

Walker Chandiook & Co LLP

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Independent Auditor's Report

To the Members of Mac Charles Hub Projects Private Limited

Report on the Audit of the Financial Statements

Opinion

1. We have audited the accompanying financial statements of Mac Charles Hub Projects Private Limited ('the Company') (formerly known as Embassy Industrial Parks Bhiwandi Private Limited), which comprise the Balance Sheet as at 31 March 2023, the Statement of Profit and Loss, the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards ('Ind AS') specified 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 31 March 2023, and its loss, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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

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

4. The Company's Board of Directors are responsible for the other information. The other information comprises the information included in the Director's Report, but does not include the 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 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.



Chartered Accountants

Offices in Bengaluru, Chandigarh, Chennai, Gurugram, Hyderabad, Kochi, Kolkata, Mumbai, New Delhi, Noida and Pune

Walker Chandiook & Co LLP is registered with limited liability with identification number AAC-2085 and its registered office at L-41 Connaught Circus, New Delhi, 110001, India

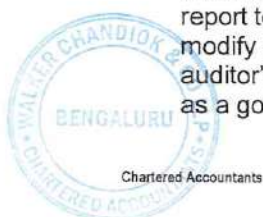
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Responsibilities of Management for the Financial Statements

5. The accompanying financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act 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 statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.
6. In preparing the financial statements, the Board of Directors are 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 the Board of Directors either intend to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
7. Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

8. Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.
9. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act we exercise professional judgment and maintain professional skepticism 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 control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
 - Conclude on the appropriateness of Board of Directors' 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;



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- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation;

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

Other Matter

11. The financial statements of the Company for the year ended 31 March 2022 were audited by the predecessor auditor, S P Rajesh & Co., who have expressed an unmodified opinion on those financial statements vide their audit report dated 24 May 2022.

Report on Other Legal and Regulatory Requirements

12. Based on our audit, we report that the Company has not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act is not applicable.

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

14. Further to our comments in Annexure I, as required by section 143(3) of the Act based on our audit, we report, to the extent applicable, 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 purpose of our audit of the accompanying financial statements;
- 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 financial statements dealt with by this report are in agreement with the books of account;
- d) In our opinion, the aforesaid financial statements comply with Ind AS specified under section 133 of the Act;
- e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 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 with reference to financial statements of the Company as on 31 March 2023 and the operating effectiveness of such controls, refer to our separate Report in Annexure II wherein we have expressed an unmodified opinion; and
- g) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us
 - i. The Company does not have any pending litigations which would impact its financial position as at 31 March 2023;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2023.
 - iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended 31 March 2023;



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iv.

- a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 29 to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any persons or entities, including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;
- b. The management has represented that, to the best of its knowledge and belief, as disclosed in note 29 to the financial statements, no funds have been received by the Company from any persons or entities, including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether 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; and
- c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.

- v. The Company has not declared or paid any dividend during the year ended 31 March 2023.
- vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 requires all companies which use accounting software for maintaining their books of account, to use such an accounting software which has a feature of audit trail, with effect from the financial year beginning on 1 April 2023 and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 (as amended) is not applicable for the current financial year.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013


Hemant Maheshwari
Partner
Membership No : 096537
UDIN: 23096537BGVERK7413



Place: Bengaluru
Date: 23 May 2023

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Annexure I referred to in Paragraph 13 of the Independent Auditor's Report of even date to the members of Mac Charles Hub Projects Private Limited on the financial statements for the year ended 31 March 2023

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of investment property. Further, the Company does not have any property, plant and equipment or right of use of assets.
- (B) The Company does not have any intangible assets and accordingly, reporting under clause 3(i)(a)(B) of the Order is not applicable to the Company.
- (b) The investment property have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification programme adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.
- (c) The title deeds of all the immovable properties (included under the head 'investment property') held by the Company disclosed in note 3 to the financial statements are held in the name of the Company. Further, there are no properties where the Company is lessee. For title deeds of immovable properties in the nature of land (included under 'investment property') with gross carrying values of ₹ 1,265,678 as at 31 March 2023 which have been hypothecated as security for debentures issued by the Holding Company, confirmation with respect to title of the Company has been directly obtained by us from the debenture trustee.
- (d) The Company has not revalued its investment property during the year. Further, the Company does not hold any intangible assets.
- (e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder.
- (ii) (a) The Company does not hold any inventory. Accordingly, reporting under clause 3(ii)(a) of the Order is not applicable to the Company.
- (b) The Company has not been sanctioned working capital limits by banks or financial institutions on the basis of security of current assets at any point of time during the year. Accordingly, reporting under clause 3(ii)(b) of the Order is not applicable to the Company.
- (iii) (a) The Company has provided guarantee and security to others during the year as per details given below:

(Amount in ₹ thousand)

Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount provided/granted during the year:				
- Others	3,200,000	1,729,430	-	-
Balance outstanding as at balance sheet date in respect of above cases:				
- Others	3,200,000	1,729,430	-	-



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Annexure I referred to in Paragraph 13 of the Independent Auditor's Report of even date to the members of Mac Charles Hub Projects Private Limited on the financial statements for the year ended 31 March 2023

- (b) In our opinion, and according to the information and explanations given to us, guarantees provided and, security given are, prima facie, not prejudicial to the interest of the Company.
- (c) The Company does not have any outstanding loans and advances in the nature of loans at the beginning of the current year nor has granted any loans or advances in the nature of loans during the year. Accordingly, reporting under clauses 3(iii)(c), 3(iii)(d), 3(iii)(e) and 3(iii)(f) of the Order is not applicable to the Company.
- (iv) The Company has not entered into any transaction covered under section 185 of the Act. As the Company is engaged in providing infrastructural facilities as specified in Schedule VI of the Act, provisions of section 186 except sub-section (1) of the Act are not applicable to the Company. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sub-section (1) of section 186 in respect of investments, as applicable.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- (vi) The Central Government has not specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of Company's products/ services / business activities. Accordingly, reporting under clause 3(vi) of the Order is not applicable.
- (vii)(a) In our opinion, and according to the information and explanations given to us, undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, though there have been slight delays in a few cases. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.
 - (b) According to the information and explanations given to us, there are no statutory dues referred to in subclause (a) above that have not been deposited with the appropriate authorities on account of any dispute.
- (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 previously recorded in the books of accounts.
- (ix) (a) According to the information and explanations given to us, there are no loans, borrowings, or interest thereon due for repayment in the current year. Accordingly, the Company has not defaulted in payment of amounts of such nature to any lender in the current year.
 - (b) According to the information and explanations given to us including confirmations received from banks and other lenders, representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority.
 - (c) In our opinion and according to the information and explanations given to us, the Company has not raised any money by way of term loans during the year and did not have any term loans outstanding at the beginning of the current year. Accordingly, reporting under clause 3(ix)(c) of the Order is not applicable to the Company.



