PUREARTH

TWENTY EIGHTH ANNUAL REPORT 2020-21

PUREARTH INFRASTRUCTURE LIMITED

PUREARTH INFRASTRUCTURE LIMITED
(U45202DL1991PLC046111)

BOARD OF DIRECTORS

Shri Sat Pal Khattar
(Chairman)

Shri Kartar Singh Thakral
Shri Karan Singh Thakral

Shri Yash Gupta
(Independent Director)

Shri Sumant Bharat Ram
(Whole Time Director)

Smt. Chitra Gouri Lal
Shri Yuv Bharat Ram
Shri Rahil Bharat Ram
Shri Navin Khattar

Shri Satveer Singh Thakral
(Alternate Director to Shri Kartar Singh Thakral)

SECRETARY
Shri Sachin Kumar Gupta
(Company Secretary)

BANKERS
HDFC Bank

AUDITORS
M/s. For Walker Chandiok & Co LLP

REGISTERED OFFICE
Central Square,
20, Manohar Lal Khurana Marg,
Bara Hindu Rao, Delhi- 110006

NOTICE

Notice is hereby given that the Twenty-eighth Annual General Meeting of the Company will be held on Monday, 27th September, 2021 at 11.00 a.m. at Central Square, 20, Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi-110006 to transact the following business:

ORDINARY BUSINESS

1. To consider and adopt the Audited Financial Statements including Consolidated Financial Statements of the Company for the financial year ended 31st March, 2021 together with Auditors' Report and Directors' Report thereon.
2. To appoint Director in place of Mr. Kartar Singh Thakral (holding DIN 00405369), who retires by rotation and, being eligible, offers himself for re-appointment.
3. To appoint Director in place of Mr. Karan Singh Thakral (holding DIN 0268504), who retires by rotation and, being eligible, offers herself for re-appointment.

SPECIAL BUSINESS

4. To consider and, if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:

   "RESOLVED THAT further to the special resolution passed by shareholders of the Company in their Extraordinary General Meeting held on 20th March, 2021 relating to granting of loan to M/s. DCM Limited (DCM) to the extent of Rs. 20,00,00,000/- (Rupees Twenty Crores) including by way of raising book debts, consent of the Company be and is hereby accorded to link the interest rate of DCM to be charged by Company on monthly reset basis on the first day of each calendar month @ 0.25% per annum over and above the effective rate of interest charged by M/s. Housing Development Finance Corporation Limited (HDFC) from the Company, with effect from 1st July, 2021.

   RESOLVED FURTHER THAT the interest rate to be charged by the Company to DCM shall always be @ 0.25% per annum over and above the effective rate of interest charged by HDFC from Purearth with effect from 1st July, 2021.

   RESOLVED FURTHER THAT all other terms and conditions as approved by the shareholders in their meeting held on 20th March, 2021 shall remain unchanged.

   RESOLVED FURTHER THAT the Board of Directors be and is hereby authorized to do all such acts, deeds and things and execute all such documents, instruments and writings as may be required to give effect to the aforesaid resolution."

5. To consider and, if thought fit, to pass with or without modification(s), the following resolution as an Ordinary Resolution:

   "RESOLVED that pursuant to Section 148 and other applicable provisions, if any, of the Companies Act, 2013 and the Rules made thereunder, as amended from time to time, the Company do hereby approve appointment of M/s. Yogesh Gupta and Associates, Cost Accountants as Cost Auditors of the Company to conduct audit of cost records maintained by the Company for the Financial Year 2021-22 at a remuneration of Rs. 48,000/- (Rupees Forty Eight Thousand only) plus applicable taxes and out-of-pocket expenses as may be incurred in connection with performance of the services as per limits discussed and agreed upon by the Board of Directors of the Company or any person so authorized by the Board."

By order of the Board
For Purearth Infrastructure Limited

Sd/-
Sachin Kumar Gupta
Company Secretary

Place : Delhi
Date : 28th June, 2021

NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF. THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. A BLANK FORM OF PROXY IS ENCLOSED AND IF INTENDED TO BE USED, IT SHOULD BE RETURNED DULY COMPLETED TO THE REGISTERED OFFICE OF THE COMPANY NOT LESS THAN FORTY EIGHT HOURS BEFORE THE SCHEDULED TIME OF THE ANNUAL GENERAL MEETING.
2. A person can act as a proxy on behalf of Members not exceeding 50 and holding in the aggregate not more than ten percent of the total share capital of the Company carrying voting rights. A member holding more than ten percent of total share capital of the Company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder.
3. Shareholders are requested to notify change in address along with Pin Code, if any, to the Company at its Registered Office quoting their folio nos.
4. A Corporate Member intending to nominate its authorized representatives to attend the Meeting in terms of Section 113 of the Companies Act, 2013 is requested to send to the Company a certified copy of the Board Resolution authorizing such representative to attend and vote on its behalf at the Meeting.
5. Members/Proxies/Authorized Representatives are requested to bring the attendance slips duly filled in for attending the Meeting. Members who hold shares in dematerialized form are requested to write their client ID and DP ID numbers and those who hold shares in physical form are requested to write their Folio Number in the attendance slip for attending the Meeting.
6. During the period beginning 24 hours before the time fixed for the commencement of Meeting and ending with the conclusion of the Meeting, a Member would be entitled to inspect the proxies lodged at any time during the business hours of the Company. All documents referred to in the Notice and accompanying explanatory statement are open for inspection at the Registered Office of the Company on all working days of the Company between 11.00 a.m. and 1.00 p.m. upto the date of the Annual General Meeting and at the venue of the Meeting for the duration of the Meeting.
7. Route-map to the venue of the Meeting is provided at the end of the Notice.
8. Any query relating to financial statements must be sent to the Company's Registered Office at least seven days before the date of the Meeting.
9. Members can avail of the nomination facility by filing Form SH-13, as prescribed under Section 72 of the Companies Act, 2013 and Rule 19(1) of the Companies (Share Capital and Debentures) Rule, 2014, with the Company. Blank forms will be supplied on request.
10. In accordance with the provisions of Article 106 and 107 of the Articles of Association. Mr. Kartar Singh Thakral and Mr. Karan Singh Thakral, Directors of the Company will retire by rotation at the Annual General Meeting and, being eligible, offer themselves for re-election.

ANNEXURE TO NOTICE – EXPLANATORY STATEMENT

(In terms of Section 102 of the Companies Act, 2013, the explanatory statement sets out all material facts relating to the business mentioned under Item No. 4 and 5 of the accompanying Notice dated 28th June, 2020.

Item No. 4

The members of the Company in their Extraordinary Meeting held on 20th March, 2021, pursuant to the approval of Audit Committee and Board of Directors, had approved granting of loan including book debts to the extent of Rs. 20 crores to M/s. DCM Limited (DCM), to meet its business requirements/commitment. This would help DCM to sustain and continue its operations smoothly as the continuity of DCM in its capacity as the original promoter of the Purearth and the title holder of the Project Land is critical to ensure the confidence of the existing/ prospective flat buyers for delivery / conveyance of the Project and to protect the interest of all stakeholders. The scheme/Term-Sheet for the said loan transaction is as follows:

SCHEME (TERM-SHEET)

S. N.		Particulars
1	Name of the Lender	Purearth Infrastructure Limited
2	Name of Borrower	DCM Limited (DCM)
3	Loan Amount including by way of raising Book Debts	Rs. 20,00,00,000/- (Rupees Twenty Crores)
4	Guarantee/Security	Charge/lien on 112 acres industrial land in part or full owned by DCM Limited, situated at near Mela Ground, Hissar - 125001, Haryana, India. However, the minimum security cover of two times is to be maintained of outstanding loan amount at any point of time. The said charge shall be created by DCM within a period of six months from the date of execution of loan Agreement between the Company and DCM
5	Rate of Interest	10.50% p.a. or 0.25% p.a. over and above rate of interest charged by M/s. Housing Development Finance Corporation Limited from Purearth, whichever is higher.
6	Purpose	Loan including book debts to be utilized by DCM Limited for its Principal Busines Activities to sustain and continue its operations smoothly.
7	Duration of Loan	Three years
8	Repayment	One or more tranches with an option for prepayment. However, the loan shall be repaid within a period of 3 (three) years.
9	Prepayment charges	Nil
10	Interest Payment	Interest is payable in proportion to receipt of part/full loan amount on the outstanding loan.
11	Penal/Additional Interest	Not Applicable

DCM has requested to the Company to link the interest rate on reset basis with effective interest rates charged by HDFC Limited from Purearth on the loans availed / to be availed by the DCM

Accordingly, it is proposed to link the interest rate of DCM to be charged by Company on monthly reset basis on the first day of each calendar month with effect from 1st July, 2021. The proposed rate of interest to be charged by Purearth shall be @ 0.25% per annum over and above effective interest charged by M/s. Housing Development Finance Corporation Limited from Purearth with effect from 1st July, 2021. All other said terms and conditions as approved by the shareholders in their meeting held on 20th March, 2021 shall remain unchanged.

M/s. DCM Limited (DCM) is one of the promoter and holds 16.56 % in the paid-up capital of the M/s. Purearth Infrastructure Limited (Purearth). Mr. Sumant Bharat Ram, Mr. Yuv Bharat Ram and Mr. Rahil Bharat Ram (Related to each other) are Directors of Purearth and exercise, altogether, more than 25% of the total voting power at the general meeting of DCM.

In terms of the Section 185 of the Act, a company may advance any loan, including any loan represented by a book debt, to any person in whom any of the Directors of the Company is interested or give any guarantee or provide any security in connection with any loan taken by any such person subject to the condition that approval of shareholders of the Company is obtained by way of passing a Special Resolution, requisite disclosures are made in the Explanatory Statement and the loans are utilized by the borrowing company for its principal business activities.

The Board of Directors of the Company, on the recommendation of Audit Committee, in its meeting held on 28th June, 2021 has approved the linking of said interest rate on monthly reset basis.

In view that DCM, being related party and entity covered under the category of 'a person in whom any of the director of the Company is interested' as specified in the explanation to Section 185(2) of Companies Act, 2013, consent of the Members is sought in terms of relevant provisions of the Companies Act, 2013 by way of passing a Special Resolution as set out in Item No. 4 of the Notice.

Except Mr. Sumant Bharat Ram, Mr. Yuv Bharat Ram and Mr. Rahil Bharat Ram being related to DCM Limited, none of the Directors and Key Managerial Personnel of the Company and their relatives is concerned or interested in the resolution as set out at Item No. 4.

The Board recommends the Special Resolution as set out at Item No. 4 in the Notice for approval by the Members.

Item No. 5

Pursuant to Section 148 of the Companies Act, 2013, the Company is required to get its cost records audited by a cost accountant in practice. On the recommendation of the Audit Committee, the Board of Directors approved the appointment of M/s. Yogesh Gupta & Associates, Cost Accountants, as Cost Auditors of the Company to conduct audit of cost records maintained by the Company for the Financial Year 2021-22 at a remuneration of Rs. 48,000/- (Rupees Forty Eight Thousand only) plus applicable taxes and out-of-pocket expenses as may be incurred in connection with performance of the services as per limits discussed and agreed upon by the Board of Directors of the Company.

The Cost Accountants have furnished a certificate regarding their eligibility for appointment as Cost Auditors of the Company. The Board commends the Resolution at Item No. 5 of the accompanying Notice for ratification by the Members of the Company.

None of the Directors and/or key managerial personnel or their relatives is concerned or interested in the proposed Resolution.

DIRECTORS' REPORT

To

The Members,

We are pleased to present the 28th Annual Report of the Company together with the financial statement including consolidated financial statement for the year ended 31st March, 2021.

FINANCIAL RESULTS

The working results of the Company for the year under review are briefly given below:

(Rs. In Lacs)

Particulars	Standalone		Consolidated	
	Year ended 31.03.2021	Year ended 31.03.2020	Year ended 31.03.2021	Year ended 31.03.2020
Revenue from operations	848.15	619.27	847.25	613.81
Other Income	821.05	369.15	838.21	390.80
Total Income	**1,669.20**	**988.42**	**1,685.46**	**1,004.61**
Total Expenses	**2,215.15**	**4,288.27**	**2,233.80**	**4,308.03**
Loss before tax	**(545.95)**	**(3,299.85)**	**(548.34)**	**(3,303.42)**
Tax Expenses:				
- Current tax expense (including tax related to prior years)	-	0.24	0.37	0.81
- Deferred Tax Expense/(Credit)	-	(605.20)	0.03	(605.18)
(Loss) for the year	**(545.95)**	**(2,694.89)**	**(548.74)**	**(2,699.05)**
Other Comprehensive income **Items that will not be reclassified to profit or loss**				
(a) Re-measurement (loss)/gainof defined benefit obligation	(0.66)	(4.10)	(0.66)	(4.10)
Income tax relating to profit or loss				
(b) Income tax relating to re-measurement of defined benefit obligation	0.17	1.03	0.17	1.03
Total other comprehensive income, net of tax	**(0.49)**	**(3.07)**	**(0.49)**	**(3.07)**
Total comprehensive income for the year	**(546.43)**	**(2,697.96)**	**(549.23)**	**(2,702.12)**
Basic and diluted loss per equity share (Amount in Rs.)	(0.51)	(2.50)	(0.51)	(2.50)

The Board of Directors hope that you and your family are safe, healthy and pray for your continued good health and well-being in these testing times.

