



S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

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INDEPENDENT AUDITORS' REPORT

To the Members of SOUTH CITY PROJECTS (KOLKATA) LIMITED

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone Financial Statements of **SOUTH CITY PROJECTS (KOLKATA) LIMITED** ("the Company"), which comprise the standalone Balance Sheet as at 31st March 2023, and the standalone Statement of Profit and Loss (including other comprehensive income), standalone Statement of Changes in Equity and standalone Statement of Cash Flow for the year ended on that date, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ("Ind AS") prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2023, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules there under, 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 the standalone financial statements.

Emphasis of Matter

1. We draw attention to Note no. 37 of the Financial statements, the Company has not charged interest during the year on the loan provided to its subsidiary (AAIPL). The loan taken by AAIPL has been further given to step down subsidiaries for various real estate activities. AAIPL has also





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not charged interest during the year on the loans given to step down subsidiaries, due to sluggish real estate market condition.

Also, the company has not charged guarantee commission for the corporate guarantee given against the loan taken by step down subsidiary viz Indocean Developers Private Limited (IDPL) for the same reason.

The Company has neither impaired loan given to subsidiary nor investment made in subsidiary based on projected cash flow as certified by the Independent Valuer and management of step down subsidiary IDPL.

2. We draw attention to Note no. 38 of the Financial statements, which describes that the Company has not charged interest during the year on the loan provided to its subsidiary (AAIPL). The loan taken by AAIPL has been further given to step down subsidiaries for various real estate activities. AAIPL has also not charged interest during the year on the loans given to step down subsidiary viz. AA Infra (Middle East) Limited ("AAIMEL") due to sluggish real estate market condition. The Company has impaired loan given to subsidiary based on the valuation report of land by the independent valuer of step-down subsidiary viz. AA Infra (Middle East) Limited ("AAIMEL").

Our opinion is not modified in respect of these matters.

Information Other than the standalone Financial Statements and Auditor's Report Thereon

The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Management Discussion and Analysis Report, Corporate Governance and Shareholder Information but does not include the standalone financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Standalone 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 standalone financial statements that give a true and fair view of the state of affairs, net profit/loss and other comprehensive income, changes in equity and cash flows of the





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Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, 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.

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

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

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





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- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also 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.

Other Matters

The standalone financial statements of the Company for the financial year ended 31st March 2022 included in the accompanying standalone financial statements, have been audited by the predecessor auditor whose report for the year ended 31st March 2022 dated 21st October 2022 expressed an Unmodified Opinion on these standalone Financial Statements.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.





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2. As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The standalone Balance Sheet, the standalone Statement of Profit and Loss (including Other comprehensive income), the standalone Statement of Changes in Equity and the standalone Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the accompanying standalone financial statements comply with the Ind AS specified under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules 2015, as amended.
- (e) On the basis of the written representations received from the directors as on 31st March, 2023 taken on record by the Board of Directors, none of the Directors is disqualified as on 31st March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
- (g) As required by Section 197(16) of the Act based on our audit, we report that the Company has paid remuneration to its directors during the year in accordance with the provisions of and limits laid down under Section 197 read with Schedule V to the Act.
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements. Refer Note No-32.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses; and
 - iii. There is no such sum which needs to be transferred to the Investor Education and Protection Fund by the Company.
 - iv. a) The Management has represented that, to the best of its knowledge and belief, in the standalone financial statements, no funds have been advanced or loaned or invested (either





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from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the "Ultimate Beneficiaries".

b) The Management has represented, that, to the best of it's knowledge and belief, in the standalone financial statements, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

c) Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our attention that causes us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

- v. The Company has neither declared nor paid dividend during the year.
- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company w.e.f. April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 is not applicable for the financial year ended March 31, 2023.

For S K Agrawal & Co Chartered Accountants LLP
Chartered Accountants
Firm Registration No.: 306033E/E300272

Place: Kolkata
Date: 06th September, 2023
UDIN: 23306453BGWVXT4820

A. K. Sahoo
Ashok Kumar Sahoo
Partner
Membership No.: 306453





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ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 3 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- (i) a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.
- (B) The company has maintained proper records showing full particulars of intangible assets.
- b) The Company has a regular programme of physical verification of Property, Plant & Equipment by which Property, Plant & Equipment are verified in a phased manner. In accordance with this programme certain property, plant and equipment were verified during the year. In our opinion the periodicity of physical verification is reasonable having regard to the size of the Company and nature of assets.
- c) According to information and explanation given to us and on the basis of our examination of the records of the Company, the title deeds of immovable properties are held in the name of the Company.
- d) The company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets during the year.
- e) The company has not hold any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988).
- (ii) a) The inventories have been physically verified during the year by the Management at regular intervals. In our opinion and according to the information and explanations given to us, the coverage and procedure of physical verification by the management is appropriate.
- b) The Company has not been sanctioned working capital limits by banks or financial institutions on the basis of security of current assets during any point of time of the year. Accordingly, reporting under Clause 3(ii)(b) of the Order is not applicable to the Company
- (iii) a) During the year the company has made investments, provide guarantee or security, granted loans or advances in the nature of loans, unsecured, to companies, Limited Liability Partnerships or any other parties.





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- (A) The aggregate amount during the year, and balance outstanding amount at the balance sheet date with respect to such loans or advances and guarantees or security to subsidiaries.

	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount granted/ provided during the year -Subsidiaries	-	-	2,747.28 lacs	-
Balance outstanding as at balance sheet date in respect of above cases - Subsidiaries	-	-	72,818.89 lacs	-

- (B) The aggregate amount during the year, and balance outstanding amount at the balance sheet date with respect to such loans or advances and guarantees or security to parties other than subsidiaries.

	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount granted/ provided during the year -Others	2166.58 lacs	-	-	-





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- b) The investments made, guarantees provided, security given and the terms and conditions of the grant of loans and advances in the nature of loans and guarantees provided are not prejudicial to the company's interest.
- c) In respect of loans and advances in the nature of loans, the schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are regular.
- d) There is no overdue amount in respect of loans granted to such companies or other parties.
- e) No further loans have been given to settle old dues.
- f) The company has granted loans or advances in the nature of loans repayable on demand as specified in Note No-5.3.
- (iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act with respect to the loans, making investments and providing guarantees and securities as applicable.
- (v) The Company has not accepted any deposits within the meaning of Section 73 to 76 of the Act and the Companies (Acceptance of Deposit) Rules, 2014 as amended.
- (vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules prescribed by the Central Government for maintenance of cost records under section 148(1) of the Act, and are opinion that prima facie the prescribed accounts and records have been made and maintained.
- (vii) (a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Sales tax, Goods & Services Tax, Cess and any other statutory dues with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at 31st March, 2023 for a period of more than six months from the date on which they became payable.





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(b) According to the information and explanations given to us, there are no statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute

Name of the Statute	Nature of Dues	Amount under dispute not yet deposited. (Rs in lacs)	Financial Year to which the amount relates.	Forum where dispute is pending.
Finance Act, 1994	Service tax	132.54	2006-07 to 2010-11	Appellate Tribunal, Kolkata
Finance Act, 1994	Service tax	11.55	2010-11	Appellate Tribunal, Kolkata
Finance Act, 1994	Service tax	827.06	2007-08 to 2011-12	Appellate Tribunal, Kolkata
Finance Act, 1994	Service tax	18.90	2008-08 to 2011-12	Appellate Tribunal, Kolkata
Finance Act, 1994	Service tax	337.42	2014-15 to 2017-18 (Up to June 2017)	Commissioner, Service Tax, (Appeal-I), Kolkata

- (viii) According to the information and explanations given to us, no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been recorded in the books of accounts.
- (ix) (a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.
(b) The company is not declared willful defaulter by any bank or financial institution or other lender.
(c) Term loans were applied for the purpose for which the loans were obtained.
(d) Funds raised on short term basis have not been utilized for long term purposes.
(e) The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
(f) The company has not raised loans during the year on the pledge of securities held in its subsidiaries.
- (x) (a) To the best of our knowledge and belief and according to the information and explanations given to us, The Company did not raise any moneys by way of initial public offer or further public offer (including debt instrument) during the year. Accordingly, reporting under Clause 3(x)(a) of the Order is not applicable to the Company
(b) The company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Accordingly, reporting under Clause 3(x)(b) of the Order is not applicable to the Company.





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- (xi) a) According to the information and explanations given to us, no material fraud by the Company or on the Company has been noticed or reported during the year.
b) No report under Section 143(12) of the Act has been filed with the Central Government for the period covered by our audit.
c) According to the information and explanations given to us including the representation made to us by the management of the Company, there are no whistle-blower complaints received by the Company during the year.
- (xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under Clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us by the management, all transactions with the related parties are in compliance with section 177 and 188 of the Act and the details have been disclosed in the standalone financial statements as required by the applicable accounting standards.
- (xiv) a) The company has an internal audit system commensurate with the size and nature of its business.
(b) We have considered the reports issued by the Internal Auditors of the Company till date for the period under audit
- (xv) According to the information and explanations given to us and based on our examination of records of the Company, the Company has not entered any non-cash transactions with Directors or persons connected with them. Accordingly, the provisions of clause 3 (xv) of the Order are not applicable.
- (xvi) (a) In our opinion and according to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under Clause 3(xvi) of the Order is not applicable to the Company.
(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities during the year.
(c) According to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the RBI. Accordingly, reporting under Clause 3(xvi)(c) of the Order is not applicable to the Company.
(d) According to the information and explanation given to us by the Management, the Group has no CIC and hence, reporting under clause (xvi) (d) of the Order is not applicable to the Company.
- (xvii) The company has not incurred cash losses in the financial year and in the immediately preceding financial year.
- (xviii) There has not been any resignation of the statutory auditors during the year. Accordingly, reporting under Clause 3(xviii) of the Order is not applicable to the Company.





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- (xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, the auditor's knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report that company is capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
- (xx) (a) There are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under paragraph 3(xx)(a) of the Order is not applicable for the year.
- (b) There are no ongoing projects under sub-section (5) of Section 135. Accordingly, reporting under paragraph 3(xx)(b) of the Order is not applicable for the year.

For **S K Agrawal & Co Chartered Accountants LLP**
Chartered Accountants
Firm Registration No.: 306033E/E300272

Place: Kolkata
Date: 6th September, 2023
UDIN: 23306453BGWVXT4820

A. C. Sahoo
Ashok Kumar Sahoo
Partner
Membership No.: 306453





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ANNEXURE “B” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

Opinion

We have audited the internal financial controls over financial reporting of **SOUTH CITY PROJECTS (KOLKATA) LIMITED** as of 31st March 2023 to the extent of records available with us, in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2023, based on the internal financial controls over financial reporting criteria established by the Company considering the essentials components of the internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the “Guidance Note”).

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor’s Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable, to an audit of internal financial controls over financial reporting. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls over financial reporting and





S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP

(FORMERLY S K AGRAWAL AND CO)
CHARTERED ACCOUNTANTS
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FRN- 306033E/E300272

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THE CHAMBERS, OPP. GITANJALI STADIUM
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their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of such internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

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





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Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31st March, 2023, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **S K Agrawal & Co Chartered Accountants LLP**
Chartered Accountants
Firm Registration No.: 306033E/E300272

Place: Kolkata
Date: 6TH September, 2023
UDIN: 23306453BGWVXT4820

A. K. Sahoo
Ashok Kumar Sahoo
Partner
Membership No.: 306453



₹ in Lakhs

	Notes	As at 31.03.2023	As at 31.03.2022
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	4.1	17,693.94	14,608.70
Capital Work-in-Progress	4.2	794.23	617.73
Intangible Assets	4.3	0.77	2.62
Financial Assets			
(a) Investments	5.1	30,009.46	5,438.45
(b) Loans	5.3	536.43	869.95
(c) Other Financial Assets	5.4	9,563.23	24,745.54
Deferred Tax Assets (Net)	6.2	484.47	383.15
Other Non-Current Assets	7	5,091.12	5,274.77
Total (A)		64,173.65	51,940.91
Current Assets			
Inventories	8	15,488.66	24,089.55
Financial Assets			
(a) Trade Receivables	5.2	1,520.92	2,035.98
(b) Cash and Cash Equivalents	9.1	221.19	246.34
(c) Bank Balances other than (b) above	9.2	1,904.83	37.68
(d) Loans	5.3	64,428.94	72,746.30
(e) Other Financial Assets	5.4	178.37	489.86
Assets Classified as held for sale	5.5	-	3,395.18
Current Tax Assets (Net)	6.1	1,748.68	2,715.43
Other Current Assets	7	2,270.30	2,173.22
Total (B)		87,761.89	1,07,929.54
Total Assets (A+B)		1,51,935.54	1,59,870.45
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	10	450.07	450.07
Other Equity	11	61,060.13	50,679.29
Total (A)		61,510.20	51,129.36
Liabilities			
Non-Current Liabilities			
Financial Liabilities			
Borrowings	12.1	64,888.84	73,812.21
Lease Liabilities	12.1	-	0.35
Provisions	13	241.54	234.85
Other Non Current Liabilities	15	7,168.92	7,317.74
Total (B)		72,299.30	81,365.15
Current Liabilities			
Financial Liabilities			
(a) Borrowings	12.1	5,531.02	14,359.21
(b) Trade Payables			
Total Outstanding Dues of Micro Enterprises and Small Enterprises		-	-
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises	14	7,571.69	8,594.95
(c) Other Financial Liabilities	12.2	754.45	932.97
Other Current Liabilities	15	4,216.82	3,442.73
Provisions	13	52.06	46.07
Total (C)		18,126.04	27,375.93
Total Equity and Liabilities (A+B+C)		1,51,935.54	1,59,870.45
Significant Accounting Policies	1-3		
The accompanying notes are an integral part of the financial statements.			
As per our report of even date			

For **S.K. Agrawal & Co. Chartered Accountants LLP**
Chartered Accountants
Firm Registration No : 306033E/E300272

A. U. Sahoo
Ashok Kumar Sahoo
Partner
Membership No- 306453
Place: Kolkata
Dated: 6th September, 2023

S.K. Agrawal And Co Chartered Accountants LLP
LLPIN - AAV - 2926
FRN : 306033E / E300272
For South City Projects (Kolkata) Ltd.
Company Secretary

For and on behalf of Board of Directors

For South City Projects (Kolkata) Ltd.
Director
For South City Projects (Kolkata) Ltd.
Director

SOUTH CITY PROJECTS (KOLKATA) LIMITED
CIN NO. - U21019WB1995PLC071252
Statement of Standalone Profit & Loss for the year ended 31st March, 2023
₹ in Lakhs

	Notes	For the year 2022-23	For the year 2021-22
INCOME			
Revenue from Operations	17	30,001.04	21,408.46
Other Income	18	9,705.64	2,556.59
Total Income		39,706.68	23,965.05
EXPENSES			
Construction Cost	19	1,138.29	6,769.01
(Increase)/Decrease in Inventories of Finished Goods and Work-in-Progress	20	4,737.20	(2,103.39)
Employee Benefits Expense	21	609.55	491.16
Finance Costs	22	6,647.83	10,036.93
Depreciation and Amortisation Expenses	23	1,119.77	1,246.00
Other Expenses	24	12,830.59	4,826.48
Total Expenses		27,083.23	21,266.19
Profit Before Tax		12,623.45	2,698.86
Tax Expense			
Current Tax		2,342.00	335.00
Deferred Tax	6.2	(102.80)	(3.15)
Income Tax of Earlier Years		(0.19)	-
		2,239.01	331.85
Profit for the Year (I)		10,384.44	2,367.01
Other Comprehensive Income:			
Items that will not be reclassified to profit or loss in subsequent periods:			
Re-measurement gains (losses) on defined benefit obligations		(5.08)	(4.24)
Income tax effect thereof		1.48	1.23
Net (loss) / gain on FVTOCI financial assets		-	-
Other comprehensive income/(loss) for the year, net of tax (II)		(3.60)	(3.01)
Total comprehensive income for the year, net of tax (I + II)		10,380.85	2,364.00
Earnings per Equity Share of ₹.10 each	25		
Basic & Diluted		230.73	52.59
Significant accounting policies	1-3		
The accompanying notes are an integral part of the financial statements.			

