



# **S K AGRAWAL AND CO CHARTERED ACCOUNTANTS LLP**

(FORMERLY S K AGRAWAL AND CO)  
CHARTERED ACCOUNTANTS  
LLPIN – AAV-2926  
FRN- 306033E/E300272

SUITE NOS : 606-608  
THE CHAMBERS, OPP. GITANJALI STADIUM  
1865, RAJDANGA MAIN ROAD, KASBA  
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## **INDEPENDENT AUDITOR'S REPORT**

**To the Members of A A INFRAPROPERTIES LIMITED**

**Report on the Review of the Ind AS Financial Statements**

### **Opinion**

We have checked the accompanying Ind AS financial statements of **A A INFRAPROPERTIES LIMITED** ("the Company") incorporated at UAE, which comprise the balance sheet as at 31<sup>st</sup> March 2022, and the statement of Profit and Loss, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information made in accordance with the requirements of Indian Companies Act ("the Indian Act") from the audited accounts of the company under the statute of the country of its incorporation which have been relied upon by us.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("The Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, its loss, its changes in equity and its cash flows for the year ended on that date.

### **Basis for Opinion**

We did not audit the Financial Statements of the company. These Ind AS Financial Statements were audited by the local auditor whose reports have been furnished to us, and our opinion is based solely on the reports of other auditors. We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Ind AS financial statements.

### **Other Information**

The Company's Board of Directors is responsible for the other information.

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

In connection with our audit of the Ind As financial statements, our responsibility is to read the other information and, in doing so, consider whether 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 on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### **Responsibility of Management and Those Charged with Governance for Ind AS Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance, (changes in equity) and cash flows of the Company in





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accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate 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 Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

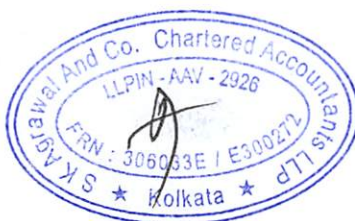
The Audit was conducted under the statute of the country of incorporation of the company, by the local auditor at UAE in AED currency, followed by our further check of true and fairness of accounts drawn up in terms of requirement of Indian Act. Management has prepared Financial Statements based on the audited accounts in accordance with the provisions of the Indian Act, in Indian Rupees. We have checked the financial statements prepared by the management in Indian currency.

## Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, is not applicable to the company.

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

- 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.
- In our opinion and based on the audit report of local auditor, proper books of account as required by law have been kept by the Company.
- In our opinion and based on the audit report of local auditor, the Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
- In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act read with relevant rules issued thereunder.
- On the basis of the written representations received from the directors as on 31<sup>st</sup> March 2022 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March 2022 from being appointed as a director in terms of Section 164 (2) of the Act.







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- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, we have not audited the internal financial controls over financial reporting since our report is solely based on the audited financial statements.
- (g) With respect to the matter to be included in the Auditor's Report under section 197(16)
- In our opinion and according to the information and explanation given to us, no remuneration has been paid by the Company to its directors during the current year and accordingly the provisions of section 197 of the Act is not applicable.
- (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- The Company does not have any pending litigations on its financial position in its financial statements.
  - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - There has been no such sum which needs to be transferred to the Investor Education and Protection Fund by the Company.