ECONOMIC AND INDUSTRY SCENARIO

In 2020, the global economy suffered, drastically, due to Pandemic Corona Virus. The ferocity of the COVID-19 second wave has, also, overwhelmed India and the world. Global growth is gradually recovering from the slowdown, but it remains uneven across countries and is supported by ongoing vaccination drives, sustained accommodative monetary policies and further sizeable fiscal stimulus. Still, activity remains uneven across countries and sectors. The outlook is highly uncertain and clouded with downside risks. In April 2021, the International Monetary Fund (IMF) revised up its global growth projection for 2021 to 6.0 per cent (from 5.5 per cent projected in January 2021). World output is projected by the Organisation for Economic Co-operation and Development (OECD) to reach its pre-pandemic level by mid-2021, though it will be largely contingent on the pace of vaccine distribution and its efficacy against emerging variants of the virus. Stronger external demand should support India's exports and investment demand. Major economies are expected to rebound considerably during the year but the strength of the rebound will vary significantly. When compared to other geographies, the Indian economy is likely to perform better, being an emerging economy.

Turning to the domestic economy, the year 2020 was perfectly positioned for the Indian real estate sector to take flight. After three years of difficult time in the form of demonetisation, GST, RERA, and the NBFC crisis, transparency and efficiency were slowly trickling into the system. Instead, the year will be remembered for the pandemic that affected virtually every living person in the country. The nationwide lockdown that followed threw markets into turmoil, bringing more pain and distress to the realty industry. In the face of this unprecedented crisis, the real estate sector displayed remarkable resilience. Once the unlocking process was initiated, both the residential and office markets started showing promising signs of revival. To sustain the recovery into the year, the government announced the AtmaNirbhar Bharat package in phases (ANB 1.0, ANB 2.0 and ANB 3.0). Total financial impact of all

AtmaNirbhar Bharat packages including measures taken by RBI was estimated to about Rs. 27.1 lakh crores which amounts to more than 13% of GDP.

The GDP had shrunk in the first two quarters by 24.4% and 7.3% as per revised data, amid the COVID-19 pandemic and lockdowns, marking a technical recession. India's economy resurfaced to growth territory in the third quarter of fiscal year (FY) 2020-21, clocking a 0.4% rise in the gross domestic product (GDP), as per data from the National Statistical Office (NSO). The Finance Ministry termed the 0.4% real GDP growth in Q3 as a return to 'the pre-pandemic times of positive growth rates' and a reflection of a 'further strengthening of V-shaped recovery that began in Q2'. Provisional estimates of national income released by NSO on May 31, 2021 placed India's real gross domestic product (GDP) contraction at 7.3 per cent for 2020-21, with GDP growth in Q4 at 1.6 per cent year-on-year (y-o-y).

In the Union Budget 2021-22, the Government of India has also extended tax deduction up to Rs. 1.5 lakh on interest on housing loan and tax holiday for affordable housing projects until the end of fiscal 2021-22.

With economic recovery only just underway, the Reserve Bank of India also intends to support economic growth by keeping the repo rate at the existing historically low levels, aiding growth and maintain liquidity in the economy. The repo rate and reverse repo rate remain unchanged at 4.00 per cent and at 3.35 per cent. It also unanimously decided to continue with the accommodative stance as long as necessary to sustain growth on a durable basis and continue to mitigate the impact of COVID-19 on the economy, while ensuring that inflation remains within the target going forward.

As the financial year 2020-21, the year of the pandemic, was drawing to a close, the Indian economy was advantageously poised, relative to peers. India was at the foothills of a strong recovery, having regained positive growth, but more importantly, having flattened the infections curve. In a few weeks since then, the situation has altered drastically. Today, India is fighting a ferocious rise in infections and mortalities. New mutant strains (second wave of corona virus) have emerged, causing severe strains on healthcare and medical facilities, vaccine supplies and frontline health personnel. The fresh crisis is still unfolding. India has mounted a valiant defence, domestically and globally, to ramp up vaccines and medical support, and save lives.

Prospects for 2021-22 have strengthened with the progress of the vaccination programme. The recent surge in infections has, however, imparted greater uncertainty to the outlook and needs to be closely watched, especially as localised and regional lockdowns could dampen the recent improvement in demand conditions and delay the return of normalcy.

The Government of India has further enlarged the scope of Emergency Credit Line Guarantee Scheme (ECLGS 4.0) on account of disruptions caused by the second wave of Covid – 19 pandemic.

Your directors are optimistic of things getting better in the pandemic due to host of factors like fiscal stimulus by Government of India, ramping up of the vaccination drive and bridging the gap in health infrastructure, strong pipeline of potential COVID-19 vaccines, gradually reduction of corona cases from its peak and opening up of the economy.

OPERATIONS REVIEW

The Company had, due to various force majeure and regulatory reasons, earlier applied to the Real Estate Regulatory Authority (RERA), Delhi, for extension of registration of the Phase-I in the Group Housing Project ("Amaryllis") being developed by the Company jointly with Basant Projects Limited (valid till 31.01.2020) which was, duly, allowed to be completed by RERA till 7th April, 2021.

Your Directors are pleased to inform that the Completion Certificate (CC) of Phase I of Group Housing Project has, duly, been received from North Delhi Municipal Corporation. Consequently, Possession has been offered to Allottees of said Phase–I of Amaryllis. Further, the development of other phases of Residential Project is progressing well.

In the Central Square Project, your Company is eagerly awaiting the outcome in the matter of Special Leave Petition before the Hon,ble Supreme Court on conversion of the project from "flatted factory to commercial" thus paving the way for customers of

Central Square to apply for conversion from Flatted Factory to Commercial. The SLP has been pending before the Hon'ble Supreme Court since long and your Company is confident of getting a positive outcome in the matter of commercialization. The Company is also selling built up area of Plaza 1, 2 and 3 of Central Square to customers to shore up its revenue.

Your Company would be required to put in special efforts in the trying times to increase occupation of units by pursuing with the unit holders, to recover outstanding dues from the existing customers and make efforts for leasing out/selling further area in the project.

It is in human nature to be positive, fight back and look for a silver lining in the clouds. Inspite of current state of affairs, your Company is contemplating further development in Plaza-4 keeping in view the changing dynamics of real estate industry in terms of conceptualizing, planning, designing and implementing this "new normal" into its future working.

Your Directors are confident that the Company would be able to meet the challenges posed by the current and future circumstances successfully.

CONSOLIDATED FINANCIAL STATEMENT

In accordance with the Companies Act, 2013 ("the Act") and Indian Accounting Standard (INDAS) - 110 on Consolidated Financial Statements, the audited consolidated financial statement for the financial year ended 31st March 2021 is provided in the Annual Report.

BOARD OF DIRECTORS

Your Company's Board consist of 10 Directors i.e., 1 Independent Director, 1 Woman Director, 8 Promoter Directors (including 1 Whole time Director and 1 Alternate Director to Mr. Kartar Singh Thakral).

During the year, the Board of Directors of the Company met six times i.e. on 22-06-2020, 24-08-2020, 10-11-2020, 14-12-2020, 11-02-2021 and 18-02-2021.The details of meetings of Board and its Committees attended by Directors of the Company are given as Annexure-4C.

Mrs Chitra Gouri Lal has resigned from the position of Whole Time Director with effect from 20-08-2020. However, she is continuing to act as Non-executive Director of the Company. Your Directors place on record sincere appreciation for support, guidance and the invaluable contribution made by Mrs. Lal in the Board proceedings and various business matters during her tenure as Whole Time Director.

To further strengthen and broadbase the Board of Directors, your Company has taken on Board - Mr. Rahil Bharat Ram as an Additional Director of the Company with effect from 24-08-2020.

The appointments of Mr. Navin Khattar, Mr. Yuv Bharat Ram and Mr. Rahil Bharat Ram, Additional Directors, have been approved as Directors of the Company at the 27th Annual General Meeting (AGM) held on 25-09-2020.

Mr. Kartar Singh Thakral and Mr. Karan Singh Thakral, Directors retire by rotation and, being eligible, offer themselves for re-appointment at the ensuing Annual General Meeting.

INDEPENDENT DIRECTORS

Mr. Yash Gupta is the Independent Non-executive Director of the Company appointed in terms of section 149 of the Companies Act, 2013 and has given declaration of Independence in terms of Section 149(6) for the year 2021-22.

EVALUATION OF DIRECTORS OF THE COMPANY

The performance evaluation of the Independent Directors is carried out by the entire Board and that of the Chairman and the Non-Independent Directors by the Independent Directors.

The Directors were satisfied with the evaluation results, which reflected the overall engagement of the Board and its Committees with the Company.

KEY MANAGERIAL PERSONNEL

Your Company is in compliance with the provisions of Section 203 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 with regard to appointment of whole-time key managerial personnel.

Mr. Sumant Bharat Ram, Whole time Director, Mr. Ajay Khanna, Chief Financial Officer, and Mr. Sachin Kumar Gupta, Company Secretary, are the Key Managerial Personnel of the Company.

AUDITORS

STATUTORY AUDITORS

The members of the Company in their 26th Annual General Meeting (AGM) held on 26-09-2019 approved the appointment of M/s. Walker Chandiok & Co LLP, Chartered Accountants, (Firms Registration No. 001076N/N500013), as Statutory Auditors of the Company to hold office for a period of five consecutive years from the conclusion of 26th AGM, till the conclusion of 31st AGM of the Company.

AUDITORS' OBSERVATION

The observations of Auditors are explained, where necessary, in the appropriate Notes to Accounts.

COST AUDITORS

A resolution for appointment of and payment of remuneration to M/s. Yogesh Gupta & Associates, Cost Accountants for the financial year 2021-22 has been proposed for the approval of the members in the forthcoming Annual General Meeting.

COST RECORDS

The Cost Records of the Company as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 are made and maintained by the Company.

SECRETARIAL AUDITORS

The report for the year ended 31st March, 2021 of M/s. Pragnya Pradhan & Associates, Company Secretaries, (PCS Registration No. 12030), Secretarial Auditors is annexed as Annexure-5 to this report.

DEPOSITS

During the year the Company has not invited or accepted any deposit as per the provisions of the Companies Act, 2013. The details relating to deposits, covered under Chapter V of the Act are as follows:

a) Accepted during the year: Nil

b) Remained unpaid or unclaimed as at the end of the year: Nil

c) Whether there has been any default in repayment of deposits or payment of interest thereon during the year and if so, number of such cases and the total amount is involved- Not applicable

I. at the beginning of the year: Not applicable

II. maximum during the year: Not applicable

III. at the end of the year : Not applicable

d) The details of deposits which are not in compliance with the requirements of Chapter V of the Act: Nil

COMMITTEES

A. AUDIT COMMITTEE

The Audit Committee of the Company presently, consists of four Directors viz., Mr. Yash Gupta, Mr. Karan Singh Thakral, Mr. Yuv Bharat Ram and Mrs. Chitra Gouri Lal.

The Committee met six times for discussing the internal audit report and other matters as per mandate given to it.

Your Company has a Vigil Mechanism in terms of section 177 of the Companies Act, 2013 which is overseen by the Audit Committee. There have been no complaints during the year.

B. CORPORATE SOCIAL RESPONSIBILITY

In terms of the provisions of section 135 of the Act, your Company is not statutorily required to contribute any amount towards Corporate Social Responsibility (CSR) since the Company has incurred losses during the last three years.

However, being a good corporate citizen, your Company has contributed Rs. 42.55 lacs (previous year Rs. 56.72 lacs) towards two Sr. Secondary Schools on its CSR initiative.

The Corporate Social Responsibility (CSR) Committee of the Company presently consists of two Directors viz., Mr. Yash Gupta and Mr. Sumant Bharat Ram.

The initiatives taken by the Company in performance of its Corporate Social Responsibility during the year are annexed as Annexure-3 to the Directors' Report.

C. NOMINATION AND REMUNERATION COMMITTEE

The Nomination and Remuneration Committee presently comprises of three Directors viz., -

Mr. Yash Gupta, Mr. Karan Singh Thakral and Mr. Sumant Bharat Ram.

The Copy of the Nomination and Remuneration Policy for Directors, Key Managerial Personnel and Senior Management in terms of Section 178(3) of the Companies Act, 2013 is available for inspection during business hours at the registered office of the Company.

RISK MANAGEMENT POLICY

Your Company is engaged in the development of real estate and has, over the years, developed proper system for identification of risks. Apart from general industry specific business risks, there are no identified elements of risk which in the opinion of the Board may threaten the existence of the Company.