As per our report on even date

For S.K. Agrawal & Co. Chartered Accountants LLP

Chartered Accountants

Firm Registration No : 306033E/E300272


Ashok Kumar Sahoo

Partner

Membership No- 306453

Place: Kolkata

Dated: 6th September, 2023


For South City Projects (Kolkata) Ltd.


Company Secretary

For and on behalf of Board of Directors

For South City Projects (Kolkata) Ltd.


Director
For South City Projects (Kolkata) Ltd.


Director

SOUTH CITY PROJECTS (KOLKATA) LIMITED
Statement of Standalone Changes in Equity for the year ended 31st March, 2023
a. Equity Share Capital:

Equity shares of Rs 10 each issued, subscribed and fully paid

As at 31st March 2022

Issue of share capital

At 31st March 2023

No. of shares	₹ in Lakhs
45,00,700	450.07
-	-
45,00,700	450.07

Equity shares of Rs 10 each issued, subscribed and fully paid

As at 31st March 2021

Issue of share capital

At 31st March 2022

No. of shares	₹ in Lakhs
45,00,700	450.07
-	-
45,00,700	450.07

b. Other equity
For the year ended 31st March, 2023
₹ in Lakhs

Particulars	Reserves & Surplus			Items of OCI	Total Equity
	Securities Premium Account	Retained Earnings	General Reserve	Remeasurment of defined benefit obligation	
As at 1 April 2022	660.00	30,030.37	20,000.00	(11.08)	50,679.29
Profit for the year (a)	-	10,384.44		-	10,384.44
Other comprehensive income for the year (b)	-	-		(3.60)	(3.60)
Total Comprehensive Income for the year (a+b)	-	10,384.44	-	(3.60)	10,380.84
As at 31st March 2023	660.00	40,414.81	20,000.00	(14.68)	61,060.13

For the year ended 31st March, 2022
₹ in Lakhs

Particulars	Reserves & Surplus			Items of OCI	Total Equity
	Securities Premium Account	Retained Earnings	General Reserve	Remeasurment of defined benefit obligation	
As at 1 April 2021	660.00	27,663.36	20,000.00	(8.07)	48,315.29
Profit for the year (a)	-	2,367.01		-	2,367.01
Other comprehensive income for the year (b)	-	-		(3.01)	(3.01)
Total Comprehensive Income for the year (a+b)	-	2,367.01	-	(3.01)	2,364.00
As at 31st March 2022	660.00	30,030.37	20,000.00	(11.08)	50,679.29

As per our report on even date

For S.K. Agrawal & Co. Chartered Accountants LLP

Chartered Accountants

Firm Registration No : 306033E/E300272

A. K. Sahoo.

Ashok Kumar Sahoo

Partner

Membership No- 306453

Place: Kolkata

Dated: 6th September, 2023



For and on behalf of Board of Directors

For South City Projects (Kolkata) Ltd.
Director
For South City Projects (Kolkata) Ltd.
Director

SOUTH CITY PROJECTS (KOLKATA) LIMITED
Statement of Cash Flows for the year ended 31st March, 2023

₹ in Lakhs

Particulars	As at 31.03.2023	As at 31.03.2022
A. CASH FLOW FROM OPERATING ACTIVITIES:		
Net profit before tax	12,623.45	2,698.86
Adjustment to reconcile profit before tax to net cash flow		
Depreciation & Amortisation expenses	1,119.77	1,246.00
Finance costs	6,647.83	10,036.93
Share Dematerialisation & STT Expenses	-	5.00
Sundry Balances Written Off	706.82	4.87
Profit on sale of non current investments	(52.60)	(51.52)
Profit/(Loss) on sale of Property, Plant & Equipment	7,932.79	-
Reversal of Diminution in value of non current investments		
Sundry Balances Written Back	(110.63)	(14.24)
Fair value (gain)/loss on financial assets	(11.78)	(21.87)
Interest Income	(867.89)	(1,571.59)
Operating profit before working capital changes	27,987.75	12,332.44
Adjustments for-		
Decrease/(Increase) in Working Capital		
Inventories	8,600.90	(1,912.73)
Trade Receivables	515.06	(130.05)
Trade Payables	(1,619.44)	5,009.60
Loans, Deposits and Other Financial Assets	23,244.29	(6,617.91)
Other Current and Non Current assets	86.56	1,977.61
Other Financial Liabilities	(178.52)	(56.75)
Provisions	7.60	(11.44)
Other Current and Non Current Liabilities	624.93	(372.29)
Cash generated in operations	59,269.12	10,218.45
Income Tax Paid (net of refund)	2,338.85	332.53
Net Cash inflow from Operating Activities	56,930.27	9,885.92
B. CASH FLOW FROM INVESTING ACTIVITIES:		
Dividend Received	-	-
Interest Received	867.89	1,571.59
Sale of Property, Plant & Equipment	3,395.18	-
Sale of Non current Investments	(24,506.62)	(2,135.08)
	(20,243.55)	(563.51)
Less : Purchase of Property, Plant & Equipment	12,312.45	1,018.18
Share Dematerialisation & STT Expenses	-	5.00
Net cash flow from Investing Activities	(32,556.00)	(1,586.68)
C. CASH FLOW FROM FINANCING ACTIVITIES:		
Loan Taken/(Repaid)	(17,751.58)	1,320.27
Interest paid	(6,647.83)	(10,036.93)
Net cash flow from Financing Activities	(24,399.41)	(8,716.66)
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(25.13)	(417.43)
Cash and Cash Equivalents at the beginning of the year (Refer note-9.1)	246.34	663.77
Cash and Cash Equivalents at the end of the year (Refer note-9.1 & 9.2)	221.19	246.34

As per our report of even date

For S.K. Agrawal & Co. Chartered Accountants LLP
Chartered Accountants
Firm Registration No : 306033E/E300272

A. U. Sahoo
Ashok Kumar Sahoo
Partner
Membership No- 306453
Place: Kolkata
Dated: 6th September, 2023



For South City Projects (Kolkata) Ltd.

P. Kumar
Company Secretary

For South City Projects (Kolkata) Ltd.

Director

For South City Projects (Kolkata) Ltd.

Director

SOUTH CITY PROJECTS (KOLKATA) LIMITED
Statement of Cash Flows for the year ended 31st March, 2023 (Contd.)

Notes :

(a) The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS - 7) - Statement of Cash Flow.

(b) ₹ in Lakhs

Particulars	As at 31.03.2023	As at 31.03.2022
Cash and Cash Equivalants comprises of		
Cash in hand	3.22	1.95
Balances with banks:		
– On current accounts	112.86	244.04
– Deposits with original maturity of less than three months	105.11	0.35
Cash and Cash Equivalants in Cash Flow Statement	221.19	246.34

(c) Amendment to Ind AS 7

The amendments to Ind As - 7 Cash Flow Statements requires the entities to provide disclosure that enable users of financial statements to evaluate changes in liabilities arising from financing activities including both changes arising from cash flows and non-cash changes suggesting inclusion of a reconciliation between opening and closing balances in the balance sheet for liabilities arising from financing activities to meet the disclosure requirement.

Particulars	As at 31.03.2022	Cash Flow	Non - Cash Changes		₹ in Lakhs
			Fair Value Changes	Current/ Non - Current Classification	As at 31.03.2023
Borrowings - Non Current	73,812.21	(8,923.38)	-	-	64,888.84
Other Financial Liabilities	-	-	-	-	-
Borrowings - Current	8,559.21	(3,093.20)	-	-	5,466.01

As per our report of even date

For S.K. Agrawal & Co. Chartered Accountants LLP
Chartered Accountants
Firm Registration No : 329088E

A. U. Saha
Ashok Kumar Sahoo
Partner
Membership No- 306453
Place: Kolkata
Dated: 6th September, 2023

[Signature]
For South City Projects (Kolkata) Ltd.
[Signature]
Company Secretary

For South City Projects (Kolkata) Ltd.

[Signature]
Director

For South City Projects (Kolkata) Ltd.

[Signature]
Director

SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

1. Corporate Information

South City Projects (Kolkata) Limited (referred to as “the Company”) is a public limited company established in 1995 under the Companies Act applicable in India. The Company is engaged in the business of real estate development and also provides rental services, maintenance services which are related to the overall development of real estate business. The Company is domiciled in India and has its registered office at 770, Anandapur, E. M. Bye Pass, Kolkata – 700107.

2. Basis of Preparation of financial statements

a) Compliance with INDAS

The standalone financial statements comply in all material aspects with Indian Accounting Standards (“Ind-AS”) notified under section 133 of The Companies Act, 2013 read with Rule 4 of the Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Act.

The standalone financial statements were approved for issue in accordance with a resolution of the Board of directors on 6th September, 2023.

b) Historical cost convention

The standalone financial statements have been prepared on going concern basis in accordance with the accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis, except for certain assets and liabilities which have been measured at fair values as explained in relevant accounting principles.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

3. Summary of Significant Accounting Policies

3.1. Operating Cycle

Based on the nature of products and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as sixty months for ongoing projects and twelve months in case of completed projects for the purpose of current-noncurrent classification of assets and liabilities. All assets and liabilities have been classified as current or non-current as per the Company’s normal operating cycle and other criteria set out in the Schedule III to the Companies Act, 2013.

3.2. Foreign Currencies

Items included in the financial statements of the Company are measured using the currency of the primary economic environment in which the Company operates (‘the functional currency’). The financial statements are presented in Indian Rupee (INR), which is the Company’s functional and presentation currency.

Transactions in foreign currencies are initially recorded in by the Company at spot rates at the functional currency spot rate (i.e. INR) at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

Foreign exchange gains and losses resulting from the settlement of transactions in foreign currencies and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are generally recognised in the Statement of Profit & Loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items due to fair valuation is recognised in OCI or profit or loss, respectively).

3.3. Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- a) In the principal market for the asset or liability, or
- b) 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 best economic interest.

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

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- a) Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- b) Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- c) Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

3.4. Use of Estimates

The preparation of financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities during and at the end of the reporting period. Although these estimates are based on 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 periods.

3.5. Cash and Cash Equivalents

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

3.6. Property, Plant and Equipment

Property, plant and equipment and capital work in progress are carried at cost of acquisition, on current cost basis less accumulated depreciation and accumulated impairment, if any. Cost comprises purchase price and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price. Such cost includes the cost of replacing part of the plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. Machinery spares which can be used only in connection with an item of fixed asset and whose use is expected to be irregular are capitalised and depreciated over the useful life of the principal item of the relevant assets. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in profit or loss as incurred.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognised. Depreciation is provided on written down value method over the useful lives of property, plant and equipment as estimated by management. Pursuant to Notification of Schedule II of the Companies Act, 2013 depreciation is provided on pro rata basis on written down value method at the rates determined based on estimated useful lives of property, plant and equipment where applicable. However, leasehold land is depreciated over lease period on straight line basis.

Asset	Useful Life
Building	60
Leasehold Land	73
Plant & Equipment	15
Electrical Installation & Equipment	10
Furniture & Fittings	10
Vehicles	8
Office Equipment	3-5
Fire Protection System	5



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

3.7. Intangible Assets

Intangible Assets are recognized only when future economic benefits arising out of the assets flow to the enterprise and are amortised over their useful life of three years. Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Internally generated intangible assets, excluding capitalized development costs, are not capitalized and are charged to Statement of Profit and Loss for the year during which such expenditure is incurred.

3.8. Capital work-in-progress and intangible assets under development

Capital work-in-progress and intangible assets under development are carried at cost. Cost includes land, related acquisition expenses, development / construction costs, borrowing costs and other direct expenditure.

3.9. Investment Property

Management has assessed applicability of Ind AS 40 - Investment Property to the property held to earn income from rentals. In assessing such applicability, management has considered the ownership of assets, terms of license agreement, various services provided to the licensee etc. The Company considers these other services as significant in addition to the charged. Based on such assessment, the management has considered the mall property as owner occupied property and hence classified as Property, Plant & Equipment,

3.10 Treatment of Security Deposit for Lease Rentals

In assessing the applicability of Ind AS 32-Financial Instruments to security deposits received, the management has considered the substance of the transactions, terms and conditions of agreement and historical experience to conclude whether such security deposits meet the criteria of a financial liability. These deposits are primarily intended to secure compliance of the licensees' obligations under the agreement and have no bearing on the license fees charged. Further, there is no contractual obligation to deliver cash or other financial asset to the said entity and can be adjusted against the dues, if any and therefore these have been treated as non- financial liability

3.11 Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net selling price and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

3.11. Inventories

Raw materials, Construction work-in-progress and finished goods are stated at the lower of cost and net realisable value. Cost of inventories comprise all cost of purchase including cost of land, borrowing cost, development costs and other cost incurred in bringing them to their present location and condition. The cost, in general, is determined using weighted average cost method.