For S K AGRAWAL AND COCHARTERD ACCOUNTANTS LLP

Chartered Accountants  
Firm Registration No. 306033E/E300272

Place: Kolkata  
Dated: 28th September 2022



*A. U. Sahoo*

Ashok Sahoo  
Partner

Membership No. 306453  
UDIN:22306453BDOFGK7259

**AA INFRA PROPERTIES LIMITED**

Balance Sheet as at 31st March 2022

		Amount in INR	
	Notes	As at 31.03.2022	As at 31.03.2021
ASSETS			
Non-Current Aassets			
Capital Work-in-Progress	4	1,11,69,23,855	1,08,30,02,417
		<u>1,11,69,23,855</u>	<u>1,08,30,02,417</u>
Current Assets			
Financial Assets			
(a) Other Financial Assets	5	-	20,79,688
Other Current Assets	6	13,62,358	1,17,588
		<u>13,62,358</u>	<u>21,97,276</u>
Total Assets		<u>1,11,82,86,213</u>	<u>1,08,51,99,693</u>
EQUITY AND LIABILITIES			
Equity			
Equity Share Capital	7	13,06,830	13,06,830
Other Equity	8	(1,55,77,069)	(1,17,87,346)
Total Equity		<u>(1,42,70,239)</u>	<u>(1,04,80,516)</u>
Liabilities			
Current Liabilities			
Financial Liabilities			
(a) Borrowings	9	1,12,99,35,497	1,09,08,53,440
(b ) Other Financial Liabilities	10	9,07,062	41,55,133
Other Current Liabilities	11	17,13,893	6,71,636
		<u>1,13,25,56,452</u>	<u>1,09,56,80,209</u>
Total Liabilities		<u>1,13,25,56,452</u>	<u>1,09,56,80,209</u>
Total Equity and Liabilities		<u>1,11,82,86,213</u>	<u>1,08,51,99,693</u>

**Significant Accounting Policies**

3

The accompanying notes are an integral part of the financial statements.

As per our report of even date

In terms of our attached report of even date

For **S K AGRAWAL AND CO**

Chartered Accountants LLP

Firm Registration No : 306033E/E300272

*A. C. Sahoo*  
Ashok Kumar Sahoo

Partner

Membership No-306453

Place: Kolkata

Dated: 28 SEP 2022

*[Signature]*  
Director

*[Signature]*  
Director





**AA INFRA PROPERTIES LIMITED**
**Statement of Profit & Loss for the year ended March 31, 2022**

		Amount in INR	
	Notes	2021-22	2020-21
<b>Expenses</b>			
Finance Costs	13	7,27,479	-
Other Expenses	14	26,66,715	39,96,801
<b>Total Expenses</b>		<b>33,94,194</b>	<b>39,96,801</b>
<b>Loss Before Tax</b>		<b>(33,94,194)</b>	<b>(39,96,801)</b>
<b>Tax Expense</b>			
Current Tax		-	-
Deferred Tax		-	-
<b>Loss for the Year (I)</b>		<b>(33,94,194)</b>	<b>(39,96,801)</b>

**Other Comprehensive Income:**
**Income that will be be Reclassified to profit or loss in subsequent periods:**

Exchange differences on translating financial statements of a foreign operation	(3,95,529)	2,01,933
<b>Other comprehensive loss for the year, net of tax (II)</b>	<b>(3,95,529)</b>	<b>2,01,933</b>
<b>Total comprehensive loss for the year, net of tax (I + II)</b>	<b>(37,89,723)</b>	<b>(37,94,868)</b>

Earnings per Equity Share	13		
Basic & Diluted		(46.18)	(54.38)

**Significant accounting policies**

The accompanying notes are an integral part of the financial statements.

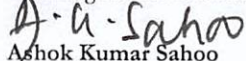
As per our report on even date

In terms of our attached report of even date

 For **S K AGRAWAL AND CO**

Chartered Accountants LLP

Firm Registration No : 306033E/E300272



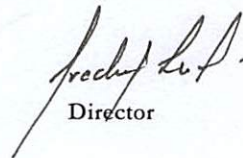
Ashok Kumar Sahoo

Partner

Membership No-306453

Place: Kolkata

 Dated: **28 SEP 2022**


  
Director


  
Director

**AA INFRA PROPERTIES LIMITED**

**Statement of Changes in Equity for the year ended 31 March 2022**

**a. Equity Share Capital:**

Equity shares of AED 1.00 each issued, subscribed and fully paid

As at 01st April 2020

Issue of share capital

At 31st March 2021

Issue of share capital

At 31st March 2022

No. of shares	Amount in INR
73,500	13,06,830
-	-
73,500	13,06,830
-	-
73,500	13,06,830