PREVENTION OF SEXUAL HARASSMENT POLICY

The Company has a well defined policy by the name of "Prevention of Sexual Harassment Policy" for its employees in terms of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

During the year, no complaint of sexual harassment was received. The Company has complied with provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to the requirement of section 134 (3) of the Companies Act, 2013, it is hereby confirmed:

i. that in the preparation of the annual accounts, the applicable accounting standards have been followed alongwith proper explanation relating to material departures, if any;

ii. that the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that were reasonable and prudent so as to give a true and fair view of the state-of-affairs of the Company at the end of financial year and of the Profit & Loss of the Company for that period;

iii. that the Directors have taken a proper and sufficient care, for the maintenance of adequate accounting records in accordance with the provisions of this Act, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.

iv. that the Directors have prepared the annual accounts for the year ended 31.03.2021 on a "going concern basis".

v. that the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws including applicable Secretarial Standards and that such systems are adequate and operating effectively.

DISCLOSURES

EMPLOYEES' STOCK OPTION SCHEME (ESOP)

There is no ESOP Plan(s) in force presently.

a. Particulars of Employees

Particulars of employees in terms of the provisions of Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 of the Companies Act, 2013: Details are provided in Form - MGT – 9.

b. Managerial Remuneration

The details of managerial remuneration are enclosed in Form - MGT-9 forming part of this report.

(A) Conservation of Energy

I. The steps taken or impact on conservation of energy;

Some of the measures taken by your Company for energy conservation are building designs to ensure adequate day time lighting, use of AAC Blocks, energy efficient VFD motors, CFL with electronic chokes, LED Lamps, PLC controlled DG Sets etc.

II. The steps taken by the company for utilizing alternate sources of energy – Solar power light would be installed in the basements of the buildings.

III. The capital investment on energy conservation equipments during the year was Rs. Nil.

(B) Technology absorption

The Company is engaged in development of real estate and there is no technology import /absorption. However, the Company insists on deployment of latest construction/development techniques.

I. The efforts made towards technology absorption; N.A.

II. The benefits derived like product improvement, cost reduction, product development or import substitution; - NA

III. In case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-

a) The details of technology imported: N.A

b) The year of import: N.A

c) Whether the technology been fully absorbed: N.A

d) If not fully absorbed, areas where absorption has not taken place, and the reasons thereof: N.A. and

IV. The expenditure incurred on Research and Development: N.A.

FOREIGN EXCHANGE

Foreign Exchange earnings in terms of actual inflows and outgo in terms of actual outflows during the year are as follows:

(Rs. in Lacs)

Particulars	for the year ended 31.03.2021	for the year ended 31.03.2020
Earnings	NIL	NIL
Outgo	3.00	2.64

EXTRACT OF ANNUAL RETURN

The extract of Annual Return in Form MGT-9 as provided under sub-section (3) of section 92 of the Companies Act 2013 is annexed as Annexure-4 to the Directors' Report.

PARTICULARS OF CONTRACTS OR ARRANGMENTS WITH RELATED PARTIES

Particulars of contracts or arrangements with related parties referred to in sub-section (1) of Section 188 of the Companies Act, 2013 are attached herewith in Form AOC-2 as annexure – 2 to the Directors' Report. However, particulars of contracts or arrangements with related parties are provided in the financial statement of the Company.

ADEQUACY OF INTERNAL FINANCIAL CONTROLS WITH REFERENCE TO THE FINANCIAL STATEMENTS

The Company has adequate internal financial controls with reference to the financial statement prepared as at 31st March, 2021 and are being followed regularly.

SUBSIDIARIES/JOINT VENTURES / ASSOCIATE COMPANIES

The details of subsidiary Companies are given in Form No. AOC-1 as Annexure-1 to this report. The Company has no joint venture / associate Companies. There is no change in the status of the subsidiary's Companies of the Company during the year. However, the Company is jointly developing a Group Housing Project in Central Delhi.

Section 186 is not applicable to the Company being engaged in the business of providing infrastructural facilities. However, particulars of loans, guarantees or investments are provided in the financial statement of the Company.

There is no order passed by the regulators or courts or tribunals impacting the going concern status and Company's operation in future.

ACKNOWLEDGEMENTS

The Directors acknowledge the active co-operation and help received from the Financial Institutions, Banks and Government agencies. Your Directors further wish to acknowledge the support of all the customers to the Project.

The Directors wish to place on record their appreciation of the contribution made by the employees at all levels.

For and on behalf of the Board
(Sat Pal Khattar)
Chairman
(DIN: 00307293)

Place: Singapore
Date: 28th June, 2021

Independent Auditor's Report

To the Members of Purearth Infrastructure Limited

Report on the Audit of the Standalone Financial Statements

Opinion

1. We have audited the accompanying standalone financial statements of Purearth Infrastructure Limited ('the Company'), which comprise the Balance Sheet as at 31 March 2021, the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement 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 standalone financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs of the Company as at 31 March 2021, and its loss (including other comprehensive income), 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 standalone financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the rules 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 Standalone Financial Statements and Auditor's Report thereon

4. The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Director's Report, but does not include the standalone financial statements and our auditor's report thereon.

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

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

   The Director's report in this regard is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

5. The accompanying standalone financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for

ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone 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 standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

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

8. Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with 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 standalone financial statements.

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

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

Report on Other Legal and Regulatory Requirements

11. As required by section 197(16) of the Act, based on our audit, we report that the Company has paid remuneration to its directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act.
12. As required by the Companies (Auditor's Report) Order, 2016 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act, we give in the Annexure A a statement on the matters specified in paragraphs 3 and 4 of the Order.
13. Further to our comments in Annexure A, as required by section 143(3) of the Act, based on our audit, we report, to the extent applicable, that:
    a) we have sought 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 standalone 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 standalone financial statements dealt with by this report are in agreement with the books of account;
    d) in our opinion, the aforesaid standalone 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 2021 from being appointed as a director in terms of section 164(2) of the Act;
    f) we have also audited the internal financial controls with reference to standalone financial statements of the Company as on 31 March 2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date and our report dated 28 June 2021 as per Annexure B expressed 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, as detailed in note 37(a) to the standalone financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2021;
        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 2021;
        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 2021; and
        iv. the disclosure requirements relating to holdings as well as dealings in specified bank notes were applicable for the period from 8 November 2016 to 30 December 2016, which are not relevant to these standalone financial statements. Hence, reporting under this clause is not applicable.

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

Manish Agrawal
Partner
Membership No.: 507000
UDIN: 21507000AAAACC2888

Place: Ghaziabad
Date: 28 June 2021

Annexure A to the Independent Auditor's Report of even date to the members of Purearth Infrastructure Limited, on the standalone financial statements for the year ended 31 March 2021

Annexure A

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets comprising of property, plant and equipment, right of use assets.

(b) The fixed assets 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 verification of the property, plant and equipment is reasonable having regard to the size of the Company and the nature of its assets.

(c) The company does not hold any immovable property (in the nature of 'property, plant and equipment') except certain immovable properties in the nature of building that have been taken on lease and disclosed under the head right of use assets in the financial statements, the lease deeds are in the name of the company, where the company is the lessee as per the lease agreement.

(ii) In our opinion, the management has conducted physical verification of inventory at reasonable intervals during the year and no material discrepancies between physical inventory and book records were noticed on physical verification.

(iii) The Company has granted secured loans to companies covered in the register maintained under Section 189 of the Act; and with respect to the same:

(a) in our opinion the terms and conditions of grant of such loans are not, prima facie, prejudicial to the company's interest.

(b) the schedule of repayment of the principal and the payment of the interest has not been stipulated and amount is not due for repayment currently;

(c) there is no overdue amount in respect of loans granted to such company.

(iv) In our opinion, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of loans and investments. Further, in our opinion, the Company has not entered any transaction covered under Section 185 and Section 186 of the Act in respect of guarantees and security.

(v) In our opinion, the Company has not accepted any deposits within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the Rules made by the Central Government for the maintenance of cost records under sub-section (1) of Section 148 of the Act in respect of Company's products/services and are of the opinion that, prima facie, the prescribed accounts and records have been made and maintained. However, we have not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) (a) The Company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, goods and service tax, cess and other material statutory dues, as applicable, to the appropriate authorities. 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 become payable.

(b) There are no dues in respect of income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax and goods and service tax and that have not been deposited with the appropriate authorities on account of any dispute.

(viii) The Company has not defaulted in repayment of loans or borrowings to any financial institution or a bank during the year. The Company has no loans or borrowings payable to government and did not have any outstanding debentures during the year.

(ix) The Company did not raise moneys by way of initial public offer or further public offer (including debt instruments). In our opinion, the term loans were applied for the purposes for which the loans were obtained, though idle funds which were not required for immediate utilisation have been invested in liquid investments, payable on demand.

(x) No fraud by the Company or on the Company by its officers or employees has been noticed or reported during the period covered by our audit.

(xi) Managerial remuneration has been paid / provided by the Company in accordance with the requisite approvals mandated by the provisions of Section 197 of the Act read with Schedule V to the Act.

(xii) In our opinion, the Company is not a Nidhi Company. Accordingly, provisions of clause 3(xii) of the Order are not applicable.

(xiii) In our opinion all transactions with the related parties are in compliance with Sections 177 and 188 of Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable Ind AS.

(xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures.

(xv) In our opinion, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act.

(xvi) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

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

Manish Agrawal
Partner
Membership No.: 507000
UDIN: 21507000AAAACC2888

Place: Ghaziabad
Date: 28 June 2021

Annexure B to the Independent Auditor's Report of even date to the members of Purearth Infrastructure Limited on the standalone financial statements for the year ended 31 March 2021

Annexure B

Independent Auditor's Report on the internal financial controls with reference to the standalone 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 standalone financial statements of Purearth Infrastructure Limited ('the Company') as at and for the year ended 31 March 2021, we have audited the internal financial controls with reference to standalone financial statements of the Company as at that date.

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

2. The Company's Board of Directors is responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to standalone 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(the 'Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of 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 Standalone Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by 'ICAI' prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to standalone financial statements, and 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 standalone 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 standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone 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 standalone 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 standalone financial statements.

Meaning of Internal Financial Controls with Reference to Standalone 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 standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with

reference to standalone 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 standalone financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with 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 standalone 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 standalone 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 standalone financial statements to future periods are subject to the risk that the internal financial controls with reference to standalone 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 standalone financial statements and such controls were operating effectively as at 31 March 2021, based on internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

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

Manish Agrawal
Partner
Membership No.: 507000
UDIN: 21507000AAAACC2888

Place: Ghaziabad
Date: 28 June 2021

Standalone Balance Sheet as at 31 March 2021
(₹ in Lakhs except for share data and if otherwise stated)

Particulars	Note	As at 31 March 2021	As at 31 March 2020
ASSETS			
Non-current assets			
Property, plant and equipment	5	29.09	36.12
Right of use assets	6	5.63	39.36
Financial assets			
Investments	7	20.00	20.00
Loans	8	26.11	33.51
Other financial assets	9	1,476.58	-
Deferred tax assets	36(d)	4,489.92	4,489.75
Non-current tax assets (net)	10	28.59	41.41
Other non-current assets	11	96.75	40.12
Total non-current assets		**6,172.67**	**4,700.27**
Current assets			
Inventories	12	54,282.95	51,046.44
Financial assets			
Trade receivables	13	2,114.58	2,227.31
Cash and cash equivalents	14	1,520.88	88.05
Bank balances other than cash and cash equivalents above	15	14.70	13.86
Other financial assets	16	122.74	121.26
Other current assets	17	507.72	290.30
Total current assets		**58,563.57**	**53,787.22**
Total assets		**64,736.24**	**58,487.49**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	18	10,780.00	10,780.00
Other equity	19	(4,013.30)	(3,466.86)
Total equity		**6,766.70**	**7,313.14**
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	20	12,004.26	11,226.74
Lease liabilities	21	-	6.56
Other financial liabilities	22	2,347.26	2,566.25
Provisions	23	90.62	94.59
Other non-current liabilities	24	422.76	492.97
Total non- current liabilities		**14,864.90**	**14,387.11**
Current liabilities			
Financial liabilities			
Trade payables			
total outstanding dues of micro enterprises and small enterprises and	25	33.03	9.02
total outstanding dues of creditors other than micro enterprises and small enterprises	25	8,359.01	7,771.96
Lease liabilities	21	5.91	32.45
Other financial liabilities	26	2,924.22	2,008.58
Other current liabilities	27	31,770.81	26,953.64
Provisions	28	11.66	11.59
Total current liabilities		**43,104.64**	**36,787.24**
Total liabilities		**57,969.54**	**51,174.35**
Total equity and liabilities		**64,736.24**	**58,487.49**

Summary of significant accounting policies
The accompanying notes are an integral part of these standalone financial statements
This is the standalone Balance Sheet referred to in our report of even date.