Contract cost incurred related to future activity of the contract are recognised as an asset provided it is probable that they will be recovered during the contract period. Such costs represent the amount due from customer and are often classified as Construction work-in-progress.

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.

3.12. Revenue and Other Income

Revenue from contracts with customers

Revenue is measured at the fair value of the consideration received / receivable, taking into account contractually defined terms of payment excluding taxes or duties collected on behalf of the government and is net of rebates and discount.

Revenue is recognised in the Statement of Profit & Loss to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

The Company has applied five-step model as per Ind AS 115 "Revenue from contracts with customers" to recognise revenue in the standalone financial statements.

Revenue from Operating Lease

Income from properties is accounted for on a straight line basis over the lease term. Contingent rental income is recognised as income in the period in which it is earned. If not received at balance date, revenue is reflected on the balance sheet as a receivable and carried at its recoverable amount.

Revenue from Maintenance Services

Revenue is recognised on satisfaction of performance obligation at an amount that reflects the consideration to which the Company expects to be entitled in exchange for transferring services to a customer.

Revenue from Real Estate

In case of Real Estate Sales where Agreement of Sale is executed for under constructed properties, revenue in respect of individual contracts is recognised when performance on the contract is considered to be completed and it is probable that the economic benefits will flow to the Company.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

Disaggregation of Revenue

Note 17 presents disaggregated revenues from contracts with customers for the year by performance obligation. The Company believes that this disaggregation best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and other economic factors.

3.13. Employee Benefits

I. Defined Contribution Plan

Provident Fund

Contributions in respect of all Employees are made to the Regional Provident Fund as per the provisions of Employees' Provident Fund and Miscellaneous Provisions Act, 1952 and are charged to the Statement of Profit and Loss as and when services are rendered by employees. The Company has no obligation other than the contribution payable to the Regional Provident fund.

II. Defined Benefit Plan

Gratuity

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognized in the balance sheet in respect of gratuity is the present value of the defined benefit/obligation at the balance sheet date, together with adjustments for unrecognized actuarial gains or losses and past service costs. The defined benefit/obligation is calculated at or near the balance sheet date by an independent actuary using the projected unit credit method. This is based on standard rates of inflation, salary growth rate and mortality. Discount factors are determined close to each year-end by reference to market yields on government bonds that have terms to maturity approximating the terms of the related liability. Current Service cost and Interest component on the Company's defined benefit plan is included in employee benefits expense. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income.

III. Long Term Compensated Absences

The Company treats accumulated leave to the extent such leave are carried forward as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year-end. Current Service cost and Interest component arising out of such valuation is included in employee benefits expense. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period beyond 12 months, the same is presented as non-current liability.

3.14. Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i) Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the 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.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment

ii) Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate.

Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

The Company's lease liabilities are included in Interest-bearing loans and borrowings

iii) Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases of Land & building (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low value assets are recognised as expense on a straight-line basis over the lease term.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

Company as a 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 and is included in revenue in the statement of profit or loss due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same.

3.15. Taxes on Income

Tax expense comprises current and deferred tax.

Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the Company operates. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date.

Deferred tax is provided using the Balance Sheet method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements at the reporting date. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting profit nor taxable profit (tax loss). Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are recognised for all deductible temporary differences and unused tax losses only if it is probable that future taxable amounts will be available to utilise those temporary differences and losses.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be 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 offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Current and deferred tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

Deferred income taxes reflect the impact of timing differences between taxable income and accounting income originating during the current year and reversal of timing differences for the earlier years. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted at the reporting date.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

3.16. Provisions and Contingencies

A provision is recognized when an enterprise has a present obligation (legal or constructive) as a result of past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expense relating to a provision is presented in the statement of profit and loss.

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.

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 recognized because it is not probable that an outflow of resources will be required to settle the obligation. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

3.17. Borrowing Costs

Borrowing Costs include interest, amortisation of ancillary costs incurred and exchange differences arising from foreign currency borrowings to the extent they are regarded as an adjustment to the borrowing costs. Borrowing Costs, allocated to and utilised for qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset up to the date the asset is ready for its intended use is added to the cost of the assets. Capitalisation of Borrowing Costs is suspended and charged to the Statement of Profit and Loss during extended periods when active development activity on the qualifying assets is interrupted. All other borrowing costs are expensed in the period they occur.

3.18. Earnings per Share

Basic Earnings per Share is 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. 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 is adjusted for the effects of all dilutive potential equity shares.

The weighted average number of equity shares outstanding during the period and for all periods presented is adjusted for events, such as bonus shares, other than the conversion of potential equity shares that have changed the number of equity shares outstanding, without a corresponding change in resources.

3.19. 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.

A. Financial assets

i. Initial recognition and measurement



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

ii. Subsequent measurement

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

- a. Debt instruments at amortised cost
- b. Equity instruments measured at fair value through other comprehensive income FVTOCI

Debt instruments at amortised cost other than derivative contracts

A 'debt instrument' is measured at the amortised cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the profit or loss. The losses arising from impairment are recognised in the profit or loss. This category generally applies to trade and other receivables.

Equity investments

All equity investments in scope of Ind-AS 109 are measured at fair value other than equity investments measured at deemed cost. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at FVTOCI or FVTPL. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to Statement of Profit and Loss, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

iii. De-recognition

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

- The rights to receive cash flows from the asset have expired, or
- the Company has transferred substantially all the risks and rewards of the asset

iv. Impairment of financial assets

In accordance with Ind-AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss on the following financial assets and credit risk exposure:



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

- Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits, trade receivables and bank balance

The Company follows 'simplified approach' for recognition of impairment loss allowance on Trade receivables.

The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. ECL is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the entity expects to receive, discounted at the original EIR. When estimating the cash flows, an entity is required to consider:

- All contractual terms of the financial instrument (including prepayment, extension, call and similar options) over the expected life of the financial instrument. However, in rare cases when the expected life of the financial instrument cannot be estimated reliably, then the entity is required to use the remaining contractual term of the financial instrument
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of its trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward-looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

ECL impairment loss allowance (or reversal) recognized during the period is recognized as income/expense in the statement of profit and loss (P&L). This amount is reflected under the head 'other expenses' in the P&L. The balance sheet presentation for various financial instruments is described below:

- Financial assets measured at amortised cost: ECL is presented as an allowance, i.e., as an integral part of the measurement of those assets in the balance sheet. The allowance reduces the net carrying amount. Until the asset meets write-off criteria, the group does not reduce impairment allowance from the gross carrying amount.

For assessing increase in credit risk and impairment loss, the Company combines financial instruments on the basis of shared credit risk characteristics with the objective of facilitating an analysis that is designed to enable significant increases in credit risk to be identified on a timely basis.

B. Financial liabilities

i. Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, investment in subsidiaries and joint ventures, net of directly attributable transaction costs.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

The Company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts, financial guarantee contracts and derivative financial instruments.

ii. Subsequent measurement

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

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include derivatives, financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Company that are not designated as hedging instruments in hedge relationships as defined by Ind AS 109. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognised in the profit or loss.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in Ind AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risks are recognized in OCI. These gains/ loss are not subsequently transferred to P&L. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss.

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 recognised in the statement of profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss.

Trade receivables and Contract Balances

The company classifies the right to consideration in exchange for deliverables as either a receivable or as Contract Asset. A receivable is a right to consideration that is unconditional upon passage of time. Revenue are recognized as related service are performed. Revenues in excess of billings is recorded as Contract Asset and is classified as a financial asset for the cases as right to consideration is unconditional upon passage of time. As per assessment of contracts, the right to receive the payment is established once the services are performed.

A contract liability is the company's obligation to transfer goods or services to a customer for which the entity has received consideration from the customer.

The Balances for the same during 01.04.2022 and 31.03.2023 are in Note No: 5.2 and 15



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year. The amounts are generally unsecured. Trade and other payables are presented as current liabilities unless payment is not due within the Company's operating cycle. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the lender for a loss it incurs because the specified borrower fails to make a payment when due in accordance with the terms of a loan agreement. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

De-recognition

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

Offsetting of financial instruments

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

3.20. Operating Segments

The Business process and Risk Management Committee of the Company, approved by the Board of Directors and Audit Committee performs the function of allotment of resources and assessment of performance of the Company. Considering the level of activities performed, frequency of their meetings and level of finality of their decisions, the Company has identified that Chief Operating Decision Maker function is being performed by the Business process and Risk Management Committee. The financial information presented to the Business process and Risk Management Committee in the context of results and for the purposes of approving the annual operating plan is on a consolidated basis. The Company's business activity falls within three reportable business segment viz. 'Real estate projects development', 'rental activities' and 'others - unallocated'. The sales being operated wholly in the domestic market, the financial statement are reflective of the information required by Ind AS 108 "Operating Segments".

3.21. Rounding off

All amounts disclosed in the financial statements and notes have been rounded off to the nearest lakhs as per the requirement of Schedule III to the Act, unless otherwise stated.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes to Standalone Financial Statements as at and for the year ended 31st March, 2023

3.22. Recent accounting pronouncements

Ministry of Corporate Affairs (“MCA”) notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below:

Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general purpose financial statements. The Company does not expect this amendment to have any significant impact in its financial statements.

Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The Company is evaluating the impact, if any, in its financial statements.

Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are “monetary amounts in financial statements that are subject to measurement uncertainty”. Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The Company does not expect this amendment to have any significant impact in its financial statements.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March 2023

Note 4.1 - Property, Plant and Equipment (Current Year)

₹ in Lacs

Particulars	Gross Block at Cost			Depreciation / Amortisation			Net Block	
	As at 01-04-2022	Additions	Disposals / Adjustments	As at 01-04-2022	For the year	Disposals / Adjustments	Up to 31-03-2023	As at 31-03-2022
Land	-	775.88	-	-	-	-	-	-
Buildings								
Operating Lease	16,938.49		0.02	16,938.47	3,573.16	712.46	4,285.62	12,652.85
Others	13.20	2,713.61		2,726.81	3.58	69.46	73.04	2,653.77
Plant & Equipments	2,007.94	109.98	0.06	2,117.86	1,411.05	119.55	1,530.56	587.30
Fire Protection System	171.44	12.32	-	183.76	136.33	9.84	146.17	37.59
Electrical Installation & Equipments	845.33	99.17	-	944.50	569.86	60.62	630.48	314.02
Furniture and Fixtures	686.93	453.93	-	1,140.86	440.38	111.41	551.79	589.07
Vehicles								
Finance Lease	19.32	-	-	19.32	15.22	1.28	16.50	2.82
Others	51.61	24.75	7.18	69.18	19.17	14.22	27.18	42.00
Office Equipment	347.44	13.95	0.38	361.01	304.25	18.35	322.37	38.64
TOTAL	21,081.70	4,203.59	7.64	25,277.65	6,473.00	1,117.19	7,583.71	17,693.94
								14,608.70

Note : During the year, Rs.3,886.05 lacs has been transferred to property plant & equipment in respect of land & others out of inventories as on 31st March, 2023.

Note 4.2 - Capital Work in Progress *

Particulars	Gross Block at Cost		
	As at 01-04-2022	Additions	As at 31-03-2023
South City Mall Extension	564.94	229.29	794.23
South City Business Park	28.98	-	-
South City Retreat	23.81	-	-
TOTAL	617.73	229.29	794.23

* Ageing schedule Note no. 45

Note 4.3 - Intangible Assets

Particulars	Gross Block at Cost			Depreciation / Amortisation			Net Block	
	As at 01-04-2022	Additions	Disposals / Adjustments	As at 01-04-2022	For the year	Disposals / Adjustments	Up to 31-03-2023	As at 31-03-2022
Computer Software	25.82	0.73		26.55	23.20	2.58	25.78	0.77
TOTAL	25.82	0.73	-	26.55	23.20	-	25.78	2.62



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2022

Note 4.1 - Property, Plant and Equipment (Previous Year)

₹ in Lacs

Particulars	Gross Block at Cost			Depreciation / Amortisation			Net Block	
	As at 01-04-2021	Additions	Disposals / Adjustments	As at 31-03-2022	As at 01-04-2021	For the year	Upto 31-03-2022	As at 31-03-2021
Buildings								
Operating Lease	19,655.13	400.00	3,116.64	16,938.49	3,484.88	842.80	3,573.16	16,170.25
Others	13.20	-	-	13.20	3.09	0.49	3.58	10.11
Plant & Equipments	2,366.76	1.04	359.86	2,007.94	1,478.11	182.06	1,411.05	888.65
Fire Protection System	186.09	-	14.65	171.44	128.10	16.57	136.33	35.11
Electrical Installation & Equipments	938.99	-	93.66	845.33	573.01	70.24	569.86	275.47
Furniture and Fixtures	701.67	0.41	15.15	686.93	370.77	82.01	440.38	330.90
Vehicles								
Finance Lease	31.50	-	12.18	19.32	23.67	2.44	15.22	4.10
Others	23.89	27.72	-	51.61	16.79	2.38	19.17	7.10
Office Equipment	345.67	2.49	0.72	347.44	275.06	29.51	304.25	70.61
TOTAL	24,262.90	431.66	3,612.86	21,081.70	6,353.48	1,228.50	6,473.00	17,909.42

Note 4.2 - Capital Work in Progress *

Particulars	Gross Block at Cost			As at 31-03-2022
	As at 01-04-2021	Additions	Capitalisation	
South City Mall Extension	30.02	534.92	-	564.94
South City Business Park	-	28.98	-	28.98
South City Retreat	-	23.81	-	23.81
TOTAL	30.02	587.71	-	617.73

* Ageing schedule Note no. 45

Note 4.3 - Right to use of Assets

Particulars	Gross Block at Cost			Depreciation / Amortisation			Net Block	
	As at 01-04-2021	Additions	Disposals / Adjustments	As at 31-03-2022	As at 01-04-2021	For the year	Upto 31-03-2022	As at 31-03-2021
Land	936.74	-	936.74	-	29.82	14.33	-	906.92
TOTAL	936.74	-	936.74	-	29.82	14.33	-	906.92