**b. Other equity**

For the year ended 31 March 2022

Amount in INR

Particulars	Reserve & surplus		Items of OCI	Total Equity
	Retained Earnings	General Reserve	Exchange differences on translating financial statements of a foreign operation	
As at 31 March 2021	(1,15,30,724)	-	(2,56,622)	(1,17,87,346)
Loss for the year	(33,94,194)	-	-	(33,94,194)
Other comprehensive Loss for the year	-	-	(3,95,529)	(3,95,529)
<b>Total Comprehensive Income for the year</b>	<b>(33,94,194)</b>	<b>-</b>	<b>(3,95,529)</b>	<b>(37,89,723)</b>
As at 31 March 2022	(1,49,24,918)	-	(6,52,151)	(1,55,77,069)

For the year ended 31 March 2021

Amount in INR

Particulars	Reserve & surplus		Items of OCI	Total Equity
	Retained Earnings	General Reserve	Exchange differences on translating financial statements of a foreign operation	
As at 31 March 2020	(75,33,923)	-	(4,58,555)	(79,92,478)
Loss for the year	(39,96,801)	-	-	(39,96,801)
Other comprehensive Loss for the year	-	-	2,01,933	2,01,933
<b>Total Comprehensive Income for the year</b>	<b>(39,96,801)</b>	<b>-</b>	<b>2,01,933</b>	<b>(37,94,868)</b>
As at 31 March 2021	(1,15,30,724)	-	(2,56,622)	(1,17,87,346)

As per our report on even date

In terms of our attached report of even date

For **S K AGRAWAL AND CO**

Chartered Accountants LLP

Firm Registration No : 306033E/E300272

*A. C. Sahoo*

Ashok Kumar Sahoo

Partner

Membership No-306453

Place: Kolkata

Dated: **28 SEP 2022**

*Director*

*Director*





## AA INFRA PROPERTIES LIMITED

## Statement of Cash Flows for the year ended 31 March 2022

Particulars	Amount in INR	
	March 31,2022	March 31,2021
<b>A. CASH FLOW FROM OPERATING ACTIVITIES:</b>		
Net Loss before tax	(33,94,194)	(39,96,801)
Adjustment to reconcile profit before tax to net cash flow		
Operating profit before working capital changes	(33,94,194)	(39,96,801)
Adjustments for-		
Increase/(Decrease) in financial assets	22,27,395	-
Increase/(Decrease) in Other assets	(13,23,655)	-
Increase/(Decrease) in financial liabilities	25,57,870	39,13,413
Cash generated in operations	67,416	(83,388)
Income Tax Paid (net of refund)	-	-
Net Cash inflow from Operating Activities	67,416	(83,388)
<b>C. CASH FLOW FROM FINANCING ACTIVITIES:</b>		
Changes in financial liabilities at amortised cost	-	22,61,573
Unsecured loan from Shareholders	-	55,74,976
Net cash flow from Financing Activities	-	78,36,549
<b>D. Effect of Changes in Foreign Exchange Translation reserve</b>	(1,16,804)	34,000
Net decrease in cash and cash equivalents (A+B+C+D)	(49,388)	(49,388)
Cash and Cash Equivalents at the beginning of the year (Refer note-7)	49,388	49,388
Cash and Cash Equivalents at the end of the year (Refer note-7)	-	-

In terms of our attached report of even date

For S K AGRAWAL AND CO

Chartered Accountants LLP

Firm Registration No : 306033E/E300272

A. U. Sahoo

Ashok Kumar Sahoo

Partner

Membership No-306453

Place: Kolkata

Dated: 28 SEP 2022



*[Signature]*  
Director

*[Signature]*  
Director

**AA INFRA PROPERTIES LIMITED****Statement of Cash Flows for the year ended 31 March 2021 (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)

Particulars	Amount in INR	
	As at 31.03.2022	As at 31.03.2021
Cash and Cash Equivalants comprises of		
Cash in hand		-
Balances with banks:		
— On current accounts	-	-
<b>Cash and Cash Equivalants in Cash Flow Statement</b>	<b>-</b>	<b>-</b>