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
Manish Agrawal
Partner
Membership No.: 507000
Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

Particulars	Note	For the year ended 31 March 2021	For the year ended 31 March 2020
Revenue			
Revenue from operations	29	848.15	619.27
Other income	30	821.05	369.15
Total income		**1,669.20**	**988.42**
Expenses			
(Reversal)/ cost of revenue	31	(997.53)	218.05
Employee benefits expense	32	517.60	721.15
Finance costs	33	1,807.49	2,038.34
Depreciation and amortisation expense	34	45.87	24.60
Other expenses	35	841.72	1,286.13
Total expenses		**2,215.15**	**4,288.27**
Loss before tax		**(545.95)**	**(3,299.85)**
Tax expense	**36**		
Current tax expense (including tax relating to prior years)		-	0.24
Deferred tax credit		-	(605.20)
Loss for the year		**(545.95)**	**(2,694.89)**
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Re-measurement (loss) / gain of defined benefit obligation		(0.66)	(4.10)
Income tax relating to items that will not be reclassified to profit or loss			
Income tax relating to remeasurement of defined benefit obligation		0.17	1.03
Total other comprehensive income		**(0.49)**	**(3.07)**
Total comprehensive income for the year	**39**	**(546.44)**	**(2,697.96)**
Earnings per equity share			
Basic and diluted loss per equity share (amount in ₹)			
Summary of significant accounting policies	4	(0.51)	(2.50)

The accompanying notes are an integral part of these standalone financial statements
This is the standalone Statement of Profit and Loss referred to in our report of even date.

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
Manish Agrawal
Partner
Membership No.: 507000

Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Cash flow from operating activities		
Loss before tax	(545.95)	(3,299.85)
Adjustments for :		
Net loss/ (gain) on sale of property, plant and equipment	0.18	(11.55)
Loss allowance on doubtful receivables	2.44	0.93
Bad debts written off	3.44	16.32
Liabilities no longer required written back	(35.89)	(18.71)
Forfeiture income	(52.58)	-
Interest income on deposits with banks	(3.30)	(16.10)
Interest income - others	(5.46)	(13.41)
Amortisation of deferred income	(239.75)	(281.45)
Gain on modification of existing financials liability	(533.74)	-
Depreciation and amortisation expense	45.87	24.60
Interest expense on others	322.28	316.02
Interest expense on borrowings	1,485.21	1,722.32
Provision for employee benefits	11.46	26.17
Reversal of provision for loss on sale of units	(1,309.58)	(217.64)
Operating (loss)/profit before working capital changes	**(855.37)**	**(1,752.35)**
Changes in working capital		
Non-current financial assets	(1,469.18)	(7.90)
Inventories	(1,926.93)	(2,787.22)
Trade receivables	106.85	(302.01)
Other current financial assets	0.75	51.40
Other current and non-current assets	(225.21)	194.93
Trade payables	646.95	(734.52)
Current and non-current financial liabilities	(523.95)	(1,312.13)
Current and non-current provisions	(16.02)	(23.27)
Other current and non-current liabilities	5,573.03	9,001.32
Cash flow from operations	**1,310.92**	**2,328.25**
Current tax paid (Net of refunds)	(36.02)	(21.21)
Net cash flow from operating activities (A)	**1,274.90**	**2,307.04**
Cash flow from investing activities		
Purchase of property, plant and equipment	(5.29)	(5.20)
Net proceeds from sale of property, plant and equipment	-	18.35
Interest received	6.53	29.15
Proceeds from bank deposits	13.86	-
Bank deposit placed	(14.70)	332.39
Net cash flow from investing activities (B)	**0.40**	**374.69**
Cash flow from financing activities		
Repayment of non-current borrowings (including current maturities)	(1,603.70)	(2,257.94)
Proceeds from non-current borrowings (including current maturities)	2,650.00	600.00
Interest paid- others	(1.69)	-
Interest paid	(851.08)	(1,722.32)
Payment of lease laibilities	(36.00)	(12.00)
Net cash flow from/(used in) financing activities (C)	**157.53**	**(3,392.26)**
Net increase/ (decrease) in Cash and cash equivalents (A+B+C)	**1,432.83**	**(710.53)**
Cash and cash equivalents at the beginning of the year	88.05	798.58
Cash and cash equivalents at the end of the year	**1,520.88**	**88.05**

(₹ in Lakhs except for share data and if otherwise stated)

Notes to Cash flow statement

1. Components of cash and cash equivalents (refer note 14)

Cash on hand	4.69	3.72
Balances with scheduled banks:		
- Bank deposits with original maturity of less than three months	1,380.00	-
- Current accounts	136.19	84.33
Cash and cash equivalents at the end of the year	**1,520.88**	**88.05**

Note: The above Standalone Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in Ind AS 7, 'Statement of Cash Flows'.

The accompanying notes are an integral part of these standalone financial statements

This is the standalone Cash flow statement referred to in our report of even date

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
Manish Agrawal
Partner
Membership No.: 507000

Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

(₹ in Lakhs except for share data and if otherwise stated)

A. Equity share capital*

Particulars	Amount
Balance as at 1 April 2019	**10,780**
Changes in equity share capital during 2019-20	-
Balance as at 31 March 2020	**10,780**
Changes in equity share capital during 2020-21	-
Balance as at 31 March 2021	**10,780**

B. Other equity**

Particulars	Reserve and surplus			
	Securities premium	Capital redemption reserve	Retained earnings	Total
Balance as at 1 April 2019	**5,720.00**	**96.60**	**(6,585.50)**	**(768.90)**
Loss for the year	-	-	(2,694.89)	(2,694.89)
Total other comprehensive income (net of tax)	-	-	(3.07)	(3.07)
Total comprehensive income for the year	-	-	**(2,697.96)**	**(2,697.96)**
Balance as at 31 March 2020	**5,720.00**	**96.60**	**(9,283.46)**	**(3,466.86)**
Loss for the year	-	-	(545.95)	(545.95)
Total other comprehensive income (net of tax)	-	-	(0.49)	(0.49)
Total comprehensive income for the year	-	-	**(546.44)**	**(546.44)**
Balance as at 31 March 2021	**5,720.00**	**96.60**	**(9,829.90)**	**(4,013.30)**

*Refer note 18 for details

**Refer note 19 for details

The accompanying notes are an integral part of these standalone financial statements

This is the standalone Statement of changes in equity referred to in our report of even date.

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
Manish Agrawal
Partner
Membership No.: 507000

Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

1. Company information

Purearth Infrastructure Limited ('PIL' or 'the Company') is a Company domiciled in India, as a Public Limited Company with a registered office at Central Square, 20 Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi, India. The Company is engaged in the business of real estate development. For this purpose, the Company has acquired the rights in land situated at Bara Hindu Rao for the Flatted Factory project ('Central Square') and Kishanganj for the residential project ('Park Square') owned by DCM Limited ('DCM') for development and sale in terms of scheme of restructuring of the Company approved by Hon'ble Delhi High Court. Completion certificates of the Plazas 1, 2 and 3 of Central Square have been received from the appropriate authority and the Company has started conveyance of property in favour of the buyers of the property therein. The Company had started development activities in Plaza 4 in earlier years. With regard to its residential project, the Company during an earlier year, entered into a Joint Development Agreement (JDA) with M/s Basant Projects Limited (Unity) for joint development of the Company's Residential Project (Park Square) at Kishanganj, Delhi, for which construction work on progress after sanctioning of building plans by the appropriate authority in earlier years.

2. General information and statement of compliance with Ind AS

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

The financial statements are presented in Indian Rupees ('₹') which is also the functional currency of the Company.

The financial statements for the year ended 31 March 2021 were authorized and approved for issue by the Board of Directors on 28 June 2021. The revisions to the financial statements are permitted by the Board of Directors after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

3. Basis of preparation

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measured at fair value as explained in relevant accounting policies. Fair valuations related to financial assets and financial liabilities are categorised into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.

Amount in the financial statements are presented in ₹ lakhs, unless otherwise stated. Certain amounts that are required to be disclosed and do not appear due to rounding-off are expressed as 0.00 lakhs.

4. Summary of significant accounting policies

The financial statements have been prepared using the significant accounting policies and measurement bases summarised below. These were used throughout all periods presented in the financial statements.

4.1 Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

4.2 Revenue recognition

Revenue is recognised when control is transferred and is accounted net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of the revenue transaction as set out below:

Revenue from sale of properties and development rights

Revenue from sale of properties and development rights is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be completed when control over the property, associated risks has been transferred to the buyers and substantial sales consideration is also received from the buyers.

The Company considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Company determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Company when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

Interest income

Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

Facility and Maintenance business income

Revenue from facility and maintenance services is recognised on accrual basis, in accordance with the terms of respective maintenance agreement.

Rental income

Rental Income is accounted for on accrual basis, in accordance with the terms of respective agreement except in cases where ultimate collection is considered doubtful.

Others

Interest due on delayed payments by customers, cancellation/forfeiture income and transfer fees/charges from customers are recognized on receipt basis due to uncertainty of recovery of the same.

4.3 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

4.4 Employee benefits

Defined contribution plan

The Company's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of real estate project under development, as the case may be. The Company's contributions towards provident fund are deposited with the regional provident fund commissioner under a defined contribution plan.

Defined benefit plan

The Company has unfunded gratuity as defined benefit plan where the amount that an employee will receive o retirement is defined by reference to the employee's length of service and final salary.

The liability recognised in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income.

Other long-term employee benefits

The Company also provides benefit of compensated absences to its employees which are in the nature of long -term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are recorded in the statement of profit and loss in the year in which such gains or losses arise.

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc. is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

4.5 Property, plant and equipment (PPE)

Recognition and initial measurement

Property, plant and equipment are measured at their cost of acquisition, net of accumulated depreciation and accumulated impairment losses, if any. 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 recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation)

Depreciation is calculated on cost of items of property, plant and equipment less their estimated residual values over their estimated useful lives using the Written Down Value ('WDV') method on the basis of rates derived as per the useful life specified in Part 'C' of Schedule II of the Act which represents useful lives of the assets, as estimated by the management taking into account the nature of the asset, the estimated usage of the asset and the operating conditions of the asset. Depreciation charged is recognised in the Statement of profit and loss.

De-recognition

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

4.6 Lease:

Where the Company is the lessee

Right of use assets and lease liabilities

For any new contracts entered into on or after 1 April 2019, the Company considers whether a contract is, or contains a lease. A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'. The Company enters into leasing arrangements for various assets. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company obtains substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

Recognition and initial measurement

At lease commencement date, the Company recognises a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Company, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).

Subsequent measurement

The Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Company also assesses the right-of-use asset for impairment when such indicators exist.

At lease commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Company's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

The Company has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these are recognised as an expense in interim statement of profit and loss on a straight-line basis over the lease term.

Where the Company is the lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognized on a straight-line basis or another systematic basis as per the terms of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

4.7 Financial instruments

Financial assets

Recognition and initial measurement

All financial assets are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

- Financial assets at amortised cost – A 'financial assets' is measured at the amortised cost if both the following conditions are met:
- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows; and

Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

Investments in equity instruments of subsidiaries

Investments in equity instruments of subsidiaries are accounted for at cost in accordance with Ind AS 27 'Separate Financial Statements'.

Investments in other equity instruments

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

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

Financial liabilities

Recognition and initial measurement

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted.

Subsequent measurement – Amortised cost

Subsequent to initial recognition, financial liabilities are measured at amortised cost using the effective interest method.

Recognition, initial and subsequent measurement – fair value

A financial liability is classified as fair value through profit and loss ('FVTPL') if it is designated as such upon initial recognition. Financial liabilities at FVTPL are measured at fair value and net gain/losses, including any interest expense are recognised in statement of profit and loss.

De-recognition of financial liabilities

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

Offsetting of financial instruments

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

Fair value measurement

The Company measures financial instruments at fair value at each Standalone Balance Sheet date.

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

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

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

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

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

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

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

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

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

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

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

The management determines the policies and procedures for both recurring fair value measurement and unquoted financial assets measured at fair value and for non-recurring measurement.

4.8 Impairment of financial assets

In accordance with Ind AS 109 'Financial Instruments', the Company applies expected credit loss ('ECL') model for measurement and recognition of impairment loss for financial assets. ECL is the weighted-average of difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive, discounted at the original effective interest rate, with the respective risks of default occurring as the weights. When estimating the cash flows, the Company is required to consider:

- All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets; and
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

Trade receivables

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

Other financial assets

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

4.9 Impairment of non-financial assets

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the recoverable amount of the asset or the cash generating unit is estimated. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognised are accordingly reversed in the statement of profit and loss.

4.10 Inventories

Land other than that transferred to real estate properties under development is valued at lower of cost or net realizable value.

Real estate project (developed and under development) includes cost of land under development, development rights, internal and external development costs, construction costs, and development/construction materials, borrowing costs and related overhead costs and is valued at lower of cost or net realizable value.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs of necessary to make the sale.

4.11 Income taxes

Tax expense recognised in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognised in other comprehensive income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets on unrealised tax loss are recognised to the extent that it is probable that the underlying tax loss will be utilised 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. 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 statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

4.12 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short-term highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

4.13 Provisions, contingent liabilities and contingent assets

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

Contingent liability is disclosed for:

Possible obligations which will be confirmed only by future events not wholly within the control of the Company; or

- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.
- Contingent assets are neither recognised nor disclosed. However, when realization of income is virtually certain, related asset is recognised.

4.14 Earnings per share

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

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

4.15 Significant management judgement in applying accounting policies and estimation uncertainty

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

Significant management judgements

Recoverability of advances / receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

Contingencies

Contingent liabilities may arise from the ordinary course of business in relation to claims against the Company, (refer note 37(a)). By their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgments by management and the use of estimates regarding the outcome of future events

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

Impairment of non-financial assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

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

Classification of leases – The Company enters into leasing arrangements for premises. The assessment (including measurement) of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset. at end of lease term, lessee's option to extend/terminate etc. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to extend or to terminate.