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Annexure I referred to in Paragraph 13 of the Independent Auditor's Report of even date to the members of Mac Charles Hub Projects Private Limited on the financial statements for the year ended 31 March 2023

- (d) In our opinion and according to the information and explanations given to us, the Company has not raised any funds on short term basis during the year. Accordingly, reporting under clause 3(ix)(d) of the Order is not applicable to the Company.
- (e) According to the information and explanations given to us, the Company does not have any subsidiaries, associates or joint ventures. Accordingly, reporting under clause 3(ix)(e) and clause 3(ix)(f) of the Order is not applicable to the Company.
- (x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the Company has been noticed or reported during the period covered by our audit.
- (b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014, 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, all transactions entered into by the Company, with the related parties are in compliance with section 188 of the Act. The details of such related party transactions have been disclosed in the financial statements etc., as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act. Further, according to the information and explanations given to us, the Company is not required to constitute an audit committee under section 177 of the Act.
- (xiv) According to the information and explanations given to us, the Company is not required to and consequently, does not have an internal audit system as per the provisions of section 138 of the Act. Accordingly, reporting under clause 3(xiv) of the Order is not applicable to the Company.
- (xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and accordingly, reporting under clause 3(xv) of the Order with respect to compliance with the provisions of section 192 of the Act are not applicable to the Company.
- (xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under clauses 3(xvi)(a), (b) and (c) of the Order are not applicable to the Company.
- (d) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any CIC.



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Annexure I referred to in Paragraph 13 of the Independent Auditor's Report of even date to the members of Mac Charles Hub Projects Private Limited on the financial statements for the year ended 31 March 2023

- (xvii) The Company has incurred cash losses in the current financial year and in the immediately preceding financial years amounting to ₹ 81,805 and ₹ 6,458 respectively.
- (xviii) There has been resignation of the statutory auditors during the year and based on the information and explanations given to us by the management and the response received by us pursuant to our communication with the outgoing auditors, there have been no issues, objections or concerns raised by the outgoing auditors.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not 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. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
- (xx) According to the information and explanations given to us, the Company does not meet the criteria as specified under sub-section (1) of section 135 of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 and according, reporting under clause 3(xx) of the Order is not applicable to the Company.
- (xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013


Hemant Maheshwari
Partner
Membership No.: 096537
UDIN: 23096537BGVERK7413



Place: Bengaluru
Date: 23 May 2023

Walker Chandiook & Co LLP

Annexure II to the Independent Auditor's Report of even date to the members of Mac Charles Hub Projects Private Limited on the financial statements for the year ended 31 March 2023

Independent Auditor's Report on the internal financial controls with reference to the financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the financial statements of Mac Charles Hub Projects Private Limited ('the Company') as at and for the year ended 31 March 2023, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

Responsibilities of Management for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on 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. 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 the Company's business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI') prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ('the Guidance Note') issued by the ICAI. 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 with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. 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 with reference to financial statements.



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Annexure II to the Independent Auditor's Report of even date to the members of Mac Charles Hub Projects Private Limited on the financial statements for the year ended 31 March 2023

Meaning of Internal Financial Controls with Reference to Financial Statements

6. A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include 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 with Reference to Financial Statements

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

Opinion

8. 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 31 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 **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013


Hemant Maheshwari
Partner
Membership No.: 096537
UDIN: 23096537BGVERK7413



Place: Bengaluru
Date: 23 May 2023

Mac Charles Hub Projects Private Limited
(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)
Balance Sheet as at 31 March 2023
(All amounts are in ₹ thousands, unless otherwise stated)

	Note	As at 31 March 2023	As at 31 March 2022
Assets			
Non-current assets			
Investment property	3	1,265,678	-
Investment property under development	4	904	-
Financial assets			
- Other non-current financial assets	5	15,562	-
Other non-current assets	6	443,673	322,445
Total non-current assets		1,725,817	322,445
Current assets			
Financial assets			
- Cash and cash equivalents	7	35,048	398,621
- Other financial assets	8	63	63
Other current assets	9	4,513	-
Total current assets		39,624	398,684
Total assets		1,765,441	721,129
Equity and liabilities			
Equity			
Equity share capital	10	100	100
Other equity	11	794,923	366,214
Total equity		795,023	366,314
Liabilities			
Non-current liabilities			
Financial liabilities			
- Borrowings	12	926,675	353,547
Other non-current liabilities	13	39,797	-
Total non-current liabilities		966,472	353,547
Current liabilities			
Financial liabilities			
Trade payables	14		
(A) Total outstanding dues of micro and small enterprises		-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises		756	110
- Other financial liabilities	15	1,928	468
Other current liabilities	16	1,262	690
Total current liabilities		3,946	1,268
Total equity and liabilities		1,765,441	721,129
Summary of significant accounting policies	1-2		

The accompanying notes are an integral part of the financial statements
As per our report of even date attached

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm Registration No.: 001076N/N500013


Hemant Maheshwari
Partner
Membership No. 096537
Bengaluru
23 May 2023



For and on behalf of the Board of Directors of
Mac Charles Hub Projects Private Limited


Vijaya Kumar D
Director
DIN: 00036772
Bengaluru
23 May 2023


Shaina Ganapathy
Director
DIN: 01777973
Bengaluru
23 May 2023



Mac Charles Hub Projects Private Limited
(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)
Statement of Profit and Loss For the year ended 31 March 2023
(All amounts are in ₹ thousands, unless otherwise stated)

	Note	Year ended 31 March 2023	Year ended 31 March 2022
Income			
Other income	17	5,260	-
Total income		5,260	-
Expenses			
Finance cost	18	83,168	5,741
Other expenses	19	3,897	718
Total expenses		87,065	6,458
Loss before tax		(81,805)	(6,458)
Tax expense:	21		
- Current tax		-	-
- Deferred tax		-	-
Loss after tax for the year		(81,805)	(6,458)
Other comprehensive income:		-	-
Total comprehensive (loss) for the year		(81,805)	(6,458)
(Loss)/ earnings per equity share:			
Equity shares of par value of Rs 10 each			
- Basic and diluted (₹)	22	(8,180.46)	(645.83)
Summary of significant accounting policies	1-2		

The accompanying notes are an integral part of the financial statements

As per our report of even date attached

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013


Hemant Maheshwari
Partner
Membership Number: 096537
Bengaluru
23 May 2023



For and on behalf of the Board of Directors of
Mac Charles Hub Projects Private Limited