Particulars	As at 31.03.2021	Cash Flow	Non - Cash Changes		As at 31.03.2022
			Fair Value Changes	Current/ Non - Current Classification	
Borrowings - Non Current	1,09,08,53,440	3,90,82,057	-	Non current	1,12,99,35,497

As per our report of even date

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Firm Registration No : 306033E/E300272

*A. K. Sahoo*  
Ashok Kumar Sahoo

Partner

Membership No-306453

Place: Kolkata

Dated: **28 SEP 2022**

*[Signature]*  
Director

*[Signature]*  
Director





**1. Corporate Information**

AA Infra Properties Limited (referred to as "the Company") is (a wholly owned subsidiary of M/S A A Infra(Middle East) Ltd, a company incorporated in UAE) incorporated in UAE having its principal place of business in UAE, the registered office of the company is located at P.O.Box 121395, Dubai, U.A.E and the place of construction is at Plot No. 6826505, Al Hebiah fourth, Dubai Sports City , Dubai, U.A.E. have been made as per requirement of Indian Companies Act in due adherence to section 129 of the companies Act 2013 applicable in India .

**2. Basis of Preparation of financial statements**

**a) Compliance with INDAS**

The 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.

Translation of treatment of various heads of accounts has been done in accordance with Indian Accounting Standards ("Ind AS") including the Ind AS specified under Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, to the extent possible.

Presentation of accounts are in terms of Schedule III to the Companies Act, 2013 including disclosure of necessary information as laid down under section 129 of Companies Act, 2013

**b) Historical cost convention**

The 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**

**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- AED'). The financial statements are translated in Indian Rupee (INR). Translation of accounts of the body corporate from the currency of country of its Incorporation AED to Indian Rupee are as follows :





- a) Property, Plant and Equipment are translated to Indian rupee in terms of exchange rate prevailing at the year end.
- b) Current assets have been recognised in accounts at exchange rate prevailing at the year – end.
- c) All outside liabilities have been recognised in accounts at exchange rate prevailing at the year end.
- d) Income and expenses have been recognised in accounts at weighted average of exchange rate prevailing at the beginning and the end of each month.
- e) Equity Shares has been recognised in accounts at the exchange rate prevailing at the time of their issuance.
- f) Resultant gain/ loss because of above is accounted for in the balance sheet as “Foreign Exchange Translation Reserve”

### 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.

### 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.

For the purpose of statement of cash flows, cash and cash equivalent, cash and short term deposits as defined above is net off outstanding bank overdrafts as they considered an integral part of the company's cash management.

### 3.6. Property, Plant and Equipments

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 Straight line 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 prorata basis on straight line method at the rates determined based on estimated useful lives of property, plant and equipment where applicable.





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. 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 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.

### **3.10. Revenue and Other Income**

#### **Revenue from contracts with customers**

With effect from 1 April 2018, the Company has adopted IND AS 115 'Revenue from Contracts with Customers' which introduces a new five-step approach to measuring and recognising revenue from contracts with customers. Under IND AS 115, revenue is recognised on satisfaction of performance obligation at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The Company has elected to apply the Cumulative catch up method in adopting IND AS 115. In accordance with the cumulative catch-up transition method, the comparatives have not been retrospectively adjusted. The effect on adoption of Ind AS 115 was insignificant. Applying the practical expedient as given in Ind AS 115, the Company has not disclosed the remaining performance obligation related disclosures. Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and can be reliably measured.

Revenue is recognized when it is probable that the economic benefits will flow to the Company and it can be reliably measured. Revenue is measured at the fair value of the consideration received/receivable





net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of revenue transaction as set-out below:

Interest Income is recognised using the effective interest method and is included under the head 'Other Income' in the Statement of Profit and Loss.

Dividend Income is recognised when the Company's right to receive dividend is established.

### **3.11. 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.

### **3.12. 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.

### **3.13. 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.

### 3.14. 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

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

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:

- 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.

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**

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.