Significant estimates

Revenue and inventories – The estimates around total budgeted cost i.e. outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Company used the available contractual and historical information. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

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

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

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

4.16 Recent accounting pronouncements – Issued but not made effective

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 are:

Balance Sheet:

- Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.
- Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.
- Specified format for disclosure of shareholding of promoters.
- Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.
- If a company has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.
- Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of company, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

Statement of profit and loss:

- Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the notes forming part of the standalone financial statements.

The amendments are extensive and the Company will evaluate the same to give effect to them as required by law.

(₹ in Lakhs except for share data and if otherwise stated)

5. Property, plant and equipment:

Reconciliation of carrying amount

Particulars	Computers	Office equipments	Vehicles	Furniture and fixtures	Air conditioners	Total
Gross carrying value						
Balance as at 1 April 2019	**8.57**	**4.50**	**44.29**	**70.19**	**0.22**	**127.77**
Additions made during the year	3.36	1.64	-	0.20	-	5.20
Disposals / adjustments during the year	-	-	(25.84)	-	-	(25.84)
Balance as at 31 March 2020	**11.93**	**6.14**	**18.45**	**70.39**	**0.22**	**107.13**
Additions made during the year	4.38	0.48	0.12	0.31	-	5.29
Disposals / adjustments during the year	-	(0.23)	-	(0.06)	-	(0.29)
Balance as at 31 March 2021	**16.31**	**6.39**	**18.57**	**70.64**	**0.22**	**112.13**

Accumulated depreciation

Balance as at 1 April 2019	**4.31**	**1.44**	**30.46**	**40.45**	**0.03**	**76.69**
Depreciation expense for the year	3.20	0.39	2.32	7.45	-	13.36
On disposals / adjustments during the year	-	-	(19.04)	-	-	(19.04)
Balance as at 31 March 2020	**7.51**	**1.83**	**13.74**	**47.90**	**0.03**	**71.01**
Depreciation expense for the year	4.24	0.87	1.48	5.55	-	12.14
On disposals / adjustments during the year	-	(0.10)	-	(0.01)	-	(0.11)
Balance as at 31 March 2021	**11.75**	**2.60**	**15.22**	**53.44**	**0.03**	**83.04**

Net carrying value

As at 31 March 2021	4.56	3.79	3.35	17.20	0.19	29.09
As at 31 March 2020	4.42	4.31	4.71	22.49	0.19	36.12

(₹ in Lakhs except for share data and if otherwise stated)

6. Right of use assets (refer note 48)

Particulars	Building	Total
Gross carrying value		
As at 1 April 2019	-	-
Adjustments during the year	50.60	50.60
Balance as at 31 March 2020	**50.60**	**50.60**
Adjustments during the year	-	-
Balance as at 31 March 2021	**50.60**	**50.60**

Accumulated depreciation

As at 1 April 2019	-	-
Charge for the year	11.24	11.24
Balance as at 31 March 2020	**11.24**	**11.24**
Charge for the year	33.73	33.73
Balance as at 31 March 2021	**44.97**	**44.97**

Net block

As at 31 March 2021	5.63	5.63
As at 31 March 2020	39.36	39.36

	As at 31 March 2021	As at 31 March 2020
7. Non-current financial assets - Investments Investment in equity instruments of subsidiaries (at cost)		
Unquoted equity instruments		
Kalptru Realty Private Limited		
50,000 (31 March 2020: 50,000) equity shares of face value of ₹ 10 each, fully paid up	5.00	5.00
Kamayani Facility Management Private Limited		
50,000 (31 March 2020: 50,000) equity shares of face value of ₹ 10 each, fully paid up	5.00	5.00
Vighanharta Estates Private Limited		
1,00,000 (31 March 2020: 100,000) equity shares of face value of ₹ 10 each, fully paid up	10.00	10.00
Total	**20.00**	**20.00**
Aggregate book value of unquoted investments in equity shares	**20.00**	**20.00**

	As at 31 March 2021	As at 31 March 2020
8. Non-current financial assets - Loans		
(Unsecured and considered good)		
Security deposits	26.11	33.51
Total	**26.11**	33.51

	As at 31 March 2021	As at 31 March 2020
9. Non-current other financials assets		
(Secured, considered good)		
Receivables from related party* (Refer note 42)	1,476.58	-
Total	**1,476.58**	**-**

* During the year, the Company had entered into an agreement dated 27th March 2021 with DCM Limited for acquisition by DCM limited of certain Company's units in its residential project namely "Amaryllis" for an aggregate consideration of ₹ 1,487.74 Lacs. These units have been made fully paid by the Company by allowing DCM Limited to make a deferred payment plan within a period of 3 years from the date of allotment and same has been recorded as a book debt receivable by the Company in accordance with the agreement. It also carry interest which is higher of 0.25% over borrowing cost of Company or @ 10.50%. Further, these receivables are to be secured within six months from the date of the said agreement by equitable charge in part or full over 112 Acres of industrial land situated at near Mela Ground, Hissar-125001, Haryana, India. The said charge creation is under process.

	As at 31 March 2021	As at 31 March 2020
10. Non-current tax assets (net)		
Advance income tax including tax deducted at source	28.59	41.41
Total	**28.59**	**41.11**

	As at 31 March 2021	As at 31 March 2020
11. Other non-current assets		
(Unsecured and considered good)		
Balances with statutory authorities	80.91	14.91
Loans to employees	2.20	5.03
Prepaid expenses	13.64	20.18
Total	**96.75**	**40.12**

	As at 31 March 2021	As at 31 March 2020
12. Inventories*		
**(Valued at lower of cost or net realisable value)*		
Construction materials in stock (at cost)	**62.19**	**71.07**
Sub total	62.19	71.07
Real estate properties under development (at cost)		
Cost of properties under development (net off written off)	57,355.12	55,419.31
Less: Provision for expected loss#	(3,134.36)	(4,443.94)
Sub total	54,220.76	50,975.37
Total	**54,282.95**	**51,046.44**

#During the current year, the Company has reversed provision for expected loss by an amount of ₹ 1,434.44 lakhs on resale of certain cancelled units of Company residential project Park Square Phase – I (Amaryllis) and also, the Company has recorded a additional provision for expected loss of ₹ 124.86 lakhs for sold units of Central Square (Plaza 4) on the basis of updated budgeted cost, other than already recognised.

	As at 31 March 2021	As at 31 March 2020
13. Trade receivables		
(Unsecured and considered good, unless otherwise stated)		
Considered good*	2,114.58	2,227.31
Credit impaired	51.55	49.11
	2,166.13	2,276.42
Less: Loss allowance**	(51.55)	(49.11)
	2,114.58	2,227.31
Total	**2,114.58**	**2,227.31**

*For amounts of trade receivables owing from related parties, refer note 42.

**The Company's exposure to credit and currency risks, and loss allowance related to trade receivables and disclosed in note 49.

	As at 31 March 2021	As at 31 March 2020
14. Cash and cash equivalents		
Balances with banks		
- In current accounts	136.19	84.33
- Bank deposits with original maturity of less than three months	1,380.00	-
Cash on hand	4.69	3.72
Total	**1,520.88**	**88.05**

	As at 31 March 2021	As at 31 March 2020
15. Bank balances other than cash and cash equivalents above		
Bank deposits with original maturity of more than three months but upto twelve months*	14.70	13.86
Total	**14.70**	**13.86**

* includes ₹ 14.70 lakhs (31 March 2020 ₹ 13.86 lakhs) pledged with Government Authorities as Bank guarantee.

	As at 31 March 2021	As at 31 March 2020
16. Current other financial assets		
Security deposit	8.84	-
Interest accrued*	2.23	0.36
Balance with statutory/government authorities	-	20.77
Advances to related party (refer note 42)	111.67	100.13
Total	**122.74**	**121.26**

* includes ₹ 0.30 lakhs (31 March 2020 ₹ 0.36 lakhs) pledged with Government Authorities

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

	As at 31 March 2021	As at 31 March 2020
17. Other current assets		
(Unsecured and considered good)		
Advances to suppliers	2.72	0.74
Prepaid expenses	19.66	19.77
Balance with statutory/government authorities	393.90	261.00
Loans to employees	4.61	6.01
Others	86.83	2.78
Total	**507.72**	**290.30**

	As at 31 March 2021	As at 31 March 2020
18. Equity share capital		
a) Authorised		
110,799,000 (31 March 2020: 110,799,000) equity shares of ₹ 10 each	11,079.90	11,079.90
100 (31 March 2020: 100) 13.5% redeemable cumulative preference shares of ₹ 100 each	0.10	0.10
b) Issued, subscribed and fully paid-up		
107,800,000 (31 March 2020: 107,800,000) equity shares of ₹ 10 each fully paid up	10,780.00	10,780.00
Total issued, subscribed and fully paid-up share capital	**10,780.00**	**10,780.00**

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

	As at 31 March 2021		As at 31 March 2020	
	Number of shares	Amount	Number of shares	Amount
Equity shares				
At the beginning of the year	107,800,000	10,780.00	107,800,000	10,780.00
Add: Shares issued during the year	-	-	-	-
At the end of the year	**107,800,000**	**10,780.00**	**107,800,000**	**10,780.00**

d) Rights, preferences and restrictions attached to equity shares:

The Company has one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share with a right to receive per share dividend declared by the Company. In the event of liquidation, the equity shareholders are entitled to receive remaining assets of the Company (after distribution of all preferential amounts, if any) in the proportion of equity shares held by the shareholders.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

e) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company:

	As at 31 March 2021		As at 31 March 2020	
	Number of shares	**% of holding**	**Number of shares**	**% of holding**
Tiara Investments Holdings Limited (Holding company)	5,46,00,000	50.65%	5,46,00,000	50.65%
Aggresar Leasing and Finance Private Limited	1,79,89,455	16.69%	1,79,89,455	16.69%
DCM Limited	1,78,53,605	16.56%	1,78,53,605	16.56%
Unison International IT Services Limited	71,15,182	6.60%	71,15,182	6.60%
Sumant Bharat Ram	58,61,818	5.44%	58,61,818	5.44%

f) Details of shares held by holding company:

	As at 31 March 2021		As at 31 March 2020	
	Number of shares	**% of holding**	**Number of shares**	**% of holding**
Tiara Investments Holdings Limited (Holding company)	5,46,00,000	50.65%	5,46,00,000	50.65%
Total	**5,46,00,000**	**50.65%**	**5,46,00,000**	**50.65%**

g) Aggregate number of shares issued for consideration other than cash

No shares have been issued for other than cash during the period of five years immediately preceding 31 March 2021

19. Other equity

	As at 31 March 2021	As at 31 March 2020
Reserves and surplus		
Securities premium reserve	5,720.00	5,720.00
Capital redemption reserve	96.60	96.60
Retained earnings	(9,829.90)	(9283.46)
Total	**(4,013.30)**	**(3,466.86)**

Nature and purpose of other reserves

a) Securities Premium reserve

Securities premium reserve is used to record the premium on issue of shares. The reserve will be utilised in accordance with provisions of the Companies Act, 2013.

b) Capital redemption reserve

Capital redemption reserve was created on account of buyback of shares as per the requirements of Companies Act, 2013. The reserve will be utilised in accordance with provisions of the Companies Act, 2013.

c) Retained earnings

Retained earnings is used to record balance of statement of profit and loss.

20. Borrowings - non-current

	As at 31 March 2021	As at 31 March 2020
Term loan from banks*	-	1.52
Term loan from others**	14,884.97	13,185.11
Less: Current maturities of non-current borrowings - Term loan from banks* (refer note 26)	-	(1.52)
Less: Current maturities of non-current borrowings - Term loan from others** (refer note 26)	(2,880.71)	(1,958.37)
	12,004.26	**11,226.74**

Repayment terms and security disclosure for the outstanding long-term borrowings including current maturities as at 31 March 2021 and 31 March 2020:

***From banks:**

Secured borrowings:

Vehicle loans of ₹ Nil (31 March 2020: ₹ 1.52 lakhs) were secured by hypothecation of specific vehicle with first and exclusive charge and same have been repaid during the year and accordingly charge has also been released during the year. The loans were carrying an interest rate of 9.65% (31 March 2020: 9.65%).

****From others:**

Secured borrowings:

(i) Term loans amounting to ₹ 12,234.97 Lakhs (31 March 2020: ₹ 13,185.11 Lakhs) is secured by first pari-passu charge on the land admeasuring 118,823.90 sq. yards. situated at Bara Hindu Rao, Delhi, owned by DCM Limited and the flats/flatted factories, present and future constructed/to be constructed thereon excluding the flats/flatted factories constructed/to be constructed booked by the customers of erstwhile builders and on which lien has been specifically released. These term loans are further secured by first charge over the receivables of the Company from the project by the name and style of "Central Square", first charge/lien on escrow accounts held singly/jointly by the Company and the Company's revenue share from present and future built up space/FSI being developed under the "Joint Development Agreement" for its residential project named as "Park Square" (now known as "The Amaryllis"). These term loans are further secured by pledge of 100% shares of Juhi Developers Private Limited which are owned by Betterways Finance and Leasing Private Limited (merged with Aggresar Leasing and Finance Private Limited effective 26 August 2016), Mr. Vinay Bharat Ram and Mr. Sumant Bharat Ram and pledge of 100% shares of Teak Farms Private Limited which are owned by Shreshtha Real Estates Private Limited jointly with Mr. Sumant Bharat Ram. (Further out of the above loan of ₹ 2,613.48 Lakhs (31 March 2020 ₹ 2,488.53 Lakhs) is additionally secured by first equitable mortgage of plot no 3 block 67, WEA Rohtak Road Karol Bagh, New Delhi and owned by DCM limited with first charge on entire sale proceeds/ receivables accruing from sold and unsold area at the mentioned land present and future.)

