024			Carrying Value as on 31st March 2024	Fair values as on 31-03-2024		
		Level 1	Level 2	Level 3		Level 1	Level 2	Level 3
Financial Assets measured at Fair value								
- through Other Comprehensive Income								
Investments (Excludes investments measured at cost)	20.16	9.57	-	10.59	19.83	9.24	-	10.59
Financial Assets not measured at Fair value*								
Trade receivables	2,897.03	-	-	-	2,901.73	-	-	-
Cash and cash equivalents	218.70	-	-	-	575.83	-	-	-
Other bank balances	13.32	-	-	-	13.32	-	-	-
Loans	-	-	-	-	-	-	-	-
Other financial assets	41,885.27	-	-	-	39,035.81	-	-	-
Financial Liabilities not measured at fair value*								
Borrowings								
- Current (including Short Term Borrowings)	69,826.50	-	-	-	59,959.30	-	-	-
- Non-Current	59,929.04	-	59,929.04	-	69,786.18	-	69,786.18	-
Trade payables	38,498.75	-	-	-	25,266.55	-	-	-
Other financial liabilities	34,592.84	-	-	-	28,068.82	-	-	-

* The Company has not disclosed the fair values for short term / current financial instruments (such as short term trade receivables, short term trade payables, Current Loans and Short term borrowings etc), because their carrying amounts are a reasonable approximation of Fair value.

iv. Valuation technique used to determine fair value

- 1) Financial instruments carried at amortised cost such as instruments, trade receivables, cash and other financial assets, borrowings, trade payables and other financial liabilities are considered to be same as their fair values, due to their short term nature.
- 2) For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.
- 3) The investment included in Level 3 hierarchy have been valued at cost approach to arrive at the fair values as there is a wide range of possible fair value measurement and the cost represents estimate of fair value with in that range considering the purpose and restriction on the transferability of the instruments.



31 Financial Risk Management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement
Credit risk	Cash and cash equivalents, trade receivables, financial assets measured at amortised cost.	Aging analysis Credit ratings
Liquidity risk	Borrowings and other liabilities	Rolling cash flow forecasts
Market risk – Interest rate risk	Long-term borrowings at variable rates	Cash flow forecasting Sensitivity analysis

a. Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration risks. The Company has adopted a policy of only dealing with creditworthy counterparties and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults.

Company's credit risk arises principally from the trade receivables, loans and advances, cash & cash equivalents.

Credit risk management

Credit risk rating

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets.

A: Low credit risk

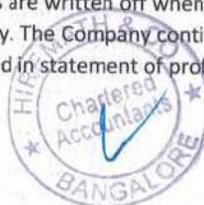
B: Moderate credit risk

C: High credit risk

Assets Group	Description of category	Particulars	Provision for expected credit loss *
Low credit risk	Assets where the counter-party has strong capacity to meet the obligations and where the risk of default is negligible or nil	Cash and cash equivalents, other bank balances, investments, loans, trade receivables and other financial assets	12 month expected credit loss/life time expected credit loss
Moderate credit risk	Assets where the probability of default is considered moderate, counter-party where the capacity to meet the obligations is not strong	Nil	12 month expected credit loss/life time expected credit loss
High credit risk	Assets where there is a high probability of default.	Nil	12 month expected credit loss/life time expected credit loss/fully provided for

* Life time expected credit loss is provided for trade receivables.

Based on business environment in which the Company operates, a default on a financial asset is considered when the counterparty fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions. Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognized in statement of profit and loss.



Classification of Financial assets among risk categories:

Credit rating	Particulars	30-Sep-24	31-Mar-24
Low credit risk	Cash and cash equivalents, other bank balances, investments, loans, trade receivables and other financial assets	58,868.67	55,906.72
Moderate credit risk	Nil	-	-
High credit risk	Nil	-	-

Expected credit loss for trade receivables

The Company's trade receivables does not have any expected credit loss as registry of properties sold is generally carried out once the Company receives the entire payment. During the periods presented, the Company made no write-offs of trade receivables and no recoveries from receivables previously written off.

b. Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities. Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates. In addition, the Company's liquidity management policy involves projecting cash flows and considering the level of liquid assets necessary to meet these, monitoring balance sheet liquidity ratios against internal and external regulatory requirements and maintaining debt financing plans.