**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.

**3.15. Rounding off**

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



**AA INFRA PROPERTIES LIMITED**
**Notes to Financial Statements for the year ended March 31, 2022**
**Note 4. Capital Work-in-Progress**

	Amount in INR	
	Non-Current	
	As at 31.03.2022	As at 31.03.2021
Land at Dubai Sports City	91,97,98,608	89,18,63,944
Interest on loan from Holding co	13,91,32,771	13,49,07,251
Interest on loan from Director	2,71,61,595	2,63,36,686
<u>Construction of residential building</u>		
Salary	2,31,87,615	2,24,83,398
Professional Fees	70,80,137	68,65,111
Travelling Expenses	4,70,179	4,55,899
Bank Charges	83,847	81,301
Law & Professional Charges	9,103	8,827
<b>Total Capital Work-in-Progress</b>	<b>1,11,69,23,855</b>	<b>1,08,30,02,417</b>

**Note 5. Other Financial Assets**

	Amount in INR	
	Current	
	As at 31.03.2022	As at 31.03.2021
<u>Due from Related Parties(Refer Note 17)</u>		
Advances to Director- Ajay Halwasiya (upto 14th Sep 2021)	-	20,79,688
<b>Total Other Financial Assets</b>	<b>-</b>	<b>20,79,688</b>

**Note 6. Other Current Assets**

	Amount in INR	
	As at 31.03.2022	As at 31.03.2021
Balance with Government Authorities	38,703	1,17,588
Prepaid Expenses	13,23,655	-
<b>Total other assets</b>	<b>13,62,358</b>	<b>1,17,588</b>





**AA INFRA PROPERTIES LIMITED**

Notes to Financial Statements for the year ended March 31, 2022

**Note - 7. Equity Share Capital**

	Amount in INR	
	As at 31-Mar-2022	As at 31-Mar-2021
<b>Authorised Capital</b>		
3,675,000 Equity Shares of AED.1.00 each	6,53,41,500	6,53,41,500
<b>Issued, Subscribed and Paid-up Capital</b>		
73,500 Equity Shares of AED.1.00 are held by the Holding Co- A A Infra( Middle East) Ltd	13,06,830	13,06,830
<b>Total Equity Share Capital</b>	<b>13,06,830</b>	<b>13,06,830</b>

**a) The Reconciliation of Shares Capital is given below:**

	As at 31.03.2022		As at 31.03.2021	
	No. of Shares	Amount in INR	No. of Shares	Amount in INR
At the beginning of the year	73,500	13,06,830	73,500	13,06,830
Issued during the Year	-	-	-	-
At the end of the year	<b>73500</b>	<b>1306830</b>	<b>73,500</b>	<b>13,06,830</b>

**b) Terms/Rights attached to class of shares**

The Company has only one class of Equity Shares having a par value of AED 1.00 each. Holder of each Equity Share is entitled to one vote per share.

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 31.03.2022		As at 31.03.2021	
	No. of Shares	% holding	No. of Shares	% holding
AA Infra(Middle East) Limited -Holding Co	73,500	100.00%	73,500	100.00%

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



**AA INFRA PROPERTIES LIMITED**
**Notes to Financial Statements for the year ended March 31, 2022**
**Note - 8. Other Equity**

	Amount in INR	
	As at 31- Mar-2022	As at 31- Mar-2021
<b>Reserves &amp; Surplus</b>		
Retained earnings	(1,49,24,918)	(1,15,30,724)
Other Comprehensive Income		
Exchange differences on translating financial statements of a foreign operation	(6,52,151)	(2,56,622)
<b>Total other equity</b>	<b>(1,55,77,069)</b>	<b>(1,17,87,346)</b>

**Retained Earnings** - Retained earnings includes surplus in the Statement of Profit and Loss.

**Note 9. Borrowings**

	Amount in INR	
	Current	
	As at 31- Mar-2022	As at 31- Mar-2021
<b>Unsecured</b>		
Loans from Related parties(Refer note 16)		
From Holding Company- A A Infra ( Middle East) Limited *	1,12,28,76,001	94,74,02,429
From Director- Ajay Halwasiya (upto 14th Sep 2021) *	-	14,34,51,011
Loan from Emami International FZE **	70,59,496	
<b>Total Borrowings</b>	<b>1,12,99,35,497</b>	<b>1,09,08,53,440</b>

\* The above unsecured loan are carrying NIL interest and are repayable on demand.