Note 4.4 - Intangible Assets

Particulars	Gross Block at Cost			Depreciation / Amortisation			Net Block	
	As at 01-04-2021	Additions	Disposals / Adjustments	As at 31-03-2022	As at 01-04-2021	For the year	Upto 31-03-2022	As at 31-03-2021
Computer Software	25.72	0.10	-	25.82	20.03	3.17	23.20	5.69
TOTAL	25.72	0.10	-	25.82	20.03	3.17	23.20	5.69



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 5.1 - Financial Assets - Investments

		Number of Shares/Units			₹ in Lakhs	
	Nominal Value per unit	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022	
Investments (Fully Paid)						
At Deemed Cost:						
Investment in Preference Shares - Unquoted						
In Subsidiary Companies -						
AA Infra Properties Pvt. Ltd.	10	17,50,000	17,50,000	1,392.05	1,392.05	
				1,392.05	1,392.05	
At Deemed Cost						
Investment in Equity shares-Unquoted						
In Subsidiary Companies						
South City Retreat Property Management Pvt Ltd	10	1,000	1,000	0.10	0.10	
South City Property Management Private Ltd.	10	10,200	10,200	1.02	1.02	
South City Matrix Infrastructure Ltd.	10	1,99,300	1,99,300	29.39	29.39	
AA Infra Properties Pvt. Ltd.	10	4,10,000	3,58,750	43.56	43.56	
South City International School	10	15,300	15,300	1.53	1.53	
South City Developers Pvt Ltd	10	10,000	10,000	1.00	1.00	
Equity Component of Preference Shares in AA Infraproperties Pvt Ltd (Refer Note 42)				1,232.95	1,232.95	
Bengal Anmol South City Infrastructure Ltd.	10	1,39,300	1,39,300	26.71	26.71	
			Total	1,336.26	1,336.26	
In Others						
Bengal Electric Works Ltd. #	30	1,500	1,500	-	-	
Bengal Lamp Ltd. #	10	17,833	17,833	-	-	
Berlex India Ltd. #	10	1,999	1,999	-	-	
			Total	-	-	
# The shares are pending transfer in Company's name.						
At Amotised Cost						
Investment in Partnership Firm						
South City Anmol Infra Park LLP ##				138.00	138.00	
				138.00	138.00	
Investment in Bond						
5.15 GOI 2025 (ISIN IN0020200278)100822	20,00,00,000	1	-	1,904.00	-	
5.63 GOI 2026 (ISIN IN0020210012) 170822	20,00,00,000	1	-	1,921.80	-	
5.63 GOI 2026 (ISIN IN0020210012) 230822	20,00,00,000	1	-	1,923.20	-	
5.63 GOI 2026 (ISIN IN0020210012) 290922	10,00,00,000	1	-	950.00	-	
5.74 GOI 2026 (ISIN IN0020210186) 19122022	20,00,00,000	1	-	1,907.60	-	
5.74 GOI 2026 (ISIN IN0020210186) 200422	10,00,00,000	1	-	967.35	-	
5.74 GOI 2026 (ISIN IN0020210186) 20122022	20,00,00,000	1	-	1,907.40	-	
5.74 GOI 2026 (ISIN IN0020210186) 16032023	5,00,00,000	1	-	475.55	-	
6.79 GOI 2027 (ISIN IN0020170026) 010822	10,00,00,000	1	-	989.90	-	
6.79 GOI 2027 (ISIN IN0020170026) 140722	5,00,00,000	1	-	492.75	-	
6.79 GOI 2027 (ISIN IN0020170026) 170622	5,00,00,000	1	-	488.40	-	
6.79 GOI 2027 (ISIN IN0020170026) 190722	5,00,00,000	1	-	491.95	-	
6.79 GOI 2027 (ISIN IN0020170026) 200722	5,00,00,000	1	-	491.55	-	
6.79 GOI 2027 (ISIN IN0020170026) 220722	5,00,00,000	1	-	491.85	-	
6.79 GOI 2027 (ISIN IN0020170026) 260722	5,00,00,000	1	-	493.15	-	
6.79 GOI 2027 (ISIN IN0020170026) 270722	5,00,00,000	1	-	493.05	-	
6.97 GOI 2026 (ISIN IN0020160035) 160123	20,00,00,000	1	-	1,992.60	-	
6.97 GOI 2026 (ISIN IN0020160035) 170123	20,00,00,000	1	-	1,991.60	-	
6.97 GOI 2026 (ISIN IN0020160035) 190123	20,00,00,000	1	-	1,991.75	-	
7.07 HUDCO BONDS - SERIES B- INE031A07AJ5	10,00,000	200	200	2,178.91	2,178.91	
7.27 IRFC LTD 2027 BONDS - INE053F07AB5	10,00,000	50	-	498.30	-	
				25,042.67	2,178.91	



At Fair Value through Profit & Loss:

*In Units of Mutual Fund - Quoted ***

Kotak Credit Risk Fund - (G) (Regular Plan)

Nippon India Strategic Debt Fund - (G)

10	-	1,02,45,202	-	393.23
10	-		2,100.48	-
Total			2,100.48	393.23

Total Non Current Investments	30,009.46	5,438.45
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Aggregate amount of Quoted Investments	2,100.48	393.23
Aggregate amount of Unquoted Investments	27,908.97	5,045.23

##South City Anmol Infra Park LLP

Total Capital (Rs. in Lakhs)

200.00 200.00

Share of each Partner

South City Projects (Kolkata) Ltd.

69.00% 69.00%

Monarch Selter Pvt Ltd

30.00% 30.00%

Bantala Properties Pvt. Ltd.

1.00% 1.00%



Note 5.2 - Trade Receivables

(Unsecured)

₹ in Lakhs

	Current	
	As at 31.03.2023	As at 31.03.2022
Undisputed Considered good *	1520.92	2035.98
	1,520.92	2,035.98

* Ageing schedule Note No. 46

Note 5.3 - Loans

(Considered unsecured good unless otherwise stated)

	Non-Current		Current	
	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022
Loans to related party (Refer Note 33) *				
Subsidiary Companies				
-Considered Good	536.43	869.95	63,325.14	71,244.00
-Considered Doubtful	598.07	1,353.27	8,367.26	-
Less: Provision for Doubtful Advances	598.07	1,353.27	8,367.26	-
Other Related Parties	-	-	903.80	1,102.30
Other Loans	-	-	200.00	400.00
Total Loans	536.43	869.95	64,428.94	72,746.30

(Out of total loan, loan outstanding to related parties of Rs. 64,765.36 lacs (PY Rs. 73,216.25 lacs) is 99.69% (PY 99.46%) to total loans.

Loans are non- derivative financial assets which generate a fixed or variable interest income for the company. The carrying value may be effected by changes in the credit risk of the counter parties.

* Loans & Advances to Related Parties pertain to :

Subsidiary Companies (Considered Good) :

Bengal Anmol South City Infrastructure Ltd.	536.43	869.95	-	-
AA Infraproperties Pvt. Ltd.	-	-	63,325.14	71,244.00

Subsidiary Companies (Considered Doubtful) :

South City Projects FZE	-	679.81	-	-
Bengal Anmol South City Infrastructure Ltd.	598.07	673.46	-	-
AA Infraproperties Pvt. Ltd.	-	-	8,367.26	-

Other Related Parties

South City Anmol Infra Park LLP	-	-	903.80	1,102.30
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SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 5.4 - Other Financial Assets

₹ in Lakhs

	Non-Current		Current	
	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022
Term Deposits with maturity of more than twelve months *	7,614.80	21,893.75	-	-
Interest Receivables	733.60	1,503.18	40.89	96.59
Receivable from related parties	1,205.44	1,205.26	137.48	393.27
Security deposits	9.39	143.35	-	-
Total Other Financial Assets	9,563.23	24,745.54	178.37	489.86

* Represents Fixed Deposits pledged with banks as security against loans

* Advances to Related Parties pertain to :

Joint Venture Companies (Considered Good) :

Kolkata Metropolitan South City Development Ltd.	1,205.44	1,205.06	-	-
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Subsidiary Companies (Considered Good) :

South City Matrix Infrastructure Ltd	-	-	90.71	104.83
South City Retreat Property Management Pvt Ltd	-	-	41.63	15.01
Indocean Developers Pvt. Ltd.	-	-	2.46	271.08
South City Developers Pvt Ltd	-	-	2.36	2.19
South City Property Management Pvt Ltd	-	-	0.32	0.15
			137.48	393.27



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 5.5 - Assets Classified as held for sale (South City Pinnacle-IT Park)

₹ in Lacs

Particulars	Gross Block at Cost			Depreciation / Amortisation			Net Block			
	As at 01-04-2022	Additions	Disposals / Adjustments	As at 31-01-2023	As at 01-04-2022	For the year	Disposals / Adjustments	Upto 31-01-2023	As at 31-01-2023	As at 31-03-2022
Leaschold Land	892.24		892.24	-	-	-		-	-	892.24
Buildings										
Operating Lease	2,362.12		2,362.12	-	-	-		-	-	2,362.12
Others	-		-	-	-	-		-	-	-
Plant & Equipments	110.74		110.74	-	-	-		-	-	110.74
Fire Protection System	6.31		6.31	-	-	-		-	-	6.31
Electrical Installation & Equipments	20.27		20.27	-	-	-		-	-	20.27
Furniture and Fixtures	2.75		2.75	-	-	-		-	-	2.75
Vehicles										
Finance Lease	-		-	-	-	-		-	-	-
Others	-		-	-	-	-		-	-	-
Right to use of Assets	0.35		0.35	-	-			-	-	0.35
Office Equipment	0.40		0.40	-	-	-		-	-	0.40
TOTAL	3,395.18	-	3,395.18	-	-	-	-	-	-	3,395.18



SOUTH CITY PROJECTS (KOLKATA) LIMITED
Notes on Standalone Financial Statements as at and for the year ended 31st March '2022

Note 5.5 - Assets Classified as held for sale (South City Pinnacle-IT Park) ₹ in Lacs

Particulars	Gross Block at Cost			Depreciation / Amortisation			Net Block			
	As at 01-04-2021	Additions	Disposals / Adjustments	As at 31-03-2022	As at 01-04-2021	For the year	Disposals / Adjustments	Upto 31-03-2022	As at 31-03-2022	As at 31-03-2021
Leaschold Land	-	892.24		892.24	-	-	-	-	892.24	-
Buildings										
Operating Lease	-	2,362.12	-	2,362.12	-	-	-	-	2,362.12	-
Others	-	-		-	-	-	-	-	-	-
Plant & Equipments	-	110.74	-	110.74	-	-	-	-	110.74	-
Fire Protection System	-	6.31	-	6.31	-	-	-	-	6.31	-
Electrical Installation & Equipments	-	20.27	-	20.27	-	-	-	-	20.27	-
Furniture and Fixtures	-	2.75	-	2.75	-	-	-	-	2.75	-
Vehicles										
Finance Lease	-	-		-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-
Right to use of Assets		0.35		0.35					0.35	-
Office Equipment	-	0.40	-	0.40	-	-	-	-	0.40	-
TOTAL	-	3,395.18	-	3,395.18	-	-	-	-	3,395.18	-

Note : The Company intends to sale South City Pinnacle (IT Park), as such it has been classified as assets held for sale



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

₹ in Lakhs

Note 6.1 - Current Tax Assets (Net)

	Balance Sheet	
	As at 31.03.2023	As at 31.03.2022
Current Tax Assets	6,458.55	5,963.66
Less : Current Tax Liabilities	4,709.87	3,248.23
Total	1,748.68	2,715.43

Note 6.2 - Deferred Tax Assets & Liabilities (Net)

Nature - (liability) / asset

Deferred Tax Liabilities

Fair valuation of Mutual funds

Total (A)

Deferred Tax Assets

Arising out of temporary differences in depreciable assets

On expenses allowable against taxable income in future years

- Provision for Gratuity

- Provision for Leave Encashment

- Municipal Tax

- Others through OCI

Total (B)

Net Deferred Tax (Liabilities)/Assets (B-A)

	As at 31.03.2023	As at 31.03.2022
	2.70	5.00
Total (A)	2.70	5.00
	46.85	10.71
	40.31	40.69
	27.76	25.67
	366.43	306.74
	5.82	4.34
Total (B)	487.17	388.15
Net Deferred Tax (Liabilities)/Assets (B-A)	484.47	383.15



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 7 - Other Assets	₹ in Lakhs			
	Non-Current		Current	
	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022
Advances other than capital advances				
Advances for Projects, Expenses etc.	-	-	572.14	986.13
Joint Development Agreement	4,942.50	5,071.39	-	-
Balance with Government Authorities	-	-	1,493.90	878.16
Prepaid Expenses	148.62	203.38	135.42	224.10
Other Advances	-	-	68.84	84.83
Total Other Assets	5,091.12	5,274.77	2,270.30	2,173.22

Note 8 - Inventories

(Lower of cost or net realisable value)

	As at 31.03.2023		As at 31.03.2022	
Raw Materials & Consumables		564.52		362.18
Construction Work - in - progress				
Land	2,860.84		3,478.07	
Others	7,383.33	10,244.17	11,465.26	14,943.33
Finished Goods		4,679.97		8,784.04
Total inventories		15,488.66		24,089.55

Note 9.1 - Cash and Cash Equivalents

	Current	
	As at 31.03.2023	As at 31.03.2022
Balances with banks:		
– In Current accounts	112.86	244.04
Cash on hand	3.22	1.95
Term Deposits with original maturity of less than three months *	105.11	0.35
Total Cash and Cash Equivalents	221.19	246.34

Note 9.2 - Other Bank Balances

	Current	
	As at 31.03.2023	As at 31.03.2022
Term Deposits with maturity of more than three months but less than twelve months *	1,904.83	37.68
Total Other Bank Balances	1,904.83	37.68

* Represents Fixed Deposits pledged with banks as security against loans



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note - 10 - Equity Share Capital

	₹ in Lakhs	
	As at 31.03.2023	As at 31.03.2022
Authorised Capital		
50,00,000 Equity Shares of Rs. 10 each	500.00	500.00
Issued, Subscribed and Paid-up Capital		
45,00,700 Equity Shares of Rs. 10 each fully paid up in cash	450.07	450.07
Total Equity Share Capital	450.07	450.07

a) The Reconciliation of Share Capital is given below:

	As at 31.03.2023		As at 31.03.2022		As at 31.03.2021	
	No. of Shares	₹ in Lakhs	No. of Shares	₹ in Lakhs	No. of Shares	₹ in Lakhs
At the beginning of the year	45,00,700	450.07	45,00,700	450.07	45,00,700	450.07
Issued during the Year	-	-	-	-	-	-
At the end of the year	45,00,700	450.07	45,00,700	450.07	45,00,700	450.07

b) Terms/Rights attached to class of shares

The Company has only one class of Equity Shares having a par value of Rs 10 each. Holder of each Equity Share is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. In the event of liquidation of the Company, the holders of equity shares will be entitled to receive 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.

c) Details of Shareholders holding more than 5 percent of Equity Shares in the Company

	As at 31.03.2023		As at 31.03.2022	
	No. of Shares	% holding	No. of Shares	% holding
Shrachi Developers Pvt Ltd	4,50,071	10.00%	4,50,071	10.00%
Park Chambers Ltd	4,25,105	9.45%	4,25,105	9.45%
Merlin Projects Ltd	3,90,955	8.69%	3,90,955	8.69%
Jugal Kishore Khetawat	3,86,334	8.58%	3,86,334	8.58%
Jugal Kishore Khetawat -Trustee of	3,26,335	7.25%	3,26,335	7.25%
Vinayak Dealers (P) Ltd	2,92,000	6.49%	2,92,000	6.49%
Midkot Investments Pvt Ltd	2,54,225	5.65%	2,54,225	5.65%

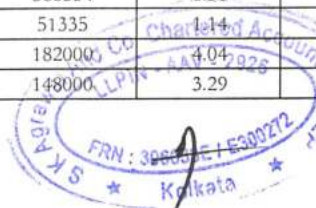
As per records of the Company, including its register of shareholders/members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares

Shareholding of Promoter

Shareholder's Name	As at 31.03.2023		As at 31.03.2022		% change in shareholding during the year
	No. of Shares	% of total Shares of the company	No. of Shares	% of total Shares of the company	
Shri Radhe Shyam Agarwal	27111	0.60	27111	0.60	NIL
Shri Radhe Shyam Goenka	3289	0.07	3289	0.07	NIL
Shri Jugal Kishore Khetawat	386334	8.58	386334	8.58	NIL
Shri Pradeep Kumar Sureka	51335	1.14	51335	1.14	NIL
Shri Sushil Kumar Mohta	108000	2.40	182000	4.04	1.64
Shri Rajendra Kumar Bachhawat	148000	3.29	148000	3.29	NIL

Shareholding of Promoter

Shareholder's Name	As at 31.03.2022		As at 31.03.2021		% change in shareholding during the year
	No. of Shares	% of total Shares of the company	No. of Shares	% of total Shares of the company	
Shri Radhe Shyam Agarwal	27111	0.60	27100	0.60	0.00
Shri Radhe Shyam Goenka	3289	0.07	13300	0.30	0.23
Shri Jugal Kishore Khetawat	386334	8.58	386334	8.58	NIL
Shri Pradeep Kumar Sureka	51335	1.14	51335	1.14	NIL
Shri Sushil Kumar Mohta	182000	4.04	182000	4.04	NIL
Shri Rajendra Kumar Bachhawat	148000	3.29	148000	3.29	NIL



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note - 11 - Other equity

₹ in Lakhs

	As at 31.03.2023	As at 31.03.2022
Reserves & Surplus		
Securities Premium Account	660.00	660.00
Retained earnings	40,414.81	30,030.38
General Reserve	20,000.00	20,000.00
Other Comprehensive Income		
- FVTOCI reserve (net of tax)	(14.68)	(11.08)
Total other equity	61,060.13	50,679.30

Securities Premium Account- Premium received on equity shares issued are recognised in the securities premium account.

General Reserve - Under the erstwhile Indian Companies Act 1956, a general reserve was created through an annual transfer of net income at a specified percentage in accordance with applicable regulations, to ensure that if a dividend distribution in a given year is more than 10% of the paid capital of the Company for that year, the total dividend distribution is less than the total distributable results for that year. Consequent to introduction of Companies Act 2013, the requirement to mandatorily transfer a specified percentage of the net profit to general reserve has been withdrawn.

Retained Earnings - Retained earnings includes surplus in the Statement of Profit and Loss, Ind-AS related adjustments as on the date of transition, remeasurement gains/ losses on defined benefit obligations.

FVTOCI Reserve - Net gain/(loss) on remeasurement of defined benefit liability comprising of actuarial gain and losses.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 12.1 - Borrowings

₹ in Lakhs

Non-Current Borrowings (Financial Liability)

Secured

Term Loans from Banks (A)

Lease Liability (B)

Total Non Current Borrowings

As at 31.03.2023	As at 31.03.2022
64,888.84	73,812.21
-	0.35
64,888.84	73,812.56

Current Borrowings (Financial Liability)

Current Borrowing

Secured

Bank Overdraft

Current maturities of long-term borrowings

Current maturities of finance lease obligations

As at 31.03.2023	As at 31.03.2022
180.10	820.97
5,285.92	7,735.14
-	3.10
5,466.02	8,559.21

Unsecured

From Body Corporates

From Directors

-	4,800.00
65.00	1,000.00
65.00	5,800.00

Total Current Borrowings

5,531.02	14,359.21
-----------------	------------------

Current maturities of long-term borrowings from Bank (C)

Current maturities of finance lease obligations (D)

Total Borrowing included in Other Financial Liabilities *

5,285.92	7,735.14
-	3.10
5,285.92	7,738.24

Aggregate of Term Loan from Bank (A + C)

Aggregate of Financial Lease Obligation (D)

70,174.76	81,547.36
-	3.10

* Refer Terms & Conditions of Note 12.1



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Terms & Conditions

Bank from whom Loan is availed	Current Portion of Loan as on 31.03.2023	Current Portion of Loan as on 31.03.2022	Non Current Portion of Loan as on 31.03.2023	Non Current Portion of Loan as on 31.03.2022	Interest (p.a. basis)	Installment Amount	Security Provided to avail Loan
	₹ in Lacs	₹ in Lacs	₹ in Lacs	₹ in Lacs		₹ in Lacs	
(a) Term Loans From Banks							
Kotak Bank	-	412.18	-	4,587.22	6M MCLR + 0.5 %	102 equal monthly installment of Rs. 68.43 (inclusive of interest amount)	1) Ground Floor to 13th floor of South City "Pinnacle" situated at Plot No. XI-1, Block EP, Sector V, Salt Lake, Kolkata - 700 091.
ICICI Bank	271.00	2,832.00	3,643.31	3,139.86	1Y MCLR + Spread	123 structured monthly installment	The facility shall be secured by: 1) First pari-passu charge on property together with all buildings, both present & future. 2) First pari-passu charge over sheduled receivables from the property, both present & future. 3) First pari-passu charge on the Escrow Account & DSR Account of the borrower.
ICICI Bank	2,648.34	2,457.55	33,514.91	36,163.25	1Y MCLR + Spread	132 structured monthly installment	1) First charge on the property together with all buildings & structure, both present & future. 2) First charge over the receivables from the property. 3) First charge on Escrow & DSR Account of the borrower.
Standard Chartered Bank	2,366.58	2,033.41	27,730.62	29,921.88	1Y MCLR + Spread	132 structured monthly installment	1) First pari passu charge by way of Equitable Mortgage over the property, to be shared only with the SBLC/TL facilities already availed from Axis Bank Ltd. 2) First pari passu charge over the cash flows of the Mall.
TOTAL (a)	5,285.92	7,735.14	64,888.84	73,812.21			
(B) Finance Lease Obligations							
HDFC Bank	-	1.64	-	-	9.45%	0.44	Hypothecation of Creta & Polo Vehicle.
Toyota Financial	-	1.46	-	-	7.50%	0.13	Hypothecation of Etios Vehicle.
TOTAL (b)	-	3.10	-	-			



Note 12.2 - Other Financial Liabilities

₹ in Lakhs

	Current	
	As at 31.03.2023	As at 31.03.2022
Retention Money	363.71	364.45
Interest accrued but not due on borrowings	-	25.82
Interest accrued and due on borrowings	-	35.88
Others *	390.74	506.82
Total Other Financial Liabilities	754.45	932.97

* Others includes Sundry Parties (Municipal Tax), Electric charges payable, Liability for Expenses etc.

Note 13 - Provisions

	Non-Current		Current	
	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022
Provision for employee benefits				
- Provision for gratuity (Refer Note 30)	149.34	149.75	33.97	29.18
- Provision for leave encashment (Refer Note 30)	92.20	85.10	18.09	16.89
	241.54	234.85	52.06	46.07

Note 14. Trade Payables

	As at 31.03.2023	As at 31.03.2022
Trade Payables		
- Total outstanding dues of Micro & Small Enterprises (See Note below)	-	-
- Total outstanding dues of creditors other than Micro & Small Enterprises *	7,571.69	8,594.95
	7,571.69	8,594.95

* Ageing schedule Note No. 47

Note : There are no Micro, Small and Medium Enterprises, to whom the company owes dues which are outstanding for more than 45 days during the year. This information as required to be disclosed under the Micro, Small and Medium Enterprise Development Act, 2006 as been determined to the extent such parties have been identified on the basis of information available with the company. This has been relied upon by the Auditors

Particulars	31st March 2023	31st March 2022
i) the Principal amount remaining unpaid to supplier as at the end of each accounting year	NIL	NIL
ii) the amount of interest paid by the buyer in terms of Section 16 along with amount of the payment made to the supplier beyond the appointed day during the each accounting year	NIL	NIL
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond appointed day during the year) but without adding the interest specified under MSMED Act 2006	NIL	NIL
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year: and	NIL	NIL
v) the amount of further interest remaining due and payable in the succeeding year until such date when the interest dues as above are actually paid to the small enterprises for the purpose of disallowance as a deductible expenditure under section 23	NIL	NIL



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 15. Other Liabilities

	Non-Current		Current	
	As at 31.03.2023	As at 31.03.2022	As at 31.03.2023	As at 31.03.2022
Security Deposits Received	7,168.92	7,317.74	160.71	163.16
Contract Liability	-	-	2,130.38	1,471.06
Others:				
Statutory dues	-	-	1,925.73	1,808.51
Total other current Liabilities	7,168.92	7,317.74	4,216.82	3,442.73



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 16.1 - Financial Assets

₹ in Lakhs

	As at 31.03.2023	As at 31.03.2022
Financial Assets - Non Current		
<u>At Amortised Cost</u>		
(a) Loans	536.43	869.95
(b) Other financial assets	9,563.23	24,745.54
	10,099.66	25,615.49
<u>At Deemed Costs</u>		
Investments	2,728.31	2,728.31
<u>At Amortised Costs</u>		
Investments	25,180.67	2,316.91
<u>At Fair Value through profit or loss</u>		
Investments	2,100.48	393.23
Total Non Current Financial Assets (a)	40,109.12	31,053.95
Financial Assets - Current		
<u>At Amortised cost</u>		
(a) Trade Receivables	1,520.92	2,035.98
(b) Cash and Cash Equivalents	221.19	246.34
(c) Bank Balances other than (b) above	1,904.83	37.68
(d) Loans	64,428.94	72,746.30
(e) Other Financial Assets	178.37	489.86
Total Current Financial Assets (b)	68,254.25	75,556.16
Total Financial Assets (a + b)	1,08,363.37	1,06,610.11

Note 16.2 - Financial Liabilities

	As at 31.03.2023	As at 31.03.2022
Financial Liabilities - Non Current		
<u>At Amortised Cost</u>		
(a) Borrowings	64,888.84	73,812.21
(b) Other Financial Liabilities	-	0.35
Total Non Current Financial Liabilities (a)	64,888.84	73,812.56
Financial Liabilities - Current		
<u>At Amortised Cost</u>		
(a) Borrowings	5,531.02	14,359.21
(b) Trade payables	7,571.69	8,594.95
(c) Other Financial Liabilities	754.45	932.97
Total Current Financial Liabilities (b)	13,857.16	23,887.12
Total Financial Liabilities (a + b)	78,746.00	97,699.69



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 17 - Revenue from Operations

	₹ in Lakhs	
	2022-23	2021-22
Sale of Products		
Revenue from Land & Constructed Properties	10,263.94	5,588.98
Sale of Services		
Rental Income	16,866.67	12,772.53
Maintenance Services	2,717.39	2,740.13
Other Operating Revenue		
Others	153.04	306.82
Total	30,001.04	21,408.46

Note 18 - Other Income

	₹ in Lakhs	
	2022-23	2021-22
Income form Financial Assets		
Interest Income		
From Loans **	48.18	106.47
From Deposits	1,116.34	1,470.93
Other Non Operating Income		
Interest Income		
From Customers	0.40	1.49
From Others	189.32	7.13
Net Gain on Sale of Investments	52.60	51.52
Fair Value Change of Investments measured at FVTPL	11.78	21.87
Compensation Received	-	38.89
Profit on disposal of fixed/intangible asset	7,932.79	3.29
Reversal of Expected Credit Loss	-	390.86
Reversal of Provision for Doubtful Advance	-	2.68
Sundry Balances Written Back	193.57	15.14
Miscellaneous Income	160.66	446.32
Total	9,705.64	2,556.59

Note 19 - Construction Cost

	₹ in Lakhs	
	2022-23	2021-22
Salaries, Wages & Bonus	60.65	103.00
Contribution to Provident & Other Funds	2.67	3.97
Staff Welfare Expenses	0.37	0.28
Power & Fuel	32.76	17.25
Repairs		
Others	1.59	1.99
Insurance	2.27	5.12
Rates & Taxes	0.47	0.88
Land - CWIP	16.82	2,199.99
Materials Consumed	298.58	372.76
Construction Expenses	668.81	3,905.44
Other Operating Expenses	27.70	147.56
Consultancy & Retainership Charges	25.60	10.77
Total	1,138.29	6,769.01

** From Related Parties Rs. 3.57 lacs (P.Y. Rs. 12.60 lakhs)



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 20 - (Increase)/Decrease in Inventories of Finished Goods and Construction Work-in-Process