Maturities of financial liabilities:

30-Sep-24	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings	49,582.12	59,930.00	-	1,09,512.12
Unamortised processing fees	(11.62)	(0.96)	-	(12.58)
Trade payables	37,315.67	1,183.08	-	38,498.75
Other financial liabilities	34,592.84	-	-	34,592.84
Total	1,21,479.01	61,112.12	-	1,82,591.13

31-Mar-24	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings	39,724.24	69,787.88	-	1,09,512.12
Unamortised processing fees	(20.94)	(1.70)	-	(22.64)
Trade payables	24,095.34	1,171.21	-	25,266.55
Other financial liabilities	27,617.44	-	-	27,617.44
Total	91,416.08	70,957.39	-	1,62,373.47

c. Interest rate risk

The Company's fixed rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, 'Financial Instruments - Disclosures', since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Interest rate risk exposure

The Company's fixed and variable rate borrowings are carried at amortized cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, 'Financial Instruments - Disclosures', since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates. However, The company's variable rate borrowings are subject to interest rate risk. Below is the overall exposure of the borrowings:

Particulars	30-Sep-24	31-Mar-24
Fixed rate borrowing	75.00	75.00
Variable rate borrowing	1,09,499.54	1,09,489.48
Total	1,09,574.54	1,09,564.48



Sensitivity

The following table demonstrates the sensitivity to a reasonably possible change (100 basis points) in interest rates on that portion of loans and borrowings affected. With all other variables held constant, the Company's profit before tax and carrying amount of project work in progress (which will have subsequent impact on the profit or loss of future period depending upon the revenue which would be recognised based on the percentage of completion as indicated in "Significant Accounting Policies" for revenue recognition) is affected through the impact on variable rate borrowings, as follows:

Particulars	Sep-24	2023-24
Interest sensitivity		
Interest rates – increase by 100 basis points	142.97	254.93
Interest rates – decrease by 100 basis points	(142.97)	(254.93)

32 Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital and all other equity reserves. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables (excluding Liability under JDA under Space sharing arrangement), less cash and cash equivalents.

" The primary objective of the Company's capital management is to maintain strong credit rating and health capital ratios in order to support its business and maximise the shareholder value".

Particulars	30-Sep-24	31-Mar-24
Borrowings (long-term and short-term, including current maturities of long term borrowings)	1,29,755.54	1,29,745.47
Trade payables	38,498.75	25,266.55
Other payables (current and non-current, excluding current maturities of long term borrowings)	(12,522.40)	(9,256.87)
Less: Cash and cash equivalents	(218.70)	(575.83)
Net Debt	1,55,513.18	1,45,179.32
Equity Share Capital	2,481.06	2,481.06
Other Equity	(92,488.40)	(79,823.66)
Total Capital	(90,007.34)	(77,342.59)
Gearing Ratio	-172.78%	-187.71%

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements.

No changes were made in the objectives, policies or processes for managing capital during the period ended Sep 30,2024 and period ended March

33 Segment information

The Company is engaged in the development and construction of residential and commercial properties which is considered to be the only reportable business segment as per Ind AS 108, 'Segment Reporting'. The Company operates primarily in India and there is no other significant geographical segment. The Company has widespread customer base and no single customer accounted for 10% or more of revenue in any of the years indicated and hence the Company does not have any concentration risk.

34 Events occurring after the balance sheet date

No adjusting or significant non-adjusting events have occurred between 30th June 2024 and the date of authorization of these standalone financial statements.



35 Related parties

(i) Names of related parties and description of relationship:

(a) Enterprises where control exists

Holding company

(b) Subsidiary Company

(c) Partnership firm in which the Company is a partner

(d) Limited Liability Partnership in which the Company is a partner

(e) Other related parties in which the directors and relatives are interested

(f) Key management personnel

Century Real Estate Holdings Private Limited
Pai Electronics Systems Private Limited
Suruchi Properties Private Limited
Century Central
Century Airport City
Century Chimes
Century Corbel
Century Pragati
Space Illusion
Vigneshwara Estates
Century Northside
Century Star
Prakruti Century Properties
Century Shilton Ventures
Horizon Office Spaces
Samsara Retirement Living LLP
Geetanjali Effective Realty Solutions Private Limited
Indiland Developers Bangalore Private Limited
Century Silicon City Private Limited
Century Shelters Developers Private Limited
Courtland Properties Private Limited
Century Downtown Private Limited
Century Prime Properties Private Limited
Fortune Pai Software Private Limited
Century Dwellings Private Limited
Talreja Realty LLP
Century Capital Partners LLP
Realkraft Ventures LLP
Archway Realty LLP
Century Austral
Century Celeste
Township Promoters
Canara Housing Development Company
Century Arcade
Century Towers
Madhuvan Farm Houses
Orchard Developers
Vinayaka Builders & Developers
P Dayananda Pai
Mohini D. Pai
Mahesh Prabhu
Vivekananda Nayak



Century Joint Developments Private Limited
Notes on accounts

(Amount in Rs. Lakhs)