Vijaya Kumar D
Director
DIN: 00036772
Bengaluru
23 May 2023


Shaina Ganapathy
Director
DIN: 01777973
Bengaluru
23 May 2023



Mac Charles Hub Projects Private Limited
(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)
Statement of Cash Flows for the year ended 31 March 2023
(All amounts are in ₹ thousands, unless otherwise stated)

	Year ended 31 March 2023	Year ended 31 March 2022
Cash flows from operating activities		
Loss before tax for the year	(81,805)	(6,458)
Adjustments:		
- Commission income	(4,193)	-
- Interest income	(1,067)	-
- Interest expense	83,171	5,741
- Other expense	1,218	-
Operating cash flow before working capital changes	<u>(2,676)</u>	<u>(717)</u>
Working capital adjustments:		
- Trade payables	646	70
- Current and non-current financial assets	(15,713)	-
- Other current and non-current assets	(8,265)	-
- Other current and non-current liabilities	570	690
Cash (used)/ generated from operating activities	<u>(25,438)</u>	<u>43</u>
Income taxes paid	-	-
Net cash (used)/ generated from operating activities [A]	<u><u>(25,438)</u></u>	<u><u>43</u></u>
Cash flows from investing activities		
Acquisition of investment property	(1,382,599)	(322,445)
Net cash used in investing activities [B]	<u><u>(1,382,599)</u></u>	<u><u>(322,445)</u></u>
Cash flows from financing activities		
Borrowings from related party	1,044,464	721,010
Net cash generated in financing activities [C]	<u><u>1,044,464</u></u>	<u><u>721,010</u></u>
(Decrease)/ Increase in cash and cash equivalents [A+B+C]	<u>(363,573)</u>	<u>398,608</u>
Cash and cash equivalents at the beginning of the year	398,621	13
Cash and cash equivalents at the end of the year	<u><u>35,048</u></u>	<u><u>398,621</u></u>
Components of cash and cash equivalents (refer note 7)		
Balances with banks		
- in current accounts	35,048	398,621
Cash in hand	-	-
Cash and cash equivalents at the end of the year	<u><u>35,048</u></u>	<u><u>398,621</u></u>

The disclosure on reconciliation of movements of liabilities to cash flows arising from financing activities is disclosed in note 24B.


Summary of significant accounting policies

1-2

The accompanying notes are an integral part of the financial statements

As per our report of even date attached

For **Walker Chandio & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013


Hemant Maheshwari
Partner
Membership Number: 096537

Bengaluru
23 May 2023



For and on behalf of the Board of Directors of
Mac Charles Hub Projects Private Limited

 
Vijayakumar Dharmalingam **Shaina Ganapathy**
Director Director
DIN: 00036772 DIN: 01777973

Bengaluru
23 May 2023

Bengaluru
23 May 2023



Mac Charles Hub Projects Private Limited
(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)
Statement of changes in equity for the year ended 31 March 2023
(All amounts are in ₹ thousands, unless otherwise stated)

A. Equity share capital

	Number	Amount
Equity shares ₹ 10 each, issued, subscribed and fully paid-up capital		
Balance as at 01 April 2021	10,000	100
Changes in equity share capital during the year	-	-
Balance as at 31 March 2022	10,000	100
Changes in equity share capital during the year	-	-
Balance as at 31 March 2023	10,000	100

B. Other equity

Particulars	Reserves and surplus		Total equity attributable to owners of the Company
	Accumulative deficit	Contribution from Holding Company	
Balance as on 01 April 2021	(531)	-	(531)
(Loss) for the year	(6,458)	-	(6,458)
Contribution from Holding Company	-	373,204	373,204
Balance as at 31 March 2022	(6,989)	373,204	366,214
(Loss) for the year	(81,805)	-	(81,805)
Interest free loan received from Holding Company*	-	554,506	554,506
Corporate guarantee given to Holding Company [#]	-	(43,993)	(43,993)
Balance as at 31 March 2023	(88,794)	883,717	794,923

Nature and purpose of other reserves:

Accumulated deficit:

The cumulative loss arising from the operations which is retained by the Company is recognised and accumulated under the heading of accumulated deficit. At the end of the period, the profit after tax is transferred from the statement of profit and loss to

Contribution from Holding Company:

*Represents the equity component of the loan in accordance with Ind AS 109, received in the nature of inter corporate deposits by the Company from the Holding Company.

[#]It includes equity portion of the corporate guarantee given by the Company for the debentures issued by the Holding Company (Mac Charles (India) Limited) for acquisition of lands in Project 'Embassy Business Hub'.

Summary of significant accounting policies 1-2

The accompanying notes are an integral part of the financial statements

As per our report of even date attached

For **Walker Chandio & Co LLP**
Chartered Accountants
Firm Registration No: 001076N/N500013



Hemant Maheshwari
Partner
Membership Number: 096537

Bengaluru
23 May 2023



For and on behalf of the Board of Directors of
Mac Charles Hub Projects Private Limited



Vijaya Kumar D
Director
DIN: 00036772

Bengaluru
23 May 2023



Shaina Ganapathy
Director
DIN: 01777973

Bengaluru
23 May 2023



Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023

(All amounts in ₹ thousands except otherwise stated)

1 Company Overview

Mac Charles Hub Projects Private Limited (formerly known as Embassy Industrial Parks Bhiwandi Private Limited) ("the Company") was incorporated on 18 March 2019 and is primarily engaged in the business of development and lease of Commercial spaces. The registered office of the Company is at 1st floor, 150 Embassy Point Infantry Road, Bangalore, Karnataka, 560001.

The financial statements for the year ended 31 March 2023 were authorised and approved for issue by the Board of Directors on 23 May 2023.

During the year ended 31 March 2023, the Company has incurred a loss of ₹ 81,805. (31 March 2022: loss of ₹ 6,458) and have accumulated losses aggregated to ₹88,793 (after excluding the contribution from Holding Company and other reserves) (31 March 2022: ₹6,989). The Company is in the phase of acquisition and aggregation of land for the development of project "Embassy Business Hub" having carrying value of ₹ 1,265,678 and fair value of ₹ 1,770,209 (31 March 2022, Nil). Further, the Company has advanced money for the purchase of land where agreement to purchase is entered. During the year, the Company has received interest free loan for the project and further the Ultimate Holding Company has stated its unconditional intention to continue to infuse funds by way of loan or any other feasible mode into the Company towards expansion of business / working capital / repayment of loans to Holding Company as and when they fall due. Accordingly, based on above the Company will be able to realize its assets and discharge its liabilities as recorded in these financial statements in the normal course of business. Consequently, the financial statements, have been prepared on a going concern basis.