	₹ in Lakhs	
	2022-23	2021-22
Closing Stock		
Finished Goods	4,679.97	8,784.04
Construction Work -in-progress		
Land	2,860.84	3,478.07
Others	7,383.33	11,465.26
Total (A)	14,924.14	23,727.37
Opening Stock		
Finished Goods	8,784.04	10,504.69
Construction Work -in-progress		
Land	3,478.07	1,872.48
Others	11,465.26	9,246.81
Less: Capitalised	4,066.03	-
Total (B)	19,661.34	21,623.98
Total (A - B)	4,737.20	(2,103.39)



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 21 - Employee Benefit & Expense

₹ in Lakhs

	2022-23	2021-22
Salaries and Wages	566.28	455.90
Contribution to Provident and Other Funds (Refer Note 30)	29.79	28.30
Staff Welfare Expenses	13.48	6.96
Total	609.55	491.16

Note 22 - Finance Costs

₹ in Lakhs

	2022-23	2021-22
Interest Expense	6,002.52	8,394.29
Processing Fee & Other charges	645.31	1,642.64
Total	6,647.83	10,036.93

Note 23 - Depreciation and Amortisation Expense

₹ in Lakhs

	2022-23	2021-22
Depreciation of Property Plant & Equipment (Note 4.1)	1,117.19	1,242.83
Amortisation of Intangible Assets (Note 4.3)	2.58	3.17
Total	1,119.77	1,246.00

Note 24 - Other Expenses

₹ in Lakhs

	2022-23	2021-22
Power & Fuel	1,144.22	840.98
Repairs:		
- Building	37.85	42.56
- Others	40.59	128.15
Maintenance	455.28	414.10
House Keeping Charges	348.57	273.65
Security Charges	231.45	222.19
Insurance	96.81	98.42
Rates & Taxes	1,226.73	1,554.08
Legal & Professional fees	454.42	399.24
Director's Remuneration	3.50	2.60
Corporate Social Responsibility Expenses	41.55	10.26
Material Consumed	9.11	-
Share of Loss as partner in South City Anmol Infra Park LLP	141.94	358.03
Provision for doubtful advances	7,612.06	-
Discount allowed	16.83	89.00
Miscellaneous Expenses	969.68	393.22
Total	12,830.59	4,826.48



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 25 - Auditor's Remuneration

	₹ in Lakhs	
	2022-23	2021-22
As Auditor:		
Audit fees	5.50	4.50
Tax audit fee	0.75	0.50
Other Matters	1.00	0.35
Total	7.25	5.35

Note 26 - Details of CSR expenditure:

	₹ in Lakhs	
	2022-23	2021-22
(a) Gross amount required to be spent by the company during the year	40.54	74.73
(b) Amount spent during the year:	41.55	10.26
Net unspent	-	64.47

Out of Rs.64.47 lacs unspent in FY 21-22, Rs.7.90 lacs spent during FY 22-23

Note 27 - Earnings Per Share (EPS)

Basic EPS amounts are calculated by dividing the profit for the year attributable to equity holders of the Company by the weighted average number of equity shares outstanding during the year.

Diluted EPS amounts are calculated by dividing the profit attributable to equity holders of the Company by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on conversion of all the dilutive potential equity shares into equity shares.

The following reflects the income and share data used in the basic and diluted EPS computations:

	₹ in Lakhs	
	2022-23	2021-22
Net Profit for calculation of Basic and Diluted Earnings Per Share (in Lakhs)	10,384.44	2,367.01
Weighted average number of shares (Nos.)	45,00,700	45,00,700
Earning per equity share		
Basic & Diluted earning per share (in Rs.)	230.73	52.59



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 28 - Significant accounting judgements, estimates and assumptions

The preparation of the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the 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.

Judgements, Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the Financial Statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur. In the process of applying the Company's accounting policies, management has made the following judgements, estimates and assumptions, which have the most significant effect on the amounts recognised in the Financial Statements.

Defined Employer Benefit plans

The cost and the present value of the defined benefit gratuity plan and other post-employment leave encashment benefit are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in future. These include the determination of appropriate discount rate, estimating future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. For further details refer Note 30.

Fair value measurement of financial instruments and guarantees

When the fair values of financial assets and financial liabilities recorded in the Balance Sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

Depreciation on Property, Plant and Equipment

Property, plant and equipment represent a significant proportion of the asset base of the Company. The charge in respect of periodic depreciation is derived after determining an estimate of an asset's expected useful life and the expected residual value at the end of its life. The useful lives and residual values of company's assets are determined by management at the time the asset is acquired and reviewed periodically, including at each financial year end. The lives are based on historical experience with similar assets as well as anticipation of future events, which may impact their life, such as changes in technology.

Provisions and contingencies

The assessments undertaken in recognising provisions and contingencies have been made in accordance with the applicable Ind AS. A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Where the effect of time value of money is material, provisions are determined by discounting the expected future cash flows. The Company has significant capital commitments in relation to various capital projects which are not recognized on the balance sheet.

In the normal course of business, contingent liabilities may arise from litigation and other claims against the Company. Guarantees are also provided in the normal course of business. There are certain obligations which management has concluded, based on all available facts and circumstances, are not probable of payment or are very difficult to quantify reliably, and such obligations are treated as contingent liabilities and disclosed in the notes but are not reflected as liabilities in the financial statements. Although there can be no assurance regarding the final outcome of the legal proceedings in which the Company involved, it is not expected that such contingencies will have a material effect on its financial position or profitability.

Classification of leases

The Company enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to purchase and estimated certainty of exercise of such option, proportion of lease term to the asset's economic life, proportion of present value of minimum lease payments to fair value of leased asset and extent of specialized nature of the leased asset.



Note 29 - Information on Joint Venture EntitiesDescription of Company's interest in the Joint Venture Company.

	As at 31.03.2023		As at 31.03.2022	
<u>Name of the entity</u>	<u>Proportion of Interest</u>	<u>Country of Incorporation</u>	<u>Proportion of Interest</u>	<u>Country of Incorporation</u>
Kolkata Metropolitan South City Development Ltd.	49.97%	India	49.97%	India

1. The Company's interests in Joint Ventures are reported as Financial assets - Investments.

2. KMDA by way of advertisement dated 18/12/2006 in various newspapers had invited bids for development of residential cum commercial projects. South City & Merlin were willing to participate in the bidding process and therefore formed a consortium which was termed as "South City Merlin Consortium". Subsequent to the acceptance of the consortium's bids, MOU dated 17/12/2007 was executed by which 4.40 acres land (the Said Land) was allotted in favour of Consortium by the KMDA. The Consortium as consideration paid an amount of Rs.11.41 crore to the KMDA and MOU was entered into, as aforesaid.

As the entire project was to be carried out on a joint venture basis, a new company was floated in the name and style of M/s. Kolkata Metropolitan South City Development Ltd. (KMSCDL) with authorised share capital of Rs.100.00 Lacs. The Consortium had agreed to subscribe 4,99,700 Equity Shares of Rs.10/- each aggregating to Rs. 49.97 Lacs by signing the Memorandum of Association of aforesaid KMSCDL. However, due to encroachment within the said land, KMDA couldn't handover the said land to the Consortium and accordingly the matter took turn into litigation for non - handing over of land and also for refund of money. Further to be noted that a Supplemental MOU dated 16/11/2011 was executed where in total area of land was revised to 3.67 Acres.

In spite of repeated requests and reminders, KMDA did not handover the said land. The Consortium subsequently requested for refund of sum paid to KMDA together with interest as well as reimbursement of expenses incurred. On the failure of KMDA, the consortium invoked the Arbitration Clause contained in the said MOU for adjudicating the disputes. Finally, in terms of section 11 of Arbitration and Conciliation Act, 1996, Mr. Jayanta Kumar Mitra was appointed as Sole Arbitrator.

The said Arbitration proceeding has now been completed and the Ld. Sole Arbitrator has also passed the Award on 22/06/2020, subsequently modified on 14.08.2020. In terms of the said award, KMDA has been directed to pay (i) the principal sum of Rs.11.41 crores, (ii) Interest on the said Principal sum @15% per annum from 17/12/2007 to till date, amounting to Rs. 21.25 crores, (iii) Rs.62.33 lacs towards damages by way of expenses incurred by the Consortium towards preliminary and other expenses and (iv) Rs.22.43 lacs towards interest on Rs.62.33 lacs and (v) Rs.100 for damage, and (vi) Costs of the proceedings of Rs.45,00,000. However, the claim of damages of the Consortium has not been allowed.

Being aggrieved with the said Award, KMDA has moved before the Hon'ble High Court to quash the said Award. The Consortium has also filed an application before the Hon'ble High Court against the said award for not allowing damages. In terms of the order dated 03.02.2021 passed by Honourable High Court at Calcutta, KMDA deposited Rs.11,41,40,000/- with the Registrar High Court. However the Consortium's application of withdrawal of said sum was not allowed by the High Court and challenging such refusal, the Consortium has moved Honourable Supreme Court, where the prayer for withdrawal is pending. The main matters being AP. 351 and 353 of 2020 has been dismissed on hearing both the sides by Honourable Justice Rajasekhara Manthra by a Judgment dated 22.07.2023, thereby upholding the Award dated 22nd June, 2020, considering it to be valid and binding on Parties.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 30 - Employee Benefits Obligation
(I) Defined Benefit Plans

The following table summarizes the components of net benefit expense recognised in the Statement of Profit and loss and OCI and amounts recognised in the Balance Sheet.

Particulars	2022-23		2021-22	
	Gratuity Unfunded	Leave Encashment Unfunded	Gratuity Unfunded	Leave Encashment Unfunded
Changes in the present value of Defined Benefit Obligation:				
Present value of Defined Benefit Obligation at the beginning of the period	178.92	101.97	167.30	120.81
Current Service Cost	12.12	16.52	11.44	9.83
Interest Cost	12.70	7.24	11.21	8.09
Past Service Cost	-	-	-	-
Remeasurements (or Actuarial (gains)/losses) arising from :				
- Changes in demographic assumptions	-	-	-	-
- Changes in financial assumptions	(0.65)	(0.41)	(5.74)	(3.51)
- Experience variance (i.e. Actual experience vs assumptions)	5.73	17.89	9.98	13.84
- Others	-	-	-	-
Benefits Paid	(25.52)	(32.91)	(15.27)	(47.09)
Present value of Defined Benefit Obligation at the end of the period	183.30	110.29	178.92	101.97
Amounts Recognised in the Balance Sheet :				
Present value of defined benefit obligation at the year end	183.30	110.29	178.92	101.97
Fair Value of the Plan Assets at the year end	-	-	-	-
Liability/(Asset) Recognised in the Balance Sheet	183.30	110.29	178.92	101.97
Expense recognised in the Statement of Profit and Loss:				
Current Service Cost	12.12	16.52	11.44	9.83
Past Service Cost	-	-	-	-
Remeasurements (or Actuarial (gains)/losses) arising from :				
- Changes in financial assumptions	(0.65)	(0.41)	(5.74)	(3.51)
- Experience variance (i.e. Actual experience vs assumptions)	5.73	17.89	9.98	13.84
Net Interest Cost/(Income)	12.70	7.24	11.21	8.09
Net Cost Recognised in the Statement of Profit and Loss	29.91	41.23	26.89	28.25
Expense recognised in the Other Comprehensive Income:				
Remeasurements (gains)/losses	5.08	-	4.24	-
Net Cost Recognised in Other Comprehensive Income	5.08	-	4.24	-
Financial Assumptions :				
Discount Rate	7.15%	7.15%	7.10%	7.10%
Salary Growth Rate (per annum)	8.00%	8.00%	8.00%	8.00%
Demographic Assumptions :				
Mortality Rate (% of IALM 12-14)	100%	100%	100%	100%
Normal Retirement Age (yrs.)	58	58	58	58
Attrition Rates, based on age	2%	2%	2%	2%

The estimates of future salary increases considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

Assumptions regarding future mortality experience are set in accordance with the published statistics by the Life Insurance Corporation of India.

The discount rate is based on the government securities yield.

The Company assesses these assumptions with its projected long-term plans of growth and prevalent industry standards.



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 30 - Employee Benefits Obligation (Contd.)

A quantitative sensitivity analysis for significant assumption is shown below:

Discount Rate (- / + 1%)
 % change compared to base due to sensitivity
 Salary Growth Rate (- / + 1%)
 % change compared to base due to sensitivity
 Attrition Rate (- / + 50%)
 % change compared to base due to sensitivity
 Mortality Rate (- / + 10%)
 % change compared to base due to sensitivity

Gratuity			
As at 31.03.2023		As at 31.03.2022	
Decrease	Increase	Decrease	Increase
197.07	171.26	193.90	165.89
7.50%	-6.57%	8.37%	-7.29%
175.99	191.51	171.06	187.29
-3.99%	4.47%	-4.40%	4.68%
181.46	185.02	176.35	181.28
-1.01%	0.93%	-1.44%	1.32%
182.91	183.70	178.46	179.38
-0.22%	0.21%	-0.26%	0.25%

Discount Rate (- / + 1%)
 % change compared to base due to sensitivity
 Salary Growth Rate (- / + 1%)
 % change compared to base due to sensitivity
 Attrition Rate (- / + 50%)
 % change compared to base due to sensitivity
 Mortality Rate (- / + 10%)
 % change compared to base due to sensitivity

Leave Encashment			
As at 31.03.2023		As at 31.03.2022	
Decrease	Increase	Decrease	Increase
119.08	102.61	111.15	94.05
7.96%	-6.97%	9.00%	-7.78%
102.00	119.64	93.49	111.65
-7.53%	8.47%	-8.32%	9.48%
110.79	109.85	102.57	101.45
0.45%	-0.40%	0.58%	-0.52%
110.38	110.21	102.07	101.88
0.08%	-0.08%	0.09%	-0.09%

Sensitivity for significant actuarial assumptions is computed by varying one actuarial assumption used for the valuation of the defined benefit obligation by one percentage, keeping all other actuarial assumptions constant. The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the prior period.

(iii) Risk Exposure

Valuations are performed on certain basic set of pre-determined assumptions and other regulatory framework which may vary overtime. Thus, the Company is exposed to various risks in providing the above gratuity benefit which are as follows:

Interest Rate risk : The plan exposes the Company to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability (as shown in financial statements).

Liquidity Risk : This is the risk that the Company is not able to meet the short-term gratuity payouts. This may arise due to non-availability of enough cash / cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time.

Salary Escalation Risk : The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability.

Demographic Risk : The Company has used certain mortality and attrition assumptions in valuation of the liability. The Company is exposed to the risk of actual experience turning out to be worse compared to the assumption.