35 (ii) **Related party transactions**

Particulars	Period Ended 30 Sep 2024	Year ended 31 March 2024
ICD (from)/to related company		
Century Real Estate Holdings Private Limited	1,653.75	8,546.52
Century Sheltors Developers Private Limited	(342.24)	(7,480.53)
Century Silicon City Private Limited	226.56	(3,978.93)
Investment in Others		
Century Silicon City Private Limited	-	26.21
Investments in / (drawings from) capital of partnership firms		
Century Central	1.38	(38.80)
Century Airport City	-	(444.68)
Century Chimes	0.23	(190.99)
Century Corbel	5.22	4.88
Century Pragati	-	(0.23)
Space Illusions	(114.20)	209.43
Vigneshwara Estates	0.90	(1.90)
Samsara Retirement Living LLP	-	14.88
Century Silicon City	-	(116.21)
Century Northside	(5,453.49)	1,990.19
Century Star	538.48	(3,046.46)
Prakruti Century Properties	5.00	(101.97)
Century Shilton Ventures	89.89	244.07
Horizon Office Spaces	-	137.37
Share of profit/ (loss) in partnership firm		
Century Corbel	-	3.29
Century Pragati	-	(0.23)
Century Chimes	-	80.84
Space Illusion	-	264.83
Samsara Retirement Living LLP	-	14.88
Vigneshwara Estates	-	(2.92)
Horizon Office Spaces	-	(0.16)
Century Silicon City	-	(755.34)
Sale of Rights (plotted development)		
Century Airport city	(21.00)	14.38
Interest Income from related party		
Century Real Estate Holdings Private Limited	-	916.07
Interest Expenses to related party		
Century Sheltors Developers Private Limited	-	740.46
Century Silicon City Private Limited	-	404.32
Short-term loans and advances - Availed from related parties		
Suruchi Properties Private Limited	-	13,276.50
(Received)/Paid from partnership firms on retirement		
Century Austral	-	(81.00)
Century Celeste	-	(7.23)
Other liabilities - Received/(Paid) to related party		
Indiland Developers Bangalore Pvt Ltd	(228.33)	263.49
Geetanjali Effective Realty Solutions Private Limited	(228.07)	449.46
Suruchi Properties Private Limited	(400.00)	400.00
Talreja Realty LLP	2.13	1,351.22
Township Promoters	0.00	50.84
Century Austral	2.99	(6.46)
Century Prime Properties Pvt. Ltd.	73.45	-
Dr. P.Dayananda Pai	0.89	0.89



Century Joint Developments Private Limited

Notes on accounts

(Amount in Rs. Lakhs)

Other Receivables - given/(recovered)		
Century Arcade	21.93	76.43
Century Capital Partners LLP	105.00	141.00
Century Downtown Private Limited	4.61	91.25
Century Prime Properties Private Limited	(546.55)	546.55
Century Towers	5.05	8.94
Canara Housing Development Company	687.53	(2,454.15)
Courtland Properties Private Limited	-	28.48
Fortune Pai Software Private Limited	1.42	0.63
Madhuvan Farm Houses	-	31.39
Archway Realty LLP	112.37	-
Century Dwellings Private Limited	184.15	-
Suruchi Properties Private Limited	91.95	-
Realkraft Ventures LLP	19.72	297.65
Vinayaka Builders & Developers	0.48	637.18

35 (iii) Amount outstanding as at the balance sheet date

Particulars	As at 30 Sep 2024	As at 31 March 2024
ICD (from)/to related company		
Century Real Estate Holdings Private Limited	12,023.52	10,369.77
Century Sheltors Developers Private Limited	8,079.89	7,737.64
Century Silicon City Private Limited	3,752.38	3,978.93
Investment in subsidiary company		
Pai Electronics Systems Private Limited	0.95	0.95
Suruchi Properties Private Limited	10.45	10.45
Investment in Others		
Century Silicon City Private Limited	26.21	26.21
Investment in partnership firms		
Century Central	1,533.89	1,532.51
Century Airport City	122.31	122.31
Century Chimes	(335.34)	(335.57)
Century Corbel	(1,235.37)	(1,240.58)
Century Pragati	679.36	679.36
Space Illusions	375.53	489.73
Vigneshwara Estates	(238.48)	(239.38)
Samsara Retirement Living LLP	60.16	60.16
Century Northside	(10,379.20)	(4,925.71)
Century Star	10,184.04	9,645.56
Prakruti Century Properties	(1,248.27)	(1,253.27)
Century Shilton Ventures	703.91	614.02
Horizon Office Spaces	137.37	137.37
Sale of Rights Receivable		
Century Airport city	1,710.44	1,731.44
Short-term loans and advances		
Suruchi Properties Private Limited	13,276.50	13,276.50
Long-term loans and advances - Deposits given under joint development agreement		
Century Central	50.00	50.00
Century Silicon City Private Limited	10,000.00	10,000.00
Century Star	9,000.00	9,000.00
Receivables from partnership firms (company retired as partner)		
Century Austral	510.03	511.03
Century Celeste	2,163.35	2,163.35