2 Significant Accounting Policies

2.01 Basis of Preparation

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standard (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 read together with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

The financial statements have been prepared on a historical cost basis. The financial statements are presented in ₹ and all values are rounded to the nearest thousand, except when otherwise stated.

2.02 Use of estimates and judgements

The financial statements for the year ended 31 March 2023 were authorised and approved for issue by the Board of Directors on 23 May 2023.

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, 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 outcome requiring a material adjustment to the carrying amounts of assets or liabilities, as the case may be, in future periods.

Judgements

Classification of property

The Company determines whether a property is classified as investment property or property, plant and equipment: Investment property comprises land that are not occupied substantially for use by, or in the operations of, the Company, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation.

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. 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.

2.03 Current versus Non-Current classification

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

An asset is treated as current when it is:

Expected to be realized within twelve months after the reporting period, or

Cash or Cash equivalents unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when it is:

Due to be settled within twelve months after the reporting period, or

There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.



Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023 (cont'd)

(All amounts in ₹ thousands except otherwise stated)

2.04 Investment Properties

Recognition and Initial Measurement

Investment Properties are properties held to earn rentals or for capital appreciation, or both. Investment Properties are measured initially at their cost of acquisition. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price.

Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the asset will flow to the Company. All other repair and maintenance costs are recognized in Statement of Profit and Loss as expenses.

Subsequent Measurement (Depreciation and Useful Life)

Investment Properties are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on investment properties is provided on the straight-line method, computed on the basis of useful life prescribed in Schedule II to the

De-Recognition

Investment Properties are de-recognized either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in Statement of Profit or Loss in the period of de-recognition.

2.05 Impairment of Assets

Non-Financial Assets

At the end of each reporting period, the Company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Recoverable amount is the higher of fair value less costs to sell and value in use. 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 for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the Statement of Profit and Loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the Statement of Profit and Loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

Financial Assets

The Company recognises loss allowances using the Expected Credit Loss (ECL) model for the financial assets which are not fair valued through Statement of Profit and Loss. The Company tests for impairment using the ECL model for financial assets such as loans and advances to be settled in cash.

Loss allowance for loans with no significant financing component is measured at an amount equal to lifetime ECL. Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12 month ECL is a portion of the lifetime ECL which results from default events on a financial instrument that are possible within 12 months after the reporting date.

Impairment loss allowance (or reversal) recognised during the period is recognised as income/ expense in the Statement of Profit and Loss. This amount is reflected in a separate line in the Statement of Profit and Loss as an impairment gain or loss. For financial assets measured at amortised cost, ECL is presented as an allowance which reduces the net carrying amount of the financial asset.

2.06 Borrowing Costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale. Other borrowing costs are expensed in the period in which they are incurred.

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.



Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023 (cont'd)

(All amounts in ₹ thousands except otherwise stated)

2.07 Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Interest Income

Interest income is recognised on a time proportion basis as and when accrued. Interest income on financial instruments are recognised using the effective interest rate method. The effective interest rate is the rate that exactly discounts the estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of the asset.

2.08 Income Taxes

Income tax comprises current and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to an item directly recognised in equity or in other comprehensive income.

Current tax

Current Income Tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. Current Income Tax is measured at the amount expected to be paid to the tax authorities in accordance with the extant provisions of the Income Tax Act, 1961.

Current Income Tax relating to items recognised outside Statement of Profit and Loss is recognised outside Statement of Profit and Loss (either in Other Comprehensive Income or in Equity). Current Income Tax items are recognised in correlation to the underlying transaction either in Other Comprehensive Income or directly in Equity. Management periodically evaluates positions taken in the tax returns with respect to situation in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred tax assets are recognized to the extent that it is probable that the underlying tax loss or deductible temporary difference will be utilized against future taxable income. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss or credit. 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 measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside profit or loss is recognised outside the Statement of Profit and Loss (either in other comprehensive income or in equity).

2.09 Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. Partly paid equity shares are treated as a fraction of an equity share to the extent that they were entitled to participate in dividends relative to a fully paid equity share during the reporting period. The weighted average number of equity shares outstanding during the year is adjusted for events of bonus issue; bonus element in a rights issue to existing shareholders; share split; and reverse share split.

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

2.10 Provisions

A provision is recognised when the enterprise has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources embodying economic benefit will be required to settle the obligation, and a reliable estimate can be made of the amount of obligation. Provisions are not discounted to their present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

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Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023 (cont'd)

(All amounts in ₹ thousands except otherwise stated)

2.11 Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cheques in hand and cash at bank and in hand and short-term deposits with an original maturity of three months or less. For the purpose of the statement of cash flows, cash and bank balance consist of cash and cash equivalents and short-term deposits, as defined above, net of outstanding bank overdrafts and cash credit facilities.

2.12 Contingent liabilities

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

2.13 Fair value measurement

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

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

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

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

Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;

Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

2.14 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.

Initial Recognition and Measurement

All financial assets are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset except in the case of financial assets recorded at fair value through Statement of Profit and Loss. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Financial liabilities are classified as financial liabilities at fair value through Statement of Profit and Loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

(i) Financial assets carried at amortised cost

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

(ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through Other Comprehensive Income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognised in Other Comprehensive Income.

(iii) Financial assets at fair value through statement of profit and loss

A financial asset which is not classified in any of the above categories are subsequently fair valued through Statement of Profit and Loss.



Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory information for the year ended 31 March 2023 (cont'd)

(All amounts in ₹ thousands except otherwise stated)

(iv) Financial liabilities

Financial liabilities are subsequently carried at amortised cost using the effective interest method, except for contingent consideration recognised in a business combination which is subsequently measured at fair value through Statement of Profit and Loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

Interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate method. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised as well as through the Effective Interest Rate 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 Effective Interest Rate. The Effective Interest Rate amortisation is included as finance costs 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 consolidated 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.

Derecognition of Financial instrument

A financial asset is primarily derecognised when:

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

When the Company has transferred its right to receive the cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement.

In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

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 derecognition 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.

2.15 Financial Guarantee Contracts

A Financial guarantee contract is a contract that requires the issuer to make specified payment to reimburse the holder for a loss it incurs because a specified debtors fails to make a payments when due in accordance with the terms of a debt instrument. Financial guarantee contracts issued by the Company are measured at their fair values and recognised as deemed dividend in the Balance Sheet. When guarantees in relation to loans or other payables of group companies are provided for no compensation, the fair value are accounted for as deemed dividend to holding Company.