Regulatory Risk : Gratuity benefit is paid in accordance with the requirements of the Payment of Gratuity Act , 1972(as amended from time to time). There is a risk of change in regulations requiring higher gratuity payouts (e.g. Increase in the maximum limit on gratuity of Rs. 20,00,000).



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 31 - Leases
Operating Lease - Company as Lessor

The Company has given Mall premises and IT Park on operating lease to different lessees. The Company enters into 3 - 15 years cancellable lease agreements. Minimum Guaranteed lease payments receivable in respect of these leases for non-cancellable period are as follows-

Particulars	₹ in Lakhs	
	As at 31.03.2023	As at 31.03.2022
Within one year	831.41	1,424.86
After one year but not more than five years	371.54	1,202.95
	<u>1,202.95</u>	<u>2,627.81</u>

Note 32 - Commitment and Contingencies
a. Commitments

	₹ in Lakhs	
	As at 31.03.2023	As at 31.03.2022
Estimated amount of contracts remaining to be executed on capital expenditure and not provided for (net of advances)	1,042.30	499.71

b. Contingent Liabilities

Claims against the Company not acknowledged as debts (Net of Advances)

	₹ in Lakhs	
	As at 31.03.2023	As at 31.03.2022
Service Tax Demands	1,327.49	1,327.49
Employees State Insurance Demands (Net of Advances)	9.62	9.62
Total	<u>1,337.11</u>	<u>1,337.11</u>

The Company has been advised by its lawyers that none of the claims are tenable and is therefore contesting the same and hence has not been provided for in the books. The future cash flows on account of the above cannot be determined unless the judgements/decisions are received from the ultimate judicial forums. No reimbursements is expected to arise to the Company in respect of above cases.

c. Guarantees given

	₹ in Lakhs	
	As at 31.03.2023	As at 31.03.2022
Against Loans taken by a Step Down Subsidiary	34,330.25	32,163.68
Others	591.27	591.27
Total	<u>34,921.53</u>	<u>32,754.95</u>



Note 33 - Disclosure in respect of Related Parties pursuant to Ind AS 24

List of Related Parties

I. Parent and Subsidiary Companies:

Name of related parties	Nature of relationship	% of Holding
01. South City Matrix Infrastructure Ltd.	Subsidiary	99.65%
02. South City Property Management Private Ltd.	Subsidiary	100.00%
03. South City Developers Ltd.	Subsidiary	100.00%
04. South City International School	Subsidiary	51.00%
05. South City Retreat Property Management Private Ltd.	Subsidiary	100.00%
06. AA Infraproperties Private Ltd.	Subsidiary	100.00%
07. Bengal Anmol South City Infrastructure Ltd.	Subsidiary	69.65%
08. AA Infra (Middle East) Ltd.	Step Down Subsidiary	100.00%
09. AA Infra Properties (Jafza) Ltd.	Step Down Subsidiary	100.00%
10. Indocean Developers (Private) Ltd.	Step Down Subsidiary	100.00%
11. High Rise Developers (Private) Ltd.	Step Down Subsidiary	100.00%

II. Other related parties with whom transactions have taken place during the year:

a) Joint Venture of the Company

Name of related parties	Nature of relationship	% of Holding
1. Kolkata Metropolitan South City Development Ltd.	Joint Venture of the Company	49.97%

b) Key Management Personnel

Name of related parties	Nature of relationship
Shri Pradeep Kumar Sureka	Non - Executive Director
Shri Rajendra Kumar Bachhawat	Non - Executive Director
Shri Ravi Todi	Non - Executive Director
Shri Sushil Kumar Mohta	Non - Executive Director
Shri Jugal Kishore Khetawat	Non - Executive Director
Shri Sentu Sardar	Non - Executive Director
Dr. Nitesh Kumar Gupta	Non - Executive Director
Shri Hari Mohan Marda	Independent Director
Shri Shrish Tapuriah	Independent Director
Shri Parimal Ajmera	Company Secretary
Shri Man Mohan Bagree	Vice President

c) Entities where Key Management Personnel & their relatives have significant influence with whom transactions have taken place during the year

- i) South City Belair Property Management Private Ltd.
- ii) Khetawat Family Welfare Trust
- iii) Khetawat Properties Ltd.
- iv) South City Anmol Infra Park LLP
- v) Groove Traders Pvt. Ltd.
- vi) Merlin Projects Ltd.
- vii) Bantala Properties Pvt. Ltd.



SOUTH CITY PROJECTS (KOLKATA) LTD.

D. Transactions

₹ in Lakhs

Particulars	Subsidiaries		Joint Venture		Key Management Personnel		Entities where Key Management Personnel and their relatives have significant influence		Total	
	31-01-2023	31-03-2022	31-01-2023	31-03-2022	31-01-2023	31-03-2022	31-01-2023	31-03-2022	31-01-2023	31-03-2022
Sitting Fees	-	-	-	-	3.50	2.60	-	-	3.50	2.60
Remuneration & Commission	-	-	-	-	59.81	68.18	-	-	59.81	68.18
Rendering of Services	3.60	3.60	-	-	-	-	-	-	3.60	3.60
Loan Given	2,747.28	7,150.04	-	-	-	-	-	-	2,747.28	7,150.04
Loan Received	-	-	-	-	1,630.00	1,280.00	500.00	310.00	2,130.00	1,590.00
Advances Given	3.42	0.58	-	-	19.64	9.73	-	-	23.06	10.32
Advances for Property Development	-	-	-	-	-	-	20.50	28.20	20.50	28.20
Electric & Other Charges	7.38	2.07	-	-	-	-	-	-	7.38	2.07
Interest Income	-	-	-	-	-	-	-	3.58	-	3.58
Received towards interest	-	-	-	-	-	-	-	58.08	-	58.08
Interest Exp.	-	-	-	-	55.65	138.90	5.55	162.74	61.20	301.64
Payable Towards Revenue Share	-	32.61	-	411.67	-	-	-	-	-	444.28
Payment towards interest	-	-	-	-	54.60	146.97	5.55	228.94	60.15	375.91
Receipt Towards Loan Given	2,847.30	1,477.56	-	-	-	-	-	-	2,847.30	1,477.56
Repayment of Loan Received	-	-	-	-	2,565.00	370.68	500.00	633.00	3,065.00	1,003.68
Receipt Towards Advances given	-	-	-	-	29.84	10.57	100.20	323.25	130.04	333.82
Received Towards Electric & Other Charges	7.38	-	-	-	-	-	-	-	7.38	-
Expenses Incurred	-	-	-	0.20	-	-	-	-	-	0.20
Provision for Advance in Subsidiary	-	-	-	-	-	-	-	-	-	-
Deduction of Corporate Guarantee Given	-2,166.58	8,301.45	-	-	-	-	-	-	-2,166.58	8,301.45
Balance as on 31.03.2023	-	-	-	-	-	-	-	-	-	-
A - Investment	2,728.31	2,728.31	-	-	-	-	138.00	138.00	2,866.31	2,866.31
B - Loan Given	73,781.25	74,104.92	-	-	-	-	-	-	73,781.25	74,104.92
C - Loan Received	-	-	-	-	65.00	1,000.00	-	-	65.00	1,000.00
D - Advance for Land	-	-	1,205.44	1,205.26	-	-	-	-	1,205.44	1,205.26
E - Advances for Property Development	-	-	-	-	-	-	196.96	211.34	196.96	211.34
F - Creditors	-	-	-	-	-	-	-	-	-	-
G - Debtors	0.67	-	-	-	-	-	-	-	0.67	-
H - Advances Paid	132.13	108.43	-	-	31.95	32.43	-	286.95	164.08	427.81
I - Provision for advance in Subsidiary	8,965.33	1,355.95	-	-	-	-	-	-	8,965.33	1,355.95
J - Advances received	-	-	-	-	-	-	25.51	0.16	25.51	0.16
K - Corporate Guarantees Given	34,330.25	32,163.68	-	-	-	-	-	-	34,330.25	32,163.68
L - Interest Receivable	-	-	-	-	-	-	-	3.58	-	3.58
M - Interest Payable	-	-	-	-	-	5.75	-	-	-	5.75



Note 34 - Fair Value Hierarchy

The table shown below analyses financial instruments carried at fair value. The different levels have been defined below:-

Level 1: Quoted Prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices)

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs)

a) Financial Assets and Liabilities measured at Fair Value at 31st March 2023				₹ in Lakhs
	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment at FVTPL				
In Quoted units of Mutual funds	2,100.48	-	-	2,100.48

Financial Assets and Liabilities measured at Fair Value at 31st March 2022

	Level 1	Level 2	Level 3	Total
Financial Assets				
Investment at FVTPL				
In Quoted units of Mutual funds	393.23	-	-	393.23

(b) Financial Instruments at Ammortized Cost

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are a reasonable approximation of their fair values since the Company does not anticipate that the carrying amounts would be significantly different from the values that would eventually be received or settled

(c) During the year there has been no transfer from one level to another



Note 35 - Financial Risk Management, Objectives and Policies

The Company's principal financial liabilities, comprise of borrowings and trade payables. The main purpose of these financial liabilities is to finance the Company's fixed and working capital requirements. The Company has various financial assets such as trade receivables, loans, investments, short-term deposits and cash & cash equivalents, which arise directly from its operations.

The Company is exposed to market risk, credit risk and liquidity risk. The Company's Board of Directors oversees the management of these risks and advises on financial risks and the appropriate financial risk governance framework for the Company. The Company's Board of Directors assures that the Company's financial risk activities are governed by appropriate policies and procedures and that financial risks are identified, measured and managed in accordance with the Company's policies and risk objectives.

The Board of Directors reviews and agrees policies for managing each of these risks, which are summarised below.

A. Credit Risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company.

The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost.

The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls. Credit risk related to cash and cash equivalents and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits. Other financial assets measured at amortized cost includes security deposits, Loans given and others. Credit risk related to these other financial assets is managed by monitoring the recoverability of such amounts continuously, while at the same time internal control system in place ensure the amounts are within defined limits.

a) Credit Risk Management**1. 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

Asset Group	Description
Low Credit Risk	Cash and cash equivalents, other bank balances, investments and other financial assets
Moderate Credit Risk	Current Trade receivables and Secured loans
High Credit Risk	Non Current Trade receivables and Unsecured loans

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a 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.

Credit Rating	Particulars	31.03.2023	31.03.2022
Low Credit Risk	Cash and Cash equivalents, other bank balances, investments and other financial assets	41,877.08	30,957.88
Moderate Credit Risk	Current Trade receivables and Secured loans	1,520.92	1,725.47
High Credit Risk	Non Current Trade receivables and Unsecured loans	64,965.36	73,926.76



B. Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

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.

Maturities of Financial Liabilities

The table below analyses the Company's Financial Liabilities into relevant maturity groupings based on their contractual maturities

March 31, 2023

Particulars	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings	5,531.02	32,178.78	32,710.07	70,419.85
Trade Payable	7,571.69	-	-	7,571.69
Other Financial Liabilities	754.45	-	-	754.45

March 31, 2022

Particulars	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings	14,359.21	9,996.70	63,815.52	88,171.43
Trade Payable	8,594.95	-	-	8,594.95
Other Financial Liabilities	932.97	-	0.35	933.32

C. Market Risk**a. Interest Rate Risk**

The Company has taken debt to finance its working capital, which exposes it to interest rate risk. Borrowings issued at variable rates expose the Company to interest rate risk.

Interest Rate Risk Exposure

Particulars	31.03.2023	31.03.2022
Variable Rate Borrowing	70,354.86	82,368.33
Fixed Rate Borrowing	64.99	5,803.10

Interest Rate Sensitivity

Profit or loss and equity is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates.

Particulars	31.03.2023	31.03.2022
Interest Sensitivity*		
Interest Rates increase by 100 basis points	(703.55)	(823.68)
Interest Rates decrease by 100 basis points	703.55	823.68

*Holding all other variables constant

b. Price Risk

The Company's exposure to price risk arises from investments held and classified as FVTPL or FVOCI. To manage the price risk arising from investments, the Company diversifies its portfolio of assets.

Sensitivity Analysis

Particulars	31.03.2023	31.03.2022
Price Sensitivity*		
Price increase by 5%- FVTPL	105.02	19.66
Price decrease by 5%- FVTPL	(105.02)	(19.66)

*Holding all other variables constant



SOUTH CITY PROJECTS (KOLKATA) LIMITED

Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 36 - Capital management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the parent. The primary objective of the Company's capital management is to maximise the shareholder value.

The Company's objectives when managing capital is to safeguard continuity, maintain a strong credit rating and healthy capital ratios in order to support its business and provide adequate return to shareholders through continuing growth and maximise the shareholders value. The Company's overall strategy remains unchanged from previous year. The Company sets the amount of capital required on the basis of annual business and long-term operating plans which include capital and other strategic investments. The funding requirements are met through a mixture of equity, internal fund generation and borrowed funds. The Company's policy is to use short term and longterm borrowings to meet anticipated funding requirements. The Company monitors capital on the basis of the net debt to equity ratio. The Company is not subject to any externally imposed capital requirements. Net debt are long term and short term debts as reduced by cash and cash equivalents (including restricted cash and cash equivalents). Equity comprises share capital and free reserves (total reserves excluding OCI). The following table summarizes the capital of the Company:

	₹ in Lakhs	
	As at 31.03.2023	As at 31.03.2022
Borrowings	70,419.85	88,171.43
Other Financial Liabilities	754.45	933.32
Trade Payables	7,571.69	8,594.95
Less: Cash and Cash Equivalents	221.19	246.34
Less: Bank balances other than Cash & Cash Equivalents	1,904.83	37.68
Net Debt	76,619.98	97,415.68
Total capital	61,510.20	51,129.36
Capital and Net Debt	1,38,130.18	1,48,545.04
Gearing ratio	55.47%	65.58%

Note 37

In View of continued sluggish real estate market condition on step down subsidiary viz Indocean Developrs Private Limited ("IDPL"), the Company has waived off interest for the FY 2022-23 on the loan given to subsidiary viz AA Infra Properties Private Limited ("AAIPL") in as much as the said loan was consequently given by AAIPL to IDPL. Based on the projected cashflow of IDPL as certified by Independent Valuer and Management, the loan is good and thus need not impaired /provided for.