\*\* The above Unsecured loan from Emami International FZE are carrying interest@ 14% and are repayable on demand.

**Note 10 . Other Financial Liabilities**

	Amount in INR	
	Current	
	As at 31- Mar-2022	As at 31- Mar-2021
Interest Payable to Emami International FZE	7,41,928	-
Provisions and accruals	1,65,134	41,55,133
<b>Total Other financial liabilities</b>	<b>9,07,062</b>	<b>41,55,133</b>

**Note 11 . Other Current Liabilities**

	Current	
	As at 31- Mar-2022	As at 31- Mar-2021
Other payable *	17,13,893	6,71,636
<b>Total Other financial liabilities</b>	<b>17,13,893</b>	<b>6,71,636</b>

\* Other payable includes advance from AA Infraproperties Pvt Ltd, AA Infra(Middle East) Ltd & Emami International FZE.





**AA INFRA PROPERTIES LIMITED**

Notes to Financial Statements for the year ended March 31, 2022

**Note 12a. Financial Assets**

	Amount in INR	
	As at 31- Mar-2022	As at 31- Mar-2021
<b>Financial Assets - Current</b>		
<u>At Amortised cost</u>		
(a) Other Financial Assets	-	20,79,688
<b>Total Financial Assets</b>	-	20,79,688

**Note 12b. Financial Liabilities**

	Amount in INR	
	As at 31- Mar-2022	As at 31- Mar-2021
<b>Financial Liabilities - Current</b>		
<u>At Amortised Cost</u>		
(a) Borrowings	1,12,99,35,497	1,09,08,53,440
(a) Other Financial Liabilities	9,07,062	41,55,133
<b>Total Current Financial Liabilities</b>	1,13,08,42,559	1,09,50,08,573
<b>Total Financial Liabilities</b>	1,13,08,42,559	1,09,50,08,573



**AA INFRA PROPERTIES LIMITED****Notes to Financial Statements for the year ended March 31, 2022****Note 13. Finance Costs**

		Amount in INR	
		2021-22	2020-21
Interest Expense		7,27,479	-
Total		7,27,479	-

**Note 14. Other Expenses**

		Amount in INR	
		2021-22	2020-21
<b>Administrative &amp; Other Expenses</b>			
Legal and Professional charges		5,44,572	-
Community Service charges		17,30,503	38,84,609
Accounting charges		-	63,608
Audit fees		3,10,681	-
Bank Charges		-	48,584
Misc. Expenses		80,959	-
Total		26,66,715	39,96,801

**Note 14.1 Auditor's Remuneration**

		Amount in INR	
		2021-22	2020-21
As Auditor:			
Audit fees		3,10,681	-
Total		3,10,681	-





**AA INFRA PROPERTIES LIMITED****Notes to Financial Statements for the year ended March 31, 2022**

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**Note 15. 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:

	2021-22	2020-21
Net Profit for calculation of Basic and Diluted Earnings Per Share (₹ )	(33,94,194)	(39,96,801)
Weighted average number of shares (Nos.)	73,500	73,500
Earning per equity share		
Basic & Diluted earning per share (₹)	(46.18)	(54.38)



## **AA INFRA PROPERTIES LIMITED**

### **Notes to Financial Statements for the year ended March 31, 2022**

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#### **Note 16. 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:

#### **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**

The charge in respect of periodic depreciation on property, plant and equipment 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.