2.15 Recent accounting pronouncements

Standards issued but not effective on Balance Sheet date:

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On 31 March 2023, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2023, which are effective from annual period beginning on or after 1 April 2023, details of which are given below;

Ind AS 107 - Financial Instruments

The amendment substitutes the paragraph 21 - while presenting a Financial Statement an entity discloses material accounting policy information. Information about the measurement basis (or bases) for financial instruments used in preparing the financial statements is expected to be material accounting policy information. The Company has evaluated the amendment and there is no impact on its financial statements.

Ind AS 1 - Presentation of financial statement

The standard requires the entities to disclose their accounting policies rather than their significant accounting policies, which form the basis of making materiality judgements.

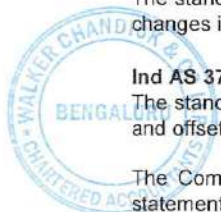
Ind AS 8 – Accounting policies, changes in accounting estimates and errors:

The standard has introduced a definition of 'accounting estimated, and included appropriate amendments to help entities distinguish changes in accounting policies from change in accounting estimates.

Ind AS 37 – Income Taxes

The standard has narrowed the scope of initial recognition exemption so that it does not apply to transactions that give rise to equal and offsetting temporary differences.

The Company has evaluated the aforementioned amendments and concluded that there is no material impact on the financial statement.



Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhīwandi Private Limited)

Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)

(All amounts are in ₹ thousands, unless otherwise stated)

3 Investment property

	Investment property (Land)	Total
Cost or deemed cost		
Balance as at 01 April 2021	-	-
Additions	-	-
Disposals	-	-
Balance as at 31 March 2022	-	-
Additions	1,265,678	1,265,678
Disposals	-	-
Balance as at 31 March 2023	1,265,678	1,265,678
Accumulated depreciation		
Balance as at 01 April 2021	-	-
Charge for the year	-	-
Disposals	-	-
Balance as at 31 March 2022	-	-
Charge for the year	-	-
Disposals	-	-
Balance as at 31 March 2023	-	-
Carrying amount:		
As at 31 March 2022	-	-
As at 31 March 2023	1,265,678	1,265,678
Fair value (Refer note (d) below)		
As at 31 March 2022		-
As at 31 March 2023		1,770,209

Notes:

a) Investment property (land) comprises of property of 5.57 acres of land

b) Amounts recognized in profit and loss for investment properties

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Rental income derived from investment properties	-	-
Direct operating expenses (including repairs and maintenance) generating rental	-	-
Profit arising from investment properties before depreciation and indirect	-	-
Less: Depreciation	-	-
Profit arising from investment properties	-	-

c) Restriction on realisability

The Company has hypothecated, by way of a first ranking exclusive fixed charge, all its present and future rights, title, interest and benefit in relation to the Project and the Project Land, in favour of the debenture trustee for the non convertible debentures issued by the Holding Company.

d) Fair value

The fair value of investment property has been determined by external independent registered valuers as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017 having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued. The independent valuers provide the fair value of the investment property annually.

The fair value measurement for all of the investment property has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

Valuation techniques

The Company has adopted the Comparable Approach.

Significant estimates

The direct comparison or comparable sale instances approach involves a comparison of the subject property to similar properties that have actually been sold in the vicinity or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and are particularly useful in estimating the value of the land and properties that are typically traded on a unit basis. A comparative matrix will be developed for similar instances with respect to comparable parameters. The instance most comparable in maximum number of parameters will be chosen for further processing. Subsequently, premium and/or discounting factors will be applied to opine on the Market Value (OMV). This approach is a fair estimate of the prevailing prices.

e) The Company is in the process of acquisition and aggregation of lands for the development the project "Embassy Business Hub".



Mac Charles Hub Projects Private Limited*(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)***Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)***(All amounts are in ₹ thousands, unless otherwise stated)***4 Investment property under development**

Particulars	As at	As at
	31 March 2023	31 March 2022
Opening balance	-	-
Additions	904	-
Disposals	-	-
	<u>904</u>	<u>-</u>

Note:

(i) The Company is in the process of acquisition and aggregation of lands for the development the project "Embassy Business Hub".

a. Ageing of project in progress as on 31 March 2023

Particulars	<1year	1-2 years	Total
Project in progress	<u>904</u>	<u>-</u>	<u>904</u>

b. Ageing of project in progress as on 31 March 2022

Particulars	<1year	1-2 years	Total
Project in progress	<u>-</u>	<u>-</u>	<u>-</u>

(ii) As on 31 March 2023, there are no investment property under development projects whose completion is overdue or has exceeded the cost, based on original approved plan.

5 Other non current financial assets

	As at	As at
	31 March 2023	31 March 2022
Security deposit (refer note (i))	15,562	-
	<u>15,562</u>	<u>-</u>

Note:

(i) The security deposit pertains to the interest free refundable security deposit in lieu of the memorandum of understanding for joint development agreement entered into between the land owners and the Company. The land owners are required to refund the interest free refundable security deposit simultaneously with the Company handing over the owner's constructed area. The same has been discounted as per Ind AS 109.

6 Other non current assets

Capital advances (refer note (i))		
- Advance paid for purchase of land	433,198	322,445
Prepaid expense	10,475	-
	<u>443,673</u>	<u>322,445</u>

Note:

(i) The above includes the advance given for the land to be purchased under agreement to purchase and advance given for the non refundable security deposit under the memorandum of understanding entered for joint development

7 Cash and cash equivalents

Balances with banks		
- in current accounts (refer note(i))	35,048	398,621
	<u>35,048</u>	<u>398,621</u>

Note:

(i) The Company has hypothecated, by way of a first ranking exclusive fixed charge, all the rights, title, interest, benefit, claims and demands whatsoever, whether presently in existence or acquired hereafter, in, to, under and/or in respect of the account as defined in the deed included herein, having an aggregate amount of ₹ 5, both present and future, in favour of the debenture trustee for the non convertible debentures issued by the Holding Company.