(a) Out of Term Loan amounting to ₹ 9,621.49 Lakhs (31 March 2020: ₹ 9,971.20 Lakhs), an amount of ₹ 383.09 Lakhs (31 March 2020 ₹ 1,234.62 lakhs) is payable on 30 September 2021 and an amount of ₹ 8,746.96 lakhs (31 March 2020: ₹ 8,736.58 lakhs) is payable in 7 equal quarterly installments of ₹1,250 lakhs each commencing from 31 December 2021 and balance ₹ 491.44 lakhs representing Mortarium interest (31 March 2020: ₹ nil) payable on September 2023 considering the Mortarium scheme of RBI.

(b) Out of Term Loan amounting to ₹ 2,613.48 Lakhs (31 March 2020: ₹ 2,488.53 Lakhs), an amount of ₹ 2,490.63 lakhs (31 March 2020: ₹ 2,488.53 lakhs) is repayable in 6 quarterly installments commencing from 30 June 2024 and balance mortarium interest of ₹ 122.85 lakhs (31 March 2020: ₹ nil) will repaid in subsequent quarters considering the Mortarium scheme of RBI.

(c) The above-mentioned term loans carry an interest rate of CF-PLR plus 100 basis points of the lender e.f. 01 March 2019 till 31 October 2019 and interest CF PLR Plus 25 Basis points of the lender w.e.f. 01

November 2019 to 31 March 2020 and interest CF minus 0 Basis points of the lender w.e.f. 01 April 2020 to 30 November 2020 and interest CF PLR less 125 Basis points of the lender w.e.f. 01 December 2020 to 31 March 2021.

(ii) Term Loan of ₹ 2,650 lakhs (31 March 2020: Rs. Nil) was availed by the Company during the year from HDFC limited by way of Guaranteed Emergency Credit Line (GECL) under ECLGS Scheme of National Credit Guarantee Trustee Company Limited (NCGTC) for general corporate purposes/ working capital/ expense to restart operations due to lockdown/ liquidity mismatch which is repayable in 48 EMIs post 12 months of moratorium and accordingly, the repayment to start from March 2022. The Loan shall be secured by way of second charge against the respective credit facilities as on 29th February 2020 provided by HDFC limited to the Company and the First and Prime Charge shall be created in favour of the lender, on any assets acquired or created out of this facility and a second charge shall be extended as specified under the Scheme of NCGTC. The term loan will carry interest rate linked to HDFC construction finance prime lending rate less 200 basis points (the present HDFC's CF PLR is 11.50% p.a and applicable rate is 9.50% p.a now).

21. Lease liabilities

	As at 31 March 2021	As at 31 March 2020
A. Non-current		
Lease liability (refer note 48)	-	6.56
Total	**-**	**6.56**
B. Current		
Lease liability (refer note 48)	5.91	32.45
Total	**5.91**	**32.45**

22. Other non-current financial liabilities

	As at 31 March 2021	As at 31 March 2020
Security deposits	2347.26	2566.25
Total	**2347.26**	**2566.25**

23. Non-current provisions

	As at 31 March 2021	As at 31 March 2020
Provision for employee benefits		
- Gratuity (refer note 41)	55.01	51.18
- Compensated absences	35.61	43.41
Total	**90.62**	**94.59**

24. Other non-current liabilities

	As at 31 March 2021	As at 31 March 2020
Deferred income	422.76	492.97
Total	**422.76**	**492.97**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

25. Financial liabilities- Trade payables

	As at 31 March 2021	As at 31 March 2020
Trade payables		
total outstanding dues of micro enterprises and small enterprises; and (refer note 44)	33.03	9.02
total outstanding dues of creditors other than micro enterprises and small enterprises	8,359.01	7,771.96
Total	**8,392.04**	**7,780.98**

26. Other current financial liabilities

	As at 31 March 2021	As at 31 March 2020
Current maturities of non-current borrowings (refer note 20)	2,880.71	1,959.89
Employee related payables	43.51	48.69
Total	**2,924.22**	**2,008.58**

27. Other current liabilities

	As at 31 March 2021	As at 31 March 2020
Statutory dues payable	21.34	31.50
Contract liability- Advance from customers	31,636.92	26,640.99
Deferred income	112.55	281.15
Total	**31,770.81**	**26,953.64**

For terms and conditions of advances received from customers owing to related parties, refer note 42

28. Current provisions

	As at 31 March 2021	As at 31 March 2020
Provision for employee benefits		
- Gratuity (refer note 41)	6.67	4.70
- Compensated absences	4.99	6.89
Total	**11.66**	**11.59**

29. Revenue from operations

	For the year ended 31 March 2021	For the year ended 31 March 2020
Operating revenue		
Revenue from real estate operations	669.95	504.50
Other operating revenue		
Maintenance service income	121.23	102.33
Transfer charges and forfeiture income	56.97	12.44
Total	**848.15**	**619.27**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

30. Other income

	For the year ended 31 March 2021	For the year ended 31 March 2020
Interest income		
- Deposits with banks	3.30	16.10
- Others	5.46	13.41
Net gain on sale of property, plant and equipment	-	11.55
Amortisation of deferred income	239.75	281.45
Gain on modification of existing financials liability	533.74	-
Liabilities no longer required written back	35.89	18.71
Miscellaneous income	2.91	27.93
Total	**821.05**	**369.15**

31. Cost of revenue

	For the year ended 31 March 2021	For the year ended 31 March 2020
Cost incurred during the year	**2,238.98**	**3,222.42**
Increase in real estate properties		
Opening stock	51,046.44	48,042.07
Closing stock	(54,282.95)	(51,046.44)
Net	(3,236.51)	(3,004.37)
Total	**(997.53)**	**218.05**

32. Employee benefits expense

	For the year ended 31 March 2021	For the year ended 31 March 2020
Salaries, bonus and other allowances	473.69	657.15
Contribution to provident funds (refer note 41)	28.54	30.76
Gratuity and compensated absences (refer note 41)	11.46	26.17
Staff welfare expenses	3.91	7.07
Total	**517.60**	**721.15**

33. Finance costs

	For the year ended 31 March 2021	For the year ended 31 March 2020
Interest expense on amortised cost		
Term loan	1,485.21	1,722.32
Others	322.28	316.02
Total	**1,807.49**	**2,038.34**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

34. Depreciation and amortisation expense

	For the year ended 31 March 2021	For the year ended 31 March 2020
Depreciation of property, plant and equipments (refer note 5)	12.14	13.36
Depreciation of right to use leased assets (refer note 6)	33.73	11.24
Total	**45.87**	**24.60**

35. Other expenses

	For the year ended 31 March 2021	For the year ended 31 March 2020
Travelling and conveyance	25.88	43.51
Communication	9.84	10.75
Repair and maintenance - others	5.00	1.90
Legal and professional fees (refer note (i) below)	103.83	223.56
Rates and taxes	9.70	15.94
Insurance	16.62	12.25
Property management expenses	385.16	511.08
Electricity and water charges	147.30	219.46
Director sitting fee	35.78	13.59
Loss on disposal of property, plant and equipment	0.18	-
Printing and stationery	3.29	5.07
Expenditure on corporate social responsibility (refer note 45)	42.55	56.72
Bad debts written off	3.44	16.32
Loss allowance for doubtful receivables (refer note 13)	2.44	0.93
Rent and house keeping expenses	26.64	48.92
Advertisenment and brokerage	-	0.62
Compensation to customers	14.78	79.92
Miscellaneous expenses	9.29	25.59
Total	**841.72**	**1,286.13**
(i) Includes auditors remuneration (excluding taxes)		
For audit	15.50	16.00
For limited review	7.50	4.00
For reimbursement of expenses	1.07	0.96
Total	**24.07**	**20.96**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

36. Tax expense

(a) Amounts recognised in profit and loss

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Current tax (a)		
Current tax expense (including tax relating to prior years)	-	0.24
Deferred tax (credit) (b)	-	(605.20)
Tax expense for the year	**-**	**(604.96)**
Reconciliation of tax expense and the accounting profit multiplied by India's tax rate		
Accounting loss before tax from continuing operations	(545.95)	(3,299.85)
	(545.95)	(3,299.85)
At statutory income tax rate of 25.168% (31 March 2020: 25.168%)	(137.40)	(830.51)

(b) Income tax recognised in other comprehensive income (OCI)

Particulars	For the year ended 31 March 2021		
	Before tax	Tax (expense)/benefit	Net of tax
Items that will not be reclassified to profit or loss			
Remeasurement of defined benefit obligation	(0.66)	0.17	(0.49)
	(0.66)	**0.17**	**(0.49)**

Particulars	For the year ended 31 March 2020		
	Before tax	Tax (expense)/benefit	Net of tax
Items that will not be reclassified to profit or loss			
Remeasurement of defined benefit obligation	(4.10)	1.03	(3.07)
	(4.10)	**1.03**	**(3.07)**

(c) Reconciliation of effective tax rate

Particulars	For the year ended 31 March 2021		For the year ended 31 March 2020	
Loss before tax		(545.95)		(3,299.85)
Tax using the Company's domestic tax rate	25.168%	(137.40)	25.168%	(830.51)
Tax effect of:				
Non-deductible expenses/non-taxable income		(123.62)		39.25
Recognised in OCI during the year		(0.17)		(1.03)
Change in tax rate		-		148.83
Tax adjustments relating to prior years		-		0.24
Temporary timing differences on which deferred tax not created		28.41		-
Losses of current year on which no deferred tax is created		233.73		-
Others		(0.95)		38.26
Effective tax rate		-	-	(604.96)

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

(d) Recognised deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following:

Particulars	Deferred tax (assets)		Deferred tax liabilities		Net deferred tax (assets) / liabilities	
	As at 31 March 2021	As at 31 March 2020	As at 31 March 2021	As at 31 March 2020	As at 31 March 2021	As at 31 March 2020
Property, plant and equipment	(10.00)	(10.00)	-	-	(10.00)	(10.00)
Right of use assets and lease liability	(0.27)	(0.27)	-	-	(0.27)	(0.27)
Provision for employee benefits	(27.06)	(26.89)	-	-	(27.06)	(26.89)
Amount to be claimed in future years as per Income-tax Act, 1961	(676.62)	(676.62)	-	-	(676.62)	(676.62)
Carried forward of loss and unabsorbed depreciation	(3,763.61)	(3,763.61)	-	-	(3,763.61)	(3,763.61)
Allowance for doubtful receivables	(12.36)	(12.36)	-	-	(12.36)	(12.36)
Net deferred tax (assets) / liabilities	**(4,489.92)**	**(4,489.75)**	-	-	**(4,489.92)**	**(4,489.75)**

(e) Movement in temporary differences:

Particulars	Balance as 01 April 2019	Recognised in profit or loss 2019-20	Recognised in OCI during 2019-20	Balance as 31 March 2020	Recognised in profit or loss 2020-21	Recognised in OCI during 2020-21	Balance as 31 March 2021
Property, plant and equipment	(24.51)	14.51	-	(10.00)	-	-	(10.00)
Right of use assets and lease liability	-	(0.27)	-	(0.27)	-	-	(0.27)
Provision for employee benefits	(25.94)	0.08	(1.03)	(26.89)	-	(0.17)	(27.06)
Amount to be claimed in future years as per Income-tax Act, 1961	(698.75)	22.14	-	(676.62)	-	-	(676.62)
Carried forward of loss and unabsorbed depreciation	(2,327.07)	(1,436.54)	-	(3,763.61)	-	-	(3,763.61)
Discounting of security deposit	72.87	(72.87)	-	-	-	-	-
Impact of Ind AS 115 on revenue recognition	(724.97)	724.97	-	-	-	-	-
Allowance for doubtful receivables	(12.53)	0.17	-	(12.36)	-	-	(12.36)
MAT credit entitlement	(142.61)	142.61	-	-	-	-	-
	(3,883.51)	**(605.20)**	**(1.03)**	**(4,489.75)**	**0.03**	**(0.17)**	**(4,489.92)**

37. Contingent liabilities

(a) Claims against the company not acknowledged as debts:

Due to delays in real estate project activities, certain customers had lodged claims against the Company for compensation aggregating to ₹ 691.32 Lakhs (31 March 2020: ₹ 691.32 Lakhs) in lieu of non-materialization of agreement to sell for transfer of right in property entered with them. Based on the favorable decision in similar cases received by the Company/discussions with the solicitors etc., the Company believes that it has good cases in respect of items mentioned above and hence no provision against these cases is considered necessary.