**AA INFRA PROPERTIES LIMITED**

Notes to Financial Statements for the year ended March 31, 2022

**Note 17. 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
1. South City Projects(Kolkata) Ltd	Ultimate Holding company	
2. AA Infraproperties Private Ltd.	Holding company	
3. AA Infra(Middle East) Ltd	Immediate Holding company	100%

**II.**
**a) Key Management Personnel**

Name of related parties	Nature of relationship
Mr. Jugal Kishore khetawat	Non - Executive Director
Mr. Pradeep Kumar Sureka	Non - Executive Director
Mr. Amitabh Goenka	Non - Executive Director
Mr. Sushil Kumar Mohta	Non - Executive Director

**b) Transactions**

Amount in INR

Particulars	Ultimate Holding Co- AA Infraproperties Pvt Ltd		Total Outstanding	
	31.3.2022	31.03.2021	31.3.2022	31.03.2021
Advance Received	-	-	5,000	5,000

Particulars	Holding Co- A A Infra(Middle East) Ltd		Total Outstanding	
	31.3.2022	31.03.2021	31.3.2022	31.03.2021
Issuance of shares	-	-	13,06,830	13,06,830
Loan Received	17,54,73,572	-	1,12,28,76,001	94,74,02,429
Advance received	-	-	6,87,516	6,66,636

Particulars	Director-Mr. Ajay Halwasiya (Upto 14th Sep 2021)		Total Outstanding	
	31.3.2022	31.03.2021	31.3.2022	31.03.2021
Loan Received	-	-	-	14,34,51,011
Advance Given	-	-	-	20,79,688

Particulars	Emami International FZE		Total Outstanding	
	31.3.2022	31.03.2021	31.3.2022	31.03.2021
Loan Received	70,59,496	-	70,59,496	-
Advance Received	10,21,377	-	10,21,377	-



**Note 18. 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 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 and other financial assets

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	31.03.2022	31.03.2021
Low Credit Risk	Cash and cash equivalents and other financial assets	-	20,79,688





**AA INFRA PROPERTIES LIMITED**

Notes to Financial Statements for the year ended March 31, 2022

**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 analyse the Company's Financial Liabilities into relevant maturity groupings based on their contractual maturities

**March 31, 2022**

Particulars	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings	1,12,99,35,497	-	-	1,12,99,35,497
Trade Payable	-	-	-	-
Other Financial Liabilities	9,07,062	-	-	9,07,062

**March 31, 2021**

Particulars	Less than 1 year	1-5 years	More than 5 years	Total
Borrowings	-	1,09,08,53,440	-	1,09,08,53,440
Trade Payable	-	-	-	-
Other Financial Liabilities	41,55,133	-	-	41,55,133

**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	31.03.2022	31.03.2021
Variable Rate Borrowing	-	-
Fixed Rate Borrowing	1,12,99,35,497	1,09,08,53,440

**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	March 31, 2022	March 31, 2021
<b>Interest Sensitivity*</b>		
Interest Rates increase by 100 basis points	-	-
Interest Rates decrease by 100 basis points	-	-

\*Holding all other variables constant



**-AA INFRA PROPERTIES LIMITED**

Notes to Financial Statements for the year ended March 31, 2022

**Note 19 : Ratios**

Sr. No.	Particulars	Numerator	Denominator	31-Mar-22	31-Mar-21	Variance	Remarks for variance more than 25%
i.	Current Ratio	Current Assets	Current Liabilities	0.0012	0.0020	-38.70%	Due to increase in CL & Decrease in CA
ii.	Debt Equity Ratio	Debt	Net Worth	(79.18)	(104.08)	-23.93%	-
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	(0.018)	-	100.00%	Due to no such data in last year
iv.	Return on Equity Ratio	Profit after Tax	Average Shareholders' Funds (Total Equity)	0.274	0.466	-41.10%	Due to Foreign exchange fluctuation
v.	Inventory Turnover Ratio	Sale of Goods	Average Inventories of Finished Stock	-	-	-	Not Applicable.
vi.	Trade Receivables Turnover Ratio	Sale of Goods	Average Gross Trade Receivables (before provision)	-	-	-	Not Applicable.
vii.	Trade Payable Turnover Ratio	Cost of Materials Consumed + Purchase of Stock-in-Trade + Changes in Inventories of finished goods, WIP & Stock-in-Trade + Other expenses	Average Trade Payable	-	-	-	Not Applicable.
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)	-	-	-	Not Applicable.
ix.	Net Profit Ratio	Net Profit for the Period	Total Income	-	-	-	Not Applicable.
x.	Return on Capital Employed	Profit before exceptional items, tax and finance cost	Networth + Debt + Deferred Tax Liability	(0.003)	(0.004)	-17.76%	-
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)	-	-	-	Not Applicable.