8 Other financial assets

Other receivables	63	63
	<u>63</u>	<u>63</u>

9 Other current assets

Prepaid expense	4,513	-
	<u>4,513</u>	<u>-</u>



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Mac Charles Hub Projects Private Limited
(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)
(All amounts are in ₹ thousands, unless otherwise stated)

10 Share capital

	As at 31 March 2023		As at 31 March 2022	
	Number	Amount	Number	Amount
Equity share capital				
Authorised share capital				
Equity shares of ₹ 10/- each	10,000	100	10,000	100
	10,000	100	10,000	100
Issued, subscribed and fully paid-up capital				
Equity shares of ₹ 10/- each	10,000	100	10,000	100
	10,000	100	10,000	100

(a) Share held by holding Company and shareholders holding more than 5% equity shares of the Company:

	As at 31 March 2023		As at 31 March 2022	
	Number	Percentage	Number	Percentage
Mac Charles (India) Limited	9,999	99.99%	9,999	99.99%
	9,999	99.99%	9,999	99.99%

(b) Reconciliation of the number of equity shares outstanding at the beginning and at the end of the year is as given below:

	As at 31 March 2023		As at 31 March 2022	
	Number	Amount	Number	Amount
Equity share				
At the beginning of the year	10,000	100	10,000	100
Issued during the year	-	-	-	-
Outstanding at the end of the year	10,000	100	10,000	100

(c) Details of shareholding of Promoters:

	As at 31 March 2023		
	Number of shares	% of total % shares	% change during the year
Jitendra Virwani	1	0.01%	-
	1	0.01%	-
	As at 31 March 2022		
	Number of shares	% of total % shares	% change during the year
Jitendra Virwani	1	0.01%	-
	1	0.01%	-

(d) Rights, entitlements and obligations attached to equity shares:

The Company has only one class of equity shares having par value of ₹ 10 each. Each holder of the equity share, as reflected in the records of the Company as of the date of the shareholder's meeting, is entitled to one vote in respect of each share held for all matters submitted to vote in the shareholder's meeting.

The Company declares and pays dividends in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive any of the remaining assets of the Company after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(e) Buy back of equity shares and equity shares allotted by way of bonus shares or for consideration other than cash:

There have been no buy back of shares, issue of shares by way of bonus share or issue of shares pursuant to contract without payment being received in cash since its incorporation.

(f) Particulars of each class of shares held by holding, ultimate holding, subsidiaries or associates of the holding Company or the ultimate holding Company:

	As at 31 March 2023	As at 31 March 2022
Mac Charles (India) Limited (Holding Company)	9,999	9,999

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Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)
(All amounts are in ₹ thousands, unless otherwise stated)

11 Other equity

	As at <u>31 March 2023</u>	As at <u>31 March 2022</u>
Accumulated deficit	(88,794)	(6,989)
Contribution from Holding Company	883,717	373,204
	<u>794,923</u>	<u>366,214</u>

Nature and purpose of other reserves:

Accumulated deficit:

The cumulative loss arising from the operations which is retained by the Company is recognised and accumulated under the heading of accumulated deficit. At the end of the period, the profit after tax is transferred from the statement of profit and loss to the accumulated deficit.

Contribution from Holding Company:

Represents the equity component of the loan in accordance with Ind AS 109, received in the nature of inter corporate deposits by the Company from the Holding Company.

It includes equity portion of the corporate guarantee given by the Company to Mac Charles (India) Limited (Holding Company), for the debentures issued by the Holding Company for acquisition of lands in Project 'Embassy Business Hub'.

12 Borrowings

	As at <u>31 March 2023</u>	As at <u>31 March 2022</u>
<i>Unsecured:</i>		
-From Holding Company (Refer note 12(a))	926,675	353,547
	<u>926,675</u>	<u>353,547</u>

Note 12(a):

The Company had availed an interest free loan facility of ₹ 1,000,000 during the previous year from Mac Charles (India) Limited ("the Holding Company") for the purpose of its business activities. During the current year a new facility with same terms and conditions was availed for ₹ 5,000,000. Out of the total facility, ₹ 721,010 was withdrawn in previous year and ₹ 1,044,464 was withdrawn during the current year. Also refer note 24.

Note 12(b):

Reconciliation of movements of liabilities to cash flow arising from financing activities (Refer note 28 B)

13 Other non current liabilities

	As at <u>31 March 2023</u>	As at <u>31 March 2022</u>
Unearned financial guarantee commission	39,797	-
	<u>39,797</u>	<u>-</u>

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Mac Charles Hub Projects Private Limited*(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)***Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)***(All amounts are in ₹ thousands, unless otherwise stated)***14 Trade payables**

	<u>As at 31 March 2023</u>	<u>As at 31 March 2022</u>		
Total outstanding dues of micro enterprises and small enterprises (MSME). Refer note (b).	-	-		
Total outstanding dues of creditors other than micro enterprises and small enterprises	756	110		
	<u>756</u>	<u>110</u>		
a) Outstanding for following periods from due date of payment				
	<u>Less than 1 year</u>	<u>2-3 years</u>	<u>More than 3 years</u>	<u>Total</u>
As at 31st March 2022				
Dues to MSME	-	-	-	-
Dues to others	-	-	-	-
Accrued expense				110
				<u>110</u>
As at 31st March 2023				
Dues to MSME	-	-	-	-
Dues to others	108	-	-	108
Accrued expense				648
				<u>756</u>

b) Dues to Micro, small and medium enterprises

The Management has identified enterprises which have provided goods and services to the Company and which qualify under the definition of micro and small enterprises as defined under Micro, small and Medium Enterprises Development Act, 2006. Accordingly, the disclosure in respect of the amounts payable to such enterprises as at 31 March 2023 has been made in the financial statements based on information received and available with the Company. The Company has not received any claim for interest from any supplier under the said Act. Further in view of the Management, the impact of interest if any that may be payable in accordance with the provisions of the Act is not expected to be material.

15 Other current financial liabilities

	<u>As at 31 March 2023</u>	<u>As at 31 March 2022</u>
Other payable	468	468
Capital creditor	1,460	-
	<u>1,928</u>	<u>468</u>

16 Other current liabilities

Statutory dues payable	1,262	690
	<u>1,262</u>	<u>690</u>

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Mac Charles Hub Projects Private Limited
(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)
(All amounts are in ₹ thousands, unless otherwise stated)

17 Other income

	<u>Year ended</u> <u>31 March 2023</u>	<u>Year ended</u> <u>31 March 2022</u>
Other non operational income	5,260	-
	<u>5,260</u>	<u>-</u>

18 Finance cost

Interest expense on loan (refer note 24)	83,168	5,741
	<u>83,168</u>	<u>5,741</u>

19 Other expenses

Rates and taxes	686	45
Advertisement expenses	1,053	548
Unwinding of prepaid expense	1,218	-
Foreign Exchange loss	12	-
Legal and professional charges	220	25
Payment to auditors (refer note (i) below)	708	100
	<u>3,897</u>	<u>718</u>

Note

(i) Auditor's remuneration (inclusive of GST)
- for statutory auditor

708	100
<u>708</u>	<u>100</u>

20 Contingent liabilities and commitments (to the extent not provided for)

Capital commitments

	<u>As at</u> <u>31 March 2023</u>	<u>As at</u> <u>31 March 2022</u>
Estimated amount of agreements remaining to be executed on capital account and not provided for	938,370	-

Contingent liabilities

The Company has reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed as contingent liabilities where applicable, in its standalone financial statements. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its financial position. During the current year the Company has given guarantee for the debentures issued by the Holding Company amounting ₹ 3,200,000. There are no contingent liabilities as at 31 March 2022. Further, there are no other commitments as on 31 March 2023 and 31 March 2022.