(b) The Company has got the charge released during the year which was created in earlier year as a first and exclusive charge by way of hypothecation of all its receivables, present and future, including sales proceeds from 188,821 sq. ft. of built up area designated for construction of Low Rise Apartments under the Joint Development Agreement for a loan facility of ₹ Nil (31 March 2020 : ₹ 14,500 Lakhs) availed by the Joint Developer (Unity) from Housing Development Finance Corporation Limited.

(c) The Company had given the Corporate Guarantee to TATA Power for its interim permanant Load of 1.5MVA for its immediate operation requirement at plot no. 20 manohar Lal Khurana Marg, Bara Hindu Rao, Delhi to the extent of ₹ 100 lacs towards prorated cost of 33/11 KV Grid station and now updated the validity till 31st December 2021.

38. The Supreme Court on 28 February 2019 has provided its judgment regarding inclusion of other allowances such as travel allowances, special allowances, etc within the expression 'basic wages' for the purpose of computation of contribution of provident fund under the Employees' Provident Fund and Miscellaneous Provisions Act, 1952 ('EPF Act'). There are interpretive challenges on the application of the Supreme Court Judgment including the period from which judgment would apply, consequential implications on resigned employees etc. Further, various stakeholders have also filed representations/ review petition with PF authorities and the Supreme Court respectively. All these factors raises significant uncertainty regarding the implementation of the Supreme Court Judgment.

Owing to the aforesaid uncertainty and pending clarification from regulatory authorities in this regard, the Company has recognized provision for the PF contribution on the basis of above mentioned order with effect from the order date. Further, the management believes that impact of aforementioned uncertainties before the order date on the financial statements of the Company should not be material.

39. Earnings per equity share (EPS)

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Net loss attributable to equity shareholders as per Statement of Profit and Loss (₹ Lakhs)	(545.95)	(2,694.89)
Weighted average number of equity shares in calculating Basic EPS	107,800,000	107,800,000
Weighted average number of equity shares in calculating Diluted EPS	107,800,000	107,800,000
Basic earning per share in rupees (face value per equity share ₹ 10 each)	(0.51)	(2.50)
Diluted earning per share in rupees (face value per equity share ₹ 10 each)	(0.51)	(2.50)

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

40. Operating segments

A. Basis for segmentation

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Company's other components, and for which discrete financial information is available. The Company's Board of Directors have been identified as the Chief Operating Decision Maker ('CODM'), since they are responsible for all major decisions with respect to the preparation and execution of business plan, preparation of budget and planning. All operating segments' operating results are reviewed regularly by the Company's Board of Directors to assess the performance of resources and make decisions.

The Company is primarily engaged in the business of "Real Estate Development", which as per Indian Accounting Standard – 108 on 'Operating Segments' is considered to be the only reportable business segment. The Company is operating in India which is considered as a single geographical segment.

B. Entity wide disclosures

(a) Information about products and services: The Company primarily deals in one business namely "Real Estate Development", therefore product-wise revenue disclosure is not applicable.

(b) Information about geographical areas: The Company provides services to customers which are domiciled in India. All the assets of the Company are located in India and hence there are no separate geographical areas.

C. Major customer

The Company is primarily engaged in the business of "Real Estate Development" and sale real estate properties to retail customers. Further, there are no customers who are required to be disclosed under major customer category.

41. Employee benefits

A. Defined contribution plans

Contributions to defined contribution plans recognised as an expense and has been shown under Employee benefits expense in the Statement of Profit and Loss for the year are as under:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Company's contribution to provident fund	28.54	30.76

B. Description of Risk Exposures

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

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

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

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

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

C. Defined benefit plans

The Group operates gratuity plan wherein every employee is entitled to the benefit equivalent to 15 days of total basic salary last drawn for each completed year of service. Gratuity is payable to all eligible employees of the Group on retirement, separation, death or permanent disablement, in terms of the provisions of the Payment of Gratuity Act, 1972.

(₹ in Lakhs except for share data and if otherwise stated)

The following table sets out the status of the Gratuity as required under Ind-AS 19 - Employee Benefits:

Particulars	31 March 2021	31 March 2020
Defined benefit liability- Gratuity	61.68	55.88
Total employee benefit liabilities		
Non-current	55.01	51.18
Current	6.67	4.70
Total	**61.68**	**55.88**

(i) Reconciliation of the defined benefit liability

The following table shows a reconciliation from the opening balances to the closing balances for the defined benefit liability and its components

Particulars	31 March 2021	31 March 2020
Balance at the beginning of the year	55.88	55.86
Current service cost	9.31	6.55
Interest cost	3.64	3.70
Actuarial (gain) / loss recognised in other comprehensive income		
changes in demographic assumptions	-	(0.02)
changes in financial assumptions	1.18	2.70
experience adjustments	(0.52)	1.42
Benefits paid	(7.81)	(14.33)
Balance at the end of the year	**61.68**	**55.88**

ii) Expense recognised in profit or loss

Particulars	31 March 2021	31 March 2020
Current service cost	9.31	6.55
Interest cost	3.64	3.70
Total	**12.95**	**10.25**

iii) Remeasurements recognised in other comprehensive income

Particulars	31 March 2021	31 March 2020
Actuarial (gain) / loss on defined benefit obligation	0.66	4.10
Total	**0.66**	**4.10**

iv) Actuarial assumptions

Principal actuarial assumptions at the reporting date (expressed as weighted averages):

Particulars	31 March 2021	31 March 2020
Financial assumptions		
Discount rate	6.55%	6.80%
Future salary growth	6.00%	6.00%
Average remaining working lives of employees (years)	16.11	14.12
Demographic assumptions		

Particulars	31 March 2021	31 March 2020
Mortality rate	IALM (2012-14) Ultimate	IALM (2012-14) Ultimate
Withdrawal rate		
Up to 30 years	3.00%	3.00%
31 to 44 years	2.00%	2.00%
Above 44 years	1.00%	1.00%
Retirement age	58 years	58 years

As at 31 March 2021, the average outstanding terms of the obligtions as at valuation date is 7.89 years (31 March 2020: 9.59 years)

Expected contributions to post-employment benefit plans for the year ending 31 March 2022 are ₹ 6.67 Lakhs.

As the Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

v) Sensitivity analysis

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

Particulars	31 March 2021		31 March 2020	
	Increase	Decrease	Increase	Decrease
Discount rate (0.50%)	(2.33)	2.48	(2.01)	2.11
Future salary growth (0.50%)	2.31	(2.19)	2.12	(2.04)

Sensitivities due to mortality and withdrawal are not material and hence impact of change not calculated.

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

vi) Maturity profile

The table below shows the expected cash flow profile of the benefits to be paid to the current membership of the plan based on past service of the employees as at the valuation date:

Year	31 March 2021	Year	31 March 2020
April 2021 – March 2022	6.67	April 2020 – March 2021	4.70
April 2022 – March 2023	3.18	April 2021 – March 2022	6.38
April 2023 – March 2024	1.74	April 2022 – March 2023	3.11
April 2024 – March 2025	2.35	April 2023 – March 2024	1.61
April 2025 – March 2026	23.66	April 2024 – March 2025	2.17
April 2026 onwards	25.56	April 2025 onwards	38.22

vii) Other long-term benefits

An amount of ₹ (1.49) lakhs (31 March 2020: ₹ 15.92 lakhs) pertaining to compensated absences is recognised as an expense and included in "Employee Benefits".

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

42. Related party disclosures:

In accordance with the requirements of Ind AS 24 on Related Party Disclosures, the names of the related parties where control exists and/or with whom transactions have taken place during the year and description of relationships, as identified and certified by the management are:

A. Name and description of relationship of the related party

(a) Holding company

Tiara Investments Holdings Limited, Mauritius

(b) Subsidiaries

Kalptru Realty Private Limited

Kamayani Facility Management Private Limited

Vighanharta Estates Private Limited

(c) Entities exercising significant influence (where transaction have taken place during the year)

DCM Limited, India - Investing Company

(d) Key Management Personnel (KMPs), their relatives and other enterprises under the control of the Key Managerial Personnel and their relatives:

Name of Key Management Personnel	Designation	Relatives*
Mr. Sumant Bharat Ram	Whole-time Director	Mr. Vinay Bharat Ram (Father)
Mrs. Chitra Gouri Lal	Whole-time Director (till 20 August 2020) Director (w.e.f 21 August 2020)	
Mr. Ajay Khanna	Chief Financial Officer	
Mr. Ravi Shanker Thakur	V.P. (Corp) and Company Secretary (till 30 September 2019)	
Mr. Sachin Kumar Gupta	Company Secretary (w.e.f 08 November 2019)	
Mr. Karan Singh Thakral	Director	
Mr. Yash Gupta	Independent Director	
Mr. Satpal Khattar	Director	
Mr. Kartar Singh Thakra	Director	
Mr. Satveer Singh Thakral	Alternate Director to Mr. Kartar Singh Thakral	
Mr. Yuv Bharat Ram	Additional Director (w.e.f 08 November 2019) Director (w.e.f 25 September 2020)	
Mr. Rahil Bharat Ram	Additional Director (w.e.f 24 August 2020) Director (w.e.f 25 September 2020)	
Mr. Navin Khattar	Additional Director (w.e.f 10 February 2020) Director (w.e.f 25 September 2020)	
Mr. Vinay Bharat Ram	Director (till 16 August 2019)	
Mr. Arvind Khattar	Director (till 18 December 2019)	

* Relatives of Key Management Personnel (other than Key Management Personnel themselves) with whom there were transactions during the year.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

(e) Other enterprises under the control of Key Management Personnel and their relatives with whom there were transactions during the year.

Name of Entity

Aggresar Leasing & Finance Pvt. Ltd.

Shreshtha Real Estates Private Limited

DCM Nouvelle Limited

DCM Infotech Limited

Khattar Estates Private Limited

Atlantic Commercial Company Limited

B. The following transactions were carried out with related parties in the ordinary course of business:

Particulars	Amount	
	For the year ended 31 March 2021	For the year ended 31 March 2020
Expense reimbursement to		
DCM Limited	-	21.20
Expense reimbursement from		
DCM Limited	2.23	0.46
Aggresar Leasing & Finance Pvt. Ltd.	0.30	0.02
Maintenance income		
DCM Limited	7.37	-
Aggresar Leasing & Finance Pvt. Ltd.	3.02	0.27
Income of transfer charges from		
Kalptru Realty Private Limited	0.90	5.46
Interest income		
DCM Limited	0.85	-
Acquisition of residential units of Company by		
DCM Limited	1,487.74	-
Contract liability		
Mr. Sumant Bharat Ram	(18.66)	56.76
Mr. Ajay Khanna	-	31.26
Mr. Rahil Bharat Ram	18.66	-
Mr. Yuv Bharat Ram	-	10.91
Mr. Vinay Bharat Ram	-	(24.90)
Kalptru Realty Private Limited	107.07	130.64
DCM Limited	1,324.32	34.84
Aggresar Leasing & Finance Pvt. Ltd.	(10.60)	-
DCM Nouville Limited	7.64	2.04
DCM Infotech Limited	-	(288.21)
Atlantic Commercial Company Limited	-	1.13

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

Particulars	Amount	
	For the year ended 31 March 2021	For the year ended 31 March 2020
Trade receivables		
Mr. Sumant Bharat Ram	6.55	4.97
Mr. Yuv Bharat Ram	(2.91)	1.21
Mr. Satpal Khattar	0.65	31.43
DCM Limited	(14.45)	21.05
Aggresar Leasing & Finance Pvt. Ltd.	12.81	3.11
Khattar Estates Private Limited	0.05	2.65
Atlantic Commercial Company Limited	0.07	2.05
Shreshtha Real Estates Private Limited	0.07	1.61
Advances given		
Kalptru Realty Private Limited	118.25	59.25

Transactions with key management personnel

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Remuneration to key management personnel		
Salaries and bonus including contributions made to provident fund		
Mr. Sumant Bharat Ram	160.77	165.05
Mrs. Chitra Gouri Lal	6.20	17.32
Mr. Ajay Khanna	26.19	30.73
Mr. Ravi Shanker Thakur	-	37.49
Mr. Sachin Kumar Gupta	10.26	4.58
Post-employment defined benefit plan*		
Gratuity		
Mr. Sumant Bharat Ram	7.24	-
Mr. Sachin Kumar Gupta	1.47	1.27
Other long term defined benefit plan*		
Compensated absences		
Mr. Sumant Bharat Ram	6.09	6.71
Mrs. Chitra Gouri Lal	-	2.24
Mr. Sachin Kumar Gupta	1.54	1.40
Director sitting fees**		
Dr. Vinay Bharat Ram	-	0.80
Mr. Yash Gupta	7.00	4.30
Mr. Satveer Singh Thakral	3.00	1.30
Mr. Sat Pal Khattar	3.00	1.30
Mr. Karan Singh Thakral	6.50	3.30

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Mr. Arvind Khattar	-	0.20
Mrs. Chitra Gouri Lal	4.00	-
Mr. Yuv Bharat Ram	6.00	1.20
Mr. Rahil Bharat Ram	2.00	-
Mr. Naveen Khattar	3.00	0.50
Total compensation of key management personnel	**254.26**	**279.69**

* Provision for gratuity and compensated absences are determined on the basis of actuarial valuation for the Company.