**AA INFRA PROPERTIES LIMITED****Notes to Financial Statements for the year ended March 31, 2022****Note 20. 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 long term 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:

	31.03.2022	31.03.2021
Borrowings	1,12,99,35,497	1,09,08,53,440
Other Financial Liabilities	9,07,062	41,55,133
Less: Cash and Cash Equivalents	-	-
Other Financial Assets	-	20,79,688
<b>Net Debt</b>	<b>1,13,08,42,559</b>	<b>1,09,29,28,885</b>
 Total capital	 1,42,70,239	 1,04,80,516
<b>Capital and Net Debt</b>	<b>1,14,51,12,798</b>	<b>1,10,34,09,401</b>
Gearing ratio	98.75%	99.05%

**Note 19 -**

Figures for the Previous Year have been re-grouped and/or re-arranged wherever necessary.

As per our report on even date

For **S K AGRAWAL AND CO**

Chartered Accountants LLP

Firm Registration No : 306033E/E300272

*Ashok Kumar Sahoo*

Ashok Kumar Sahoo

Partner

Membership No-306453

Place: Kolkata

Dated: 28 SEP 2022



*Pradyumn K. S.*  
Director

*Manoj Kumar Sengupta*  
Director

## AA INFRA PROPERTIES LIMITED

Opening	19.9954
Closing	20.6418
Average	20.2398

## Statement showing the calculation of FCTR (FY 21-22)

Particulars	LKR	LKR	Rate	INR	INR
	Debit	Credit		Debit	Credit
Share Capital		73,500	Actual		13,06,830
Share Issue Expenses		-	Actual		-
Reserve & Surplus	-	(5,97,130)	Opening		(1,15,30,724)
<b>Non Current Assets</b>					
	-		Closing	-	
Capital work in progress	5,41,09,809		closing	1,11,69,23,855	
<b>Non-current liabilities</b>					
Long-term borrowings		5,47,40,163	Closing		1,12,99,35,497
Other Non current Liabilities		-	Closing		-
<b>Current liabilities</b>					
Short-term Borrowings			Closing		
Trade payables		-	Closing		-
Other financial liabilities		43,943			9,07,062
Other current liabilities		83032	Closing		17,13,893
Short-term provisions		-	Closing		-
<b>Current assets</b>					
Cash and cash equivalents	-		Closing	-	
Other financial assets	-		Closing	-	
Other Current Assets	66,000		Closing	13,62,358	
Finance Costs	35,943		Average	7,27,479	
Administrative Expenses	1,31,756		Average	26,66,715	
<b>TOTAL</b>	<b>5,43,43,508</b>	<b>5,43,43,508</b>		<b>1,12,16,80,407</b>	<b>1,12,23,32,558</b>

Foreign Exchange Translation Reserve

(6,52,151)





Exchange rates from [www.rbi.org.in](http://www.rbi.org.in)

### Calculation of Average Rate

Month	Opening Rate (AED/INR)	Closing Rate (AED/INR)	Average Rate (AED/INR)
Apr-21	19.9954	20.1561	20.0758
May-21	20.1991	19.7471	19.9731
Jun-21	19.8152	20.2439	20.0296
Jul-21	20.2571	20.2552	20.2562
Aug-21	20.2596	19.9193	20.0895
Sep-21	19.8663	20.2192	20.0428
Oct-21	20.2218	20.3637	20.2928
Nov-21	20.4029	20.4462	20.4246
Dec-21	20.3993	20.2321	20.3157
Jan-22	20.2346	20.4132	20.3239
Feb-22	20.2939	20.5550	20.4245
Mar-22	20.6181	20.6418	20.6300
Weighted Average Rate 2021-22			20.2398