21 Income tax

a) The Company has not recognised income tax expense in the Statement of Profit and Loss and other comprehensive income during the year.

b) Reconciliation of effective tax rate

The major components of income-tax expense and the reconciliation of tax expense based on the effective tax rate of the Company at 26% and the reported tax expense in profit or loss are as follows :-

	<u>Year ended</u> <u>31 March 2023</u>	<u>Year ended</u> <u>31 March 2022</u>
Accounting Loss before Income tax	(81,805)	(6,458)
Income tax expense calculated at domestic tax rates applicable to profits (26%)	(21,269)	(1,679)
Effect of:		
Permanent difference on Ind AS adjustment	21,940	1,493
Disallowed expense /(income)	(671)	186
Income tax expense reported in the Statement of Profit and Loss	<u>-</u>	<u>-</u>

c) Unrecognised deferred tax assets

The Company has no unrecognised deferred tax assets.

d) Movement of deferred tax assets and liabilities

	<u>Year ended</u>	<u>Year ended</u>
Opening balance	-	-
Write back for the year	-	-
Closing balance	<u>-</u>	<u>-</u>



Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)

(All amounts are in ₹ thousands, unless otherwise stated)

22 Earnings per share

	As at 31 March 2023	As at 31 March 2022
a) Computation of loss per share is as follows:		
Loss after tax for the year, attributable to equity holders	<u>(81,805)</u>	<u>(6,458)</u>
b) Reconciliation of basic and diluted shares used in computing earnings per share		
Weighted average number of equity shares outstanding during the year for calculation of basic EPS	10,000	10,000
Effect of dilutive potential equity shares	-	-
Weighted average number of equity shares outstanding during the year for calculation of diluted EPS	<u>10,000</u>	<u>10,000</u>
c) Loss per share:		
Basic and diluted (₹)	(8,180.46)	(645.83)

23 Segment information

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses and for which discrete financial information is available. The operating segments' operating results are reviewed by the Chief Operating Decision Maker (Board of Directors) to make decisions about resources to be allocated to the segments and assess their performance. The Company's business activities fall within one component (namely, "development and leasing of Commercial spaces"). Accordingly, separate disclosures per the requirements of Ind AS 108, Operating Segments, are not considering necessary. The Company operates only in India. Hence no disclosure is considered necessary.

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Mac Charles Hub Projects Private Limited*(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)***Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)***(All amounts are in ₹ thousands, unless otherwise stated)***24 Related party transactions :****(a) Related parties with whom transactions have taken place during the year**

Name of related party	Nature of relationship
Mac Charles (India) Limited	Holding Company

(b) The following is a summary of related party transactions

	Year ended 31 March 2023	Year ended 31 March 2022
Loan taken from related parties*		
-Mac Charles (India) Limited	1,044,464	721,010
Liability paid on behalf of the Company:		
-Mac Charles (India) Limited	45,579	-

F. The following is a summary of balances receivable/payable from related parties:

	Year ended 31 March 2023	Year ended 31 March 2022
Loan from related parties*		
Mac Charles (India) Limited	1,765,474	721,010

G. During the current year the Company has given guarantee to Mac Charles (India) Limited, Holding Company[#].

* The transaction has been shown at gross basis and further, the accounting for loan from related party has been done as per Ind AS 109.

[#]The Ind AS adjustments for the guarantee given have not been presented which are accounted as per Ind AS 109 read with IFRS 16 wherein the present value of guarantee given amounting to ₹ 43,993 is debited to other equity and debited to unearned financial guarantee commission liability. The financial guarantee is subsequently measured at the higher of the expected credit loss determined in accordance with Ind AS 109 and the amount initially recognised (i.e. fair value) less any cumulative amount of income recognised.

25 Capital Management

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

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. Management monitors the return on capital. The Board of Directors seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowing and the advantages and security afforded by a sound capital position.

The Company monitors capital using a ratio of 'adjusted net debt' to 'adjusted equity'. For this purpose, adjusted net debt is defined as total liabilities, comprising interest-bearing loans and borrowings less cash and cash equivalents. Adjusted equity comprises all components of equity. The Company's adjusted net debt to equity ratio at 31 March 2023 and 31 March 2022 was as follows;

Particulars	Year ended 31 March 2023	Year ended 31 March 2022
Total liabilities	970,418	354,815
Less: Cash and cash equivalents	35,048	398,621
Adjusted net debt	935,370	(43,806)
Total equity	795,023	366,314
Adjusted equity	795,023	366,314
Adjusted net debt to equity ratio	1.18	(0.12)



Mac Charles Hub Projects Private Limited
(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)
(All amounts are in ₹ thousands, unless otherwise stated)

26 Financial instruments - fair value measurement and risk management

A. Accounting classification and fair value

	Carrying value as at 31 March 2023	Fair value			Total
		Level 1	Level 2	Level 3	
Financial assets measured at amortized cost:					
<i>Non current financial assets</i>					
- Other non-current financial asset	15,562	-	-	-	15,562
<i>Current financial assets</i>					
- Cash and cash equivalents	35,048	-	-	-	35,048
- Other current financial assets	63	-	-	-	63
Total	50,673	-	-	-	50,673
Financial liabilities measured					
<i>Non current financial liabilities</i>					
- Borrowings	926,675	-	-	-	926,675
<i>Current financial liabilities</i>					
- Trade payables	756	-	-	-	756
- Other current financial liabilities	1,928	-	-	-	1,928
Total	929,359	-	-	-	929,359

The Company has not disclosed the fair values for financial instruments such as cash and cash equivalents, other current financial assets, borrowings, trade payables and other current liabilities because their carrying amounts are a reasonable approximation of fair value.

	Carrying value as at 31 March 2022	Fair value			Total
		Level 1	Level 2	Level 3	
Financial assets measured at amortized cost:					
<i>Current financial assets</i>					
- Cash and cash equivalents	398,621	-	-	-	398,621
- Other current financial assets	63	-	-	-	63
Total	398,684	-	-	-	398,684
Financial liabilities measured					
<i>Non current financial liabilities</i>					
- Borrowings	353,547	-	-	-	353,547
<i>Current financial liabilities</i>					
- Trade payables	110	-	-	-	110
- Other current financial liabilities	468	-	-	-	468
Total	354,125	-	-	-	354,125

The Company has not disclosed the fair values for financial instruments such as cash and cash equivalents, other current financial assets, borrowings, trade payables and other current liabilities because their carrying amounts are a reasonable approximation of fair value.