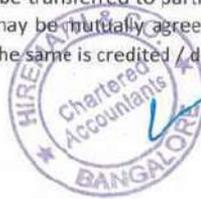
Century Joint Developments Private Limited
Notes on accounts

	(Amount in Rs. Lakhs)	
Trade Payables		
Vigneshwara Estates	8.01	8.01
Prakruti Century Properties	21.60	21.60
Other liabilities		
Indiland Developers Bangalore Private Limited	228.18	456.51
Geetanjali Effective Realty Solutions Private Limited	221.39	449.46
Suruchi Properties Private Limited	-	400.00
Talreja Realty LLP	1,353.34	1,351.22
Township Promoters	50.85	50.84
Century Austral	45.24	42.25
Century Prime Properties Private Limited	73.45	-
Dr. P Dayananda Pai	583.14	582.25
Mohini D. Pai	381.75	381.75
Other Receivables		
Century Arcade	170.10	148.17
Century Capital Partners LLP	246.00	141.00
Century Downtown Private Limited	1,316.31	1,311.69
Century Prime Properties Private Limited	-	546.55
Century Towers	105.17	100.12
Canara Housing Development Company	13,488.75	12,801.22
Courtland Properties Private Limited	101.31	101.31
Fortune Pai Software Private Limited	162.04	160.63
Madhuvan Farm Houses	138.16	138.16
Orchard Developers	555.00	555.00
Archway Realty LLP	112.37	-
Century Dwellings Private Limited	184.15	-
Suruchi Properties Private Limited	91.95	-
Realkraft Ventures LLP	317.36	297.65
Vinayaka Builders & Developers	647.04	646.56

36 Balances in parties account are subject to confirmation and consequent adjustments, if any, on reconciliation. In the opinion of the management, the adjustments, if any, would not be material.

37 Share of profit / loss in partnership firms

The Company recognises its share of profit/(loss) in partnership firms when the same is debited / credited to the capital or current account in the books of the partnership firm and the company's entitlement to withdraw or receive the profit is established. The partnership deed of the partnership firms contain a clause that the profit/(loss) earned from the operations of the partnership firm shall be retained in the "undistributed profit/(loss) account" in the Firm and shall not be transferred to partners' capital account / current account till the time the project achieves 75% of total sales (in terms of units) or as may be mutually agreed by the partners from time to time. The profit / loss earned by the firm do not accrue to the partners till such time the same is credited / debited to their capital / current account.



38 Disclosure relating to suppliers registered under Micro, Small and Medium Enterprise Development Act, 201

Particulars	As at 30 Sep 2024	As at 31 March 2024
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year included in:	-	-
Principal amount due to micro and small enterprises Interest due on above	-	-
Total	-	-
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 appointed day.	-	-
The amount of interest due and payable for the period 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 for the purpose of disallowance as a deductible under section 23 of the MSMED Act, 2006.	-	-
The Company has disclosed the suppliers who have registered themselves under "Micro, Small and Medium Enterprises Development Act, 2006" to the extent they have confirmed and relied upon by the auditors.	-	-

The Ministry of Micro, Small and Medium Enterprises has issued an office memorandum dated 26 August 2008 which recommends that the Micro and Small Enterprises should mention in their correspondence with its customers the Entrepreneurs Memorandum Number as allocated after filing of the Memorandum in accordance with the 'Micro, Small and Medium Enterprises Development Act, 2006' ('the Act'). Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31st Mar 24 has been made in the financial statements based on information received and available with the Company. Further in view of the Management, the impact of interest, if any, that may be payable in accordance with the provisions of the Act is not expected to be material. The Company has not received any claim for interest from any supplier as at the balance sheet date.

39 The previous period figures have also been reclassified, regrouped, recast to confirm to current year's classification.

As per our report of even date attached

For Hiremath & Co.

Chartered Accountants

ICAI Firm registration No.: 0070855

Hiremath Somashekharayya

Proprietor

Membership No: 203338

UDIN : 25203338BMKUTF5699

Place: Bangalore

Date: 26-Feb-2025

For Century Joint Developments Private Limited

Mahesh Prabhu

Director

[DIN:01516242]

Vivekananda Nayak

Director

[DIN:03065394]

Ajay S Makam

Company secretary