Note 38

In View of continued sluggish real estate market condition on step down subsidiary viz AA Infra (Middle East) Limited ("AAIMEL"), the Company has waived off interest for the FY 2022-23 on the loan given to subsidiary viz AA Infra Properties Private Limited ("AAIPL") in as much as the said loan was consequently given by AAIPL to AAIMEL. Based on the valuation of Land held by stepdown subsidiary by independent valuer, the loan is impaired/provided for.

Note 39

The company has waived off the guarantee commission for the corporate guarantee in reference to Ind AS-109, given against the loan taken by step down subsidiary viz Indocean Developrs Private Limited ("IDPL") in view of the continued sluggish real estate market condition.

Note 40 - Scheme of Arrangement

The Company is in the process of implementation of an internal restructuring through a Scheme of Arrangement ("Scheme") filed with the National Company Law Tribunal, Kolkata Bench ("NCLT"). The Scheme entails merger of AA Infra properties Private Limited with the Company w.e.f. 01.04.2022 and demerger of the "Hospitality Business" of the Company to South City Developers Limited w.e.f. 01.04.23. This internal restructuring aims to optimize business operations, achieve synergies, and enhance stakeholders' value. The Scheme is anticipated to have minimal impact on the financial position and operations of the Company. Further, the NCLT has issued an order dated 28th August 2023 admitting the application and giving necessary directions for the next proceedings. The pending approval of the scheme, the same has not been given effect to the financial statement.



Note 41 - Segment Information

1. The Company has disclosed business segment as the primary segment. The Company is collectively organised into following business segments namely:

(a) Real estate projects ; (b) Rental Activities and (c) Hospitality Zone

Segments have been identified as reportable segments by the Company's chief operating decision maker ("CODM"). Segment profit amounts are evaluated regularly by the Board, which has been identified as the CODM, in deciding how to allocate resources and in assessing performance.

Segment Revenue, Results, Assets and Liabilities include the respective amounts identifiable to each of the segments and amount allocated on a reasonable basis. Unallocated expenditure consists of common expenditure incurred for all the segments and expenses incurred at corporate level. The assets and liabilities that cannot be allocated between the segments are shown as unallocated corporate assets and liabilities respectively.

2. The accounting policies of the reportable segments are the same as the Company's accounting policies described in Note 3. Segment profit (Earnings before interest, depreciation and amortization, and tax) amounts are evaluated regularly by the Board that has been identified as its CODM in deciding how to allocate resources and in assessing performance. The Company's financing (including finance costs and finance income) and income taxes are reviewed on an overall basis and are not allocated to operating segments.

3. The Company's activities are restricted within India and hence no separate geographical segment disclosure is considered necessary.

4. The net expenses and income, which are not directly attributable to a particular Business Segment, are shown as unallocated corporate cost and income respectively.

5. Assets and Liabilities that can not be allocated between the segments are shown as a part of unallocated corporate assets and liabilities respectively.

6. The Company does not have any major customer i.e. Revenue from transactions with a single external customer does not amount to 10% or more of the Company's Revenue.

The following table presents revenue and profit information for the Company's operating segment for the year ended January 31, 2023 and March 31, 2022

₹ in Lakhs

Particulars	Real Estate Projects		Rental Activities		Hospitality Zone		Unallocated		Total	
	2022-23	2021-22	2022-23	2021-22	2022-23	2021-22	2022-23	2021-22	2022-23	2021-22
Revenue										
Total External Revenue	10,527.19	5,449.62	19,369.33	15,501.18	2.05	-	102.48	457.67	30,001.03	21,408.46
Inter Segment Revenue	-	-	-	-	-	-	-	-	-	-
Total Revenue	10,527.19	5,449.62	19,369.33	15,501.18	2.05	-	102.48	457.67	30,001.03	21,408.46
Results										
Segment Results	3,508.10	337.64	15,320.43	11,425.55	(95.97)	-	102.48	457.67	18,835.04	12,220.86
Unallocated Corporate Expenses	-	-	-	-	-	-	8,149.65	795.66	8,149.65	795.66
Operating Profit/(loss)	3,508.10	337.64	15,320.43	11,425.55	(95.97)	-	(8,047.16)	(338.01)	10,685.40	11,425.19
Other Income	0.15	19.45	8,202.04	433.55	-	-	-	-	8,202.20	433.00
Unallocated Other Income	-	-	-	-	-	-	149.21	517.58	149.21	517.58
Interest Income	2.66	11.47	36.51	59.09	-	-	-	-	39.18	70.56
Unallocated Interest Income	-	-	-	-	-	-	1,315.06	1,515.47	1,315.06	1,515.47
Financial Expenses	298.15	851.93	1,120.92	1,751.84	-	-	-	-	1,419.06	2,603.76
Unallocated Financial Expenses	-	-	-	-	-	-	5,228.77	7,433.16	5,228.77	7,433.16
Profit/(loss) Before Tax	2,339.12	(487.04)	22,438.06	8,924.93	(95.97)	-	(12,057.80)	(5,737.24)	12,623.45	2,698.88
Current Tax	-	-	-	-	-	-	2,342.00	335.00	2,342.00	335.00
Deferred Tax	-	-	-	-	-	-	(102.80)	(3.15)	(102.80)	(3.15)
Income Tax of Earlier Years	-	-	-	-	-	-	(0.19)	-	-	-
Net Profit/(loss) after Tax	2,339.12	(487.04)	22,438.06	8,924.93	(95.97)	-	(14,296.81)	(6,069.09)	10,384.44	2,367.03

The following table presents assets and liabilities information for the Company's operating segment for the period ended January 31, 2023 and March 31, 2022

₹ in Lakhs

Particulars	Real Estate Projects		Rental Activities		Hospitality Zone		Unallocated		Total	
	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22	31-Mar-23	31-Mar-22
Net Segment Assets	11,495.24	15,331.54	68,202.39	60,647.02	(90.45)	-	-	-	79,607.18	75,978.56
Unallocated Corporate Assets	-	-	-	-	-	-	72,328.34	83,891.87	72,328.34	83,891.87
Total Assets	11,495.24	15,331.54	68,202.39	60,647.02	(90.45)	-	72,328.34	83,891.87	1,51,935.52	1,59,870.42
Net Segment Liabilities	9,156.12	15,818.58	22,001.15	27,958.94	5.52	-	-	-	31,162.79	43,777.51
Unallocated Corporate Liabilities	-	-	-	-	-	-	59,262.54	64,963.56	59,262.54	64,963.56
Total Liabilities	9,156.12	15,818.58	22,001.15	27,958.94	5.52	-	59,262.54	64,963.56	90,425.33	1,08,741.08
Capital Expenditure Incurred	-	-	-	-	-	-	-	-	-	-
Unallocated Capital Expenditure Incurred	-	-	-	-	-	-	-	-	-	-
Depreciation and Amortisation expense	873.63	3.66	-	1,241.42	-	-	246.14	0.92	1,119.77	1,246.00

Note 42

All figures are in Rupees Lakhs. Figures marked with (*) are below the rounding off norm adopted by the Company.

Note 43

The Company has assessed its Investment in Preference Share of AA Infraproperties Pvt. Ltd. to be a Compound financial Instruments and accordingly split the same as Investment in Equity Instruments of INR 1232.95 lacs and Investment in Debt Instrument of INR 1392.05 lacs.

South City Projects (Kolkata) Limited
Notes on Standalone Financial Statements as at and for the year ended 31st March '2023

Note 44 - Ratios

Sr. No.	Particulars	Numerator	Denominator	31-Mar-23	31-Mar-22	Variance	Remarks for variance more than 25%
i.	Current Ratio	Current Assets	Current Liabilities	4.84	3.94	22.81%	Increase in CA & decrease in CL.
ii.	Debt Equity Ratio	Debt	Net Worth	1.47	2.13	-30.88%	Decrease in Debt & increase in Equity
iii.	Debt Service Coverage Ratio	Profit before exceptional items, tax and finance cost	Finance Cost + Principal repayment made for Non-Current borrowings and Non-Current Lease Liabilities	0.14	0.15	-6.68%	Movement in ratio due to improvement in EBIT & higher repayment of borrowings.
iv.	Return on Equity Ratio	Profit after Tax	Average Shareholders' Funds (Total Equity)	0.05	0.01	288.96%	Significant increase in Profit after Tax.
v.	Inventory Turnover Ratio	Sale of Goods	Average Inventories of Finished Stock	0.38	0.26	45.31%	Increase in Turnover
vi.	Trade Receivables Turnover Ratio	Sale of Goods	Average Gross Trade Receivables (before provision)	4.22	3.04	38.83%	Increase in ratio due to reduction in receivables as compared to increase in turnover.
vii.	Trade Payable Turnover Ratio	Net Purchases	Average Trade Payable	0.04	0.48	-92.73%	On account of timely settlement of dues.
viii.	Net Capital Turnover Ratio	Sale of Goods	Current Assets less Current Liabilities (excluding current maturity of Non Current Borrowing and Non Current Lease Liabilities)	0.46	0.34	34.32%	Increase in Turnover and Decrease in Working Capital
ix.	Net Profit Ratio	Net Profit for the Period	Total Income	0.26	0.12	120.20%	Increase in Turnover due to sale of completed projects.
x.	Return on Capital Employed	Profit before exceptional items, tax and finance cost	Networth + Debt + Deferred Tax Liability	0.13	0.10	32.04%	Business profitability has improved and debt has been repaid.
xi.	Return on Investment	Interest income from financial assets carried at amortised cost + Net gain on financial asset measured at fair value through profit and loss	Average (Non Current Investments + Current Investments + Non Current Loans receivable + Current Loans receivable - Investments in equity instruments of subsidiaries - Investments in preference shares of subsidiaries - investments in debentures of subsidiaries)	0.00	0.00	20.88%	Decrease due to liquidation of Mutual Funds



Note 45 - Capital work-in-progress ageing schedule

₹ in Lakhs

Particulars	Amount in CWIP for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress					
As at March 31, 2023	229.29	563.06	-	1.88	794.23
As at March 31, 2022	587.71	28.14	-	1.88	617.73

As on the date of the balance sheet, there are no capital work-in-progress projects whose completion is overdue or has exceeded the cost, based on approved plan.

Note 46 - Trade Receivables ageing schedule

₹ in Lakhs

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 years	1 - 2 years	2 - 3 years	More than 3 years	
Undisputed Considered good						
As at March 31, 2023	1,089.58	69.36	141.12	28.07	192.80	1,520.92
As at March 31, 2022	1,630.90	94.56	56.13	26.75	227.63	2,035.98

Note 47 - Trade Payable ageing schedule

₹ in Lakhs

Particulars	Outstanding for following periods from due date of payment				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Trade Payable - Others					
Undisputed					
As at March 31, 2023	256.27	4,189.49	11.05	3,114.88	7,571.69
Undisputed					
As at March 31, 2022	5,428.13	30.17	395.22	2,741.43	8,594.96

Note 48

The company does not have any transaction with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956, during the current year and in the previous year.

Note 49

- (1) No proceeding has been initiated or pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988, as amended, and rules made thereunder.
- (2) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (3) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- (4) There were no transactions relating to previously unrecorded income that have been surrendered and disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.
- (5) The Company has not advanced or loaned to or invested in funds to any other person(s) or entity(is), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (i) directly or indirectly lend to or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
 - (ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries
- (6) The Company has not received any fund from any person(s) or entity(is), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall
 - (i) directly or indirectly lend to or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
 - (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries



Note 10 - CSR Details

- 1 Average net profit of the Company as per Section 135(5) 20.27 Crores
- 2(a) Two percent of average net profit of the Company as per section 135(5) 40.54 Lacs
- 2(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years NIL
- 2(c) Amount required to be set off for the financial year, if any: NIL
- 2(d) Total CSR obligation for the financial year (7a+7b-7c): 40.54 Lacs

3(a) CSR amount spent or unspent for the financial year:

Total Amount Spent For the Financial Year (in Rs)	Amount Unspent (in Rs)			
	Total Amount transferred to Unspent CSR Account as per section 135(6)	Amount transferred to any fund specified under Schedule VII as per second provision to section 135(5)	Amount	Date of Transfer
41.55 lacs			NIL	

3(b) Details of CSR amount spent against ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)	
				Local area (Yes/No)	Location of the project						Mode of Implementation - Through Implementing agency	CSR Registration No
Sr. No	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/No)	State	District	Project duration	Amount allocated for the project (in Rs)	Amount spent in the current financial year (in Rs)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in Rs)	Mode of Implementation - Through Implementing agency (Yes/No)	Name	CSR Registration No
	NA											
	NA											

3(c) Details of CSR amount spent against other than ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
				Local area (Yes/No)	Location of the project			Mode of Implementation - Through Implementing agency	CSR Registration number
Sr. No	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/No)	State	District	Amount spent for the Project (in Rs)	Mode of Implementation - Direct (Yes/No)	Name	CSR Registration number
1	Premasree	(i)	Kolkata	West Bengal		5.40 lacs	Directly		
2	Kolkata Society for Cultural Heritage	(iv)	Kolkata	West Bengal		3.45 lacs	Directly		
3	Friends of Tribal Society	(ii)	Kolkata	West Bengal		6.60 lacs	Directly		
4	Bhagar BolMela Committee	(ii)	Kolkata	West Bengal		0.10 lacs	Directly		
5	Honocho Tech for good Foundation	(ii)	Kolkata	West Bengal		8.60 lacs	Directly		
6	Indian Cancer Society	(i)	Kolkata	West Bengal		1.00 lacs	Directly		
7	Kalinga Institute of Social Science	(ii)	Bhubaneswar	Odisha		10.00 lacs	Directly		
8	Mit Charitable Trust	(iv)	Kolkata	West Bengal		5.40 lacs	Directly		
9	Madras Chinmaya Seva Trust	(ii)	Cheppet	Chennai		1.00 lacs	Directly		
						41.55 lacs			

For S.K. Agrawal & Co. Chartered Accountants LLP
Chartered Accountants
Firm Registration No : 329088E

A.K. Sahoo
Ashok Kumar Sahoo
Partner
Membership No- 306453
Place: Kolkata
Dated: 6th September, 2023

For South City Projects (Kolkata) Ltd.

Company Secretary

For and on behalf of Board of Directors

For South City Projects (Kolkata) Ltd.

Director

For South City Projects (Kolkata) Ltd.

Director