Mac Charles Hub Projects Private Limited*(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)***Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)***(All amounts are in ₹ thousands, unless otherwise stated)***27 Financial risk management**

The Company's financial assets majorly comprise of cash & cash equivalents and other financial assets. The Company's financial liabilities majorly comprises of borrowings and trade payables.

The Company is exposed to credit risk, liquidity risk and interest rate risk arising out of operations and the use of financial instruments. The Board of Directors have overall responsibility for establishment and review of the Company's risk management framework.

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

(a) Credit risk

Credit risk is the risk that the counterparty will not meet its obligation under a financial instrument or loans given leading to financial loss. Cash and Bank Deposits are placed with banks and financial institutions which are regulated. Management does not expect any of its counterparties to fail to meet its obligations.

(b) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting financial obligations due to shortage of funds. The Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Company's objective is to maintain a balance between continuity of funding and flexibility.

The Company has a dedicated treasury management team on a group level which monitors on a daily basis the fund positions/requirements of the Company. The treasury management team plans the cash flows of the Company by planning and identifying future mismatches in funds availability and reports the planned and current liquidity position to the top management and Board of Directors of the Company.

Financing arrangements

The Company has undrawn borrowing facilities at the end of the reporting period amounting to ₹ 4,234,526 as on 31 March 2023.

Exposure to Liquidity Risk

The table below summarises the maturity profile of the Company's financial liabilities at the end of the reporting period based on contractual undiscounted cash flows:

As at 31 March 2023	Carrying amount	Total	Less than 1 year	1 to 3 years	3 to 5 years	More than 5 years
Borrowings	926,675	1,765,474	-	-	1,765,474	-
Trade payables	756	756	756	-	-	-
Other current financial liabilities	1,928	1,928	1,928	-	-	-
	929,359	1,768,158	2,684	-	1,765,474	-
As at 31 March 2022	Carrying amount	Total	Less than 1 year	1 to 3 years	3 to 5 years	More than 5 years
Borrowings	353,547	721,010	-	-	721,010	-
Trade payables	110	110	110	-	-	-
Other current financial liabilities	468	468	468	-	-	-
	354,125	721,588	578	-	721,010	-

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Mac Charles Hub Projects Private Limited
(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)
Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)
(All amounts in ₹ thousands except otherwise stated)

28 A) Ratios

Particulars	Numerator	Denominator	31 March 2023	31 March 2022	Variance %
Current ratio (Note 1)	Current asset	Current liabilities	10.04	0.62	1520%
Debt equity ratio (Note 2)	Debt	Net worth	1.17	(8.21)	-114%
Debt Service coverage ratio(Note 3)	Profit before exception items, tax and finance cost	Finance cost + Principal repayment made for Non-current borrowings and Non-current lease liabilities.	0.02	2.18	-99%
Return on equity (Note 4)	Profit after tax	Average Shareholders' funds (Total equity)	(0.10)	(0.56)	-82%
Inventory turnover ratio	Sale of goods	Average Inventories of Finished stock	-	-	-
Trade receivables turnover ratio	Sale of goods	Average Gross Trade receivables (before provision)	-	-	-
Trade payables turnover ratio	Cost of materials consumed + Purchases of stock-in-trade + Changes in inventories of finished goods, work-in-progress and stock- in-trade + Other expenses	Average Trade payables	-	-	-
Net capital turnover ratio	Sale of goods	Current assets less current liabilities (excluding current maturity of Noncurrent borrowing and non-current lease liabilities)	-	-	-
Net profit ratio (Note 5)	Net Profit for the period	Total Income	-	0.50	-100%
Return on capital employed (Note 6)	Profit before exceptional items, tax and finance cost	Networth + Debt + Deferred tax liability	0.00	0.14	-99%
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	-	-	-

Note 1 : Basis change in current assets and current liabilities.
Note 2 : Basis change in debt position and networth.
Note 3 : Basis change in Profit numbers and finance cost .
Note 4 : Basis change in Profit numbers and other equity.
Note 5 : Basis change in Profit numbers and total income.
Note 6 : Basis change in Profit numbers, other equity and debt position.



Mac Charles Hub Projects Private Limited
 (formerly known as Embassy Industrial Parks Bhiwandi Private Limited)
Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)
 (All amounts in ₹ thousands except otherwise stated)

B) Reconciliation of movements of liabilities to cash flow arising from financing activities

Particulars	Borrowings
Balance as at 31 March 2021	-
Proceeds from borrowings	721,010
Total changes from financing activities	721,010
Other changes:-	
Liability-related	
Ind AS 109 adjustment	(373,204)
Expense as per Ind AS 109	5,741
Balance as at 31 March 2022	353,547
Proceeds from borrowings	1,044,464
Total changes from financing activities	1,044,464
Other changes:-	
Liability-related	
Ind AS 109 adjustment	(554,508)
Expense as per Ind AS 109	83,170
Balance as at 31 March 2023	926,675



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Mac Charles Hub Projects Private Limited

(formerly known as Embassy Industrial Parks Bhiwandi Private Limited)

Summary of significant accounting policies and other explanatory notes for the year ended 31 March 2023 (cont'd)

(All amounts are in ₹ thousands, unless otherwise stated)

29 No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

30 Other Statutory Information

a) The Company does not have any benami property, Where any proceeding has been initiated or pending against the Company for holding any benami property.

b) The Company does not have any transactions with companies struck off.

c) The Company does not have any charges or satisfaction which is yet to be registered With ROC beyond the Statutory period.

d) The Company has not traded or invested in crypto currency or virtual currency during the financial year.

e) The Company has not defaulted in repayment of loans, or other borrowings or payment of interest thereon to any lender.

f) The Company has not been declared willful defaulter by any bank, financial institution, government or government authority.

g) The Company has not revalued its property, plant and equipment (Including right -of - use assets) or intangible assets during the year ended 31 March 2023.

31 Additional information as required under paragraph 5 of Part II of the Schedule III to the Act, to the extent either "nil" or "not applicable" has not been furnished.

32 Previous year's comparatives have been regrouped / reclassified wherever necessary to conform to the current year's presentation.

The notes referred to above form an integral part of the Financial Statements

As per our report of even date

For **Walker Chandiook & Co LLP**

Chartered Accountants

Firm Registration No: 001076N/N500013



Hemant Maheshwari

Partner

Membership Number: 096537

Bengaluru

23 May 2023



For and on behalf of the Board of Directors of
Mac Charles Hub Projects Private Limited



Vijaya Kumar D

Director

DIN: 00036772

Bengaluru

23 May 2023



Shaina Ganapathy

Director

DIN: 01777973

Bengaluru

23 May 2023