** Excluding Goods and Service Tax, as applicable.

Balances with related parties

Particulars	Amount	
	For the year ended 31 March 2021	For the year ended 31 March 2020
Advances given		
Kalptru Realty Private Limited*	111.67	100.13
	111.67	**100.13**
Investment in equity shares		
Kalptru Realty Private Limited	5.00	5.00
Kamayani Facility Management Private Limited	5.00	5.00
Vighanharta Estates Private Limited	10.00	10.00
	20.00	**20.00**
Receivables from		
DCM Limited	1,477.38	0.11
	1,477.38	**0.11**
Trade receivables		
Mr. Sumant Bharat Ram	12.71	6.16
Mr. Yuv Bharat Ram	0.03	2.94
Mr. Satpal Khattar	95.85	95.20
DCM Limited	4.91	19.36
Aggresar Leasing & Finance Pvt. Ltd.	21.35	8.54
Khattar Estates Private Limited	7.81	7.76
Atlantic Commercial Company Limited	0.19	0.12
Shreshtha Real Estates Private Limited	0.19	0.12
	143.03	**140.19**
Contact liability (Other current liability)		
Mr. Sumant Bharat Ram	48.63	67.29
Mr. Ajay Khanna	68.73	68.73
Mr. Rahil Bharat Ram	18.66	-
Mr. Yuv Bharat Ram	7.61	7.61

Particulars	Amount	
	For the year ended 31 March 2021	For the year ended 31 March 2020
DCM Limited	1,359.16	34.84
Aggresar Leasing & Finance Pvt. Ltd.	25.23	35.83
DCM Nouville Limited	134.65	127.01
Khattar Estates Private Limited	6.70	6.70
Atlantic Commercial Company Limited	21.13	21.13
	1,690.49	**369.14**
Trade payables/ Amount payables to		
Mr. Sumant Bharat Ram	6.76	4.39
Mrs. Chitra Gouri Lal	-	0.96
Mr. Sachin Kumar Gupta	0.80	0.79
Mr. Ajay Khanna	3.66	3.83
Mr. Arvind Khattar	-	0.14
	11.22	**10.11**

* after set off customers advances of ₹589.89 lakhs (31 March 2020: ₹ 483.18 lakhs) for units held by it in the Company.

C. Terms and conditions of transactions with the related parties

I. Transactions with the related parties are made on normal commercial terms and conditions and at market rates.

II. The Company has advanced ₹ 111.67 Lakhs (31 March 2020: ₹ 100.13 Lakhs) to one of its wholly owned subsidiary for acquiring certain real estate projects/units. The subsidiary has acquired from the market certain units in Central Square and Park Square project. The Company has not recognized any revenue in these financial statements in respect of the units sold by the Company and are acquired by the subsidiary later on. Amount represents net advance appearing as at year end after adjusting advance from customers received for units booked by Kalptru Realty Private Limited.

43. a) The Company has project "Central Square" for which construction work on different Plazas, i.e. on Plaza 1, 2 and 3, has commenced in earlier years. Completion certificates of Plazas 1,2 and 3 of Central Square have been received from the appropriate authority in the earlier years and are now operational. The Company has been recognising the revenue for the plazas 1,2 and 3. The Company had started development activities in next 4 in earlier years but no revenue is being recognized as per the related accounting policy.

b) The Company has another project (Park Square) at Kishanganj, Delhi for which entered into a Joint Development Agreement (JDA) including addendums thereto, with M/s Basant Projects Limited (Unity) for joint development of the project, during the earlier years. As per the JDA, all amounts received from booking holders will be to the account of the Company and the Company has appointed Unity as the construction contractor for development/construction of the specified area on behalf of the Company, for a specified consideration. The construction work on the Park Square project is in progress but no revenue is being recognized as per the related accounting policy.

44. Details of dues to micro and small enterprises as defined under the MSMED Act, 2006:

Particulars	As at 31 March 2021	As at 31 March 2020
(a) The amounts remaining unpaid to micro, small and medium enterprises as at the end of the period		
- Principal	33.03	9.02
- Interest	-	-
(b) The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006	-	-
(c) The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting period.	-	-
(e) The amount of interest accrued and remaining unpaid at the end of each accounting period.	-	-
(f) The amount of further interest remaining due and payable even in the succeeding periods, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under the Micro Small and Medium Enterprises Development Act, 2006.	-	-

45. Corporate Social Responsibility (CSR)

During the year ended 31 March 2015, as per section 135 of the Companies Act, 2013, a CSR committee was formed by the Company. The Company's CSR activities are instrumental in providing education to children. The funds were utilized as financial contribution towards Senior Secondary Schools being run by the DCM Educational Society at Kishanganj, Delhi viz., DCM Boys' Senior Secondary School and DCM Girls' Senior Secondary School. During the current year, the Company was required to spend an amount of ₹ Nil (31 March 2020: ₹ Nil) on CSR activities, against which the Company has actually incurred a sum of ₹ 42.55 Lakhs (31 March 2020: ₹ 56.72 Lakhs) out of which ₹ Nil (31 March 2020: ₹ Nil) remains payable at the end of the year.

46. Disclosures on revenue pursuant to Ind AS 115 - Revenue from contracts with customers

A. Disaggregation of revenue

Set out below is the disaggregation of the Company's revenue from contracts with customers:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Revenue from contracts with customers		
Revenue from operations	669.95	504.50
Other operating revenue (Maintenance service income, transfer charges and forfieture income)	178.20	114.77
Total revenue covered under Ind AS 115	**848.15**	**619.27**

(₹ in Lakhs except for share data and if otherwise stated)

B. Contract balances

The following table provides information about receivables and contract liabilities from contract with customers:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Receivable		
Trade receivables	2,166.13	2,276.42
Less: Loss allowance	(51.55)	(49.11)
Net receivables	**2,114.58**	**2,227.30**
Contract liabilities		
Advance from customers	31,636.92	26,640.99
Total contract liabilities	**31,636.92**	**26,640.99**

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. Contract liabilities are recognised as and when the performance obligation is satisfied.

C. Significant changes in the contract liabilities (advances from customers) during the year are as follows:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Opening balance	26,640.99	17,625.53
Addition during the year	5,665.88	9,519.96
Performance obligations satisfied in current years	(669.95)	(504.50)
Closing balance	**31,636.92**	**26,640.99**

47. Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows.

The changes in the Company's liabilities arising from financing activities can be classified as follows:

Particulars	Non-current borrowings (including current maturities)	Current borrowings	Interest accrued	Total
Net debt as at 1 April 2019	**14,825.50**	-	-	**14,825.50**
Proceeds from non-current borrowings (including current maturities) (net)	600.00	-	-	600.00
Repayment of current/non-current borrowings	(2,257.94)	-	-	(2,257.94)
Non-cash movement arising on account of amortisation of upfront fees and others	19.07	-	-	19.07
Interest expense	1,722.32	-	-	1,722.32
Interest paid	(1,722.32)	-	-	(1,722.32)
Net debt as at 31 March 2020	**13,186.63**	-	-	**13,186.63**
Net debt as at 1 April 2020	**13,186.63**	-	-	**13,186.63**
Proceeds from non-current borrowings (including current maturities) (net)	2,650.00	-	-	2,650.00
Repayment of current/non-current borrowings	(1,603.70)	-	-	(1,603.70)
Non-cash movement arising on account of amortisation of upfront fees and others	17.91	-		
Interest expense	1,485.21	-	-	1,485.21
Interest paid	(851.08)	-	-	(851.08)
Net debt as at 31 March 2021	**14,884.97**	-	-	**14,867.06**

48. Information on lease transactions pursuant to Ind AS 116 - Leases

Assets taken on lease

The Company has taken leases for director residence in previous years and reflected on the balance sheet as a right-of-use asset and a lease liability. Variable lease payments which do not depend on an index or a rate are excluded from the initial measurement of the lease liability and right of use assets. The Company classifies its right-of-use assets in a consistent manner to its property, plant and equipment. The Company is prohibited from selling or pledging the underlying leased assets as security and further under obligation to keep the properties in a good state of repair and return the properties in their original condition at the end of the lease.

A. Lease payments not included in measurement of lease liability

The expense relating to payments not included in the measurement of the lease liability is as follows:

Particulars	As at 31 March 2021	As at 31 March 2020
Short-term leases	-	-

B. Total cash outflow for leases for the year ended 31 March 2021 was ₹ 36 lakhs (31 March 2020 : ₹ 12 Lakhs).

C. Total expense recognised during the year

Particulars	As at 31 March 2021	As at 31 March 2020
Interest on lease liabilities	2.90	1.82
Depreciation on right of use asset	33.73	11.24

D. Maturity of lease liabilities

The lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

31 March 2021	Minimum lease payments due						
	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 yeas	More than 5 years	Total
Lease payments	6.00	-	-	-	-	-	6.00
Interest expense	(0.09)	-	-	-	-	-	(0.09)
Net present values	5.91	-	-	-	-	-	5.91

E. Information about extension and termination options

Right of use assets	Number of leases	Range of remaining term	Average remaining lease term	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Residential premises	1	0.17 years or 2 months	0.17 years or 2 months	1	-	1

F. Bifurcation of lease liabilities at the end of the year in current and non-current

Particulars	As at 31 March 2021	As at 31 March 2020
a) Current liability (amount due within one year)	5.91	32.45
b) Non-current liability (amount due over one year)	-	6.56
Total lease liabilities at the end of the year	**5.91**	**39.01**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

49. Fair value measurement and financial instruments

a. Financial instruments – by category and fair values hierarchy

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

For amortised cost instruments, carrying value represents the best estimate of fair value

(i) As on 31 March 2021

Particulars	Note	Carrying value				Fair value measurement using		
		FVTPL	FVOCI	Amortised Cost	Total	Level 1	Level 2	Level 3
Financial assets								
Non-current								
Loans	8	-	-	26.11	26.11	-	-	26.11
Other financial assets	9	-	-	1,476.58	1,476.58	-	-	1,476.58
Current								
Trade receivables	13	-	-	2,114.58	2,114.58	-	-	2,114.58
Cash and cash equivalents	14	-	-	1,520.88	1,520.88	-	-	1,520.88
Bank balances other than cash and cash equivalents	15	-	-	14.70	14.70	-	-	14.70
Other financial assets	16	-	-	122.74	122.74	-	-	122.74
Total		-	-	**5,275.59**	**5,275.59**	-	-	**5,275.59**
Financial liabilities								
Non-current								
Borrowings#	20	-	-	12,004.26	12,004.26	-	-	12,004.26
Other financial liabilities	22	-	-	2,347.26	2,347.26	-	-	2,347.26
Current								
Trade payables	25	-	-	8,392.04	8,392.04	-	-	8,392.04
Lease liabilities	21	-	-	5.91	5.91	-	-	5.91
Other financial liabilities (Borrowings #)	26	-	-	2,880.71	2,880.71	-	-	2,880.71
Other financial liabilities	26	-	-	43.51	43.51	-	-	43.51
Total		-	-	**25,673.69**	**25,673.69**	-	-	**25,673.69**

(ii) As on 31 March 2020

Particulars	Note	Carrying value				Fair value measurement using		
		FVTPL	FVOCI	Amortised Cost	Total	Level 1	Level 2	Level 3
Financial assets								
Non-current								
Loans	8	-	-	33.51	33.51	-	-	33.51
Current								
Trade receivables	13	-	-	2,227.31	2,227.31	-	-	2,227.31
Cash and cash equivalents	14	-	-	88.05	88.05	-	-	88.05
Bank balances other than cash and cash equivalents	15	-	-	13.86	13.86	-	-	13.86
Other financial assets	16	-	-	121.26	121.26	-	-	121.26
Total		-	-	2,483.99	2,483.99	-	-	2,483.99

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

Particulars	Note	Carrying value				Fair value measurement using		
		FVTPL	FVOCI	Amortised Cost	Total	Level 1	Level 2	Level 3
Financial liabilities								
Non-current								
Borrowings#	20	-	-	11,226.74	11,226.74	-	-	11,226.74
Lease liabilities	21	-	-	6.56	6.56	-	-	6.56
Other financial liabilities	22	-	-	2,566.25	2,566.25	-	-	2,566.25
Current								
Trade payables	25	-	-	7,780.98	7,780.98	-	-	7,780.98
Lease liabilities	21	-	-	32.45	32.45	-	-	32.45
Other financial liabilities (Borrowings #)	26	-	-	1,959.89	1,959.89	-	-	1,959.89
Other financial liabilities	26	-	-	48.69	48.69	-	-	48.69
Total		-	-	23,621.56	23,621.56	-	-	23,621.56

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

b. Financial risk management (continued)

(i) Credit risk

'Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

(a) Credit risk management

Credit risk rating

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

A : Low credit risk

B: Moderate credit risk

C: High credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
A: Low credit risk	Cash and cash equivalents, other bank balances, loans	12 month expected credit loss/Life time expected credit loss
C: High credit risk	Trade receivables, other financial assets	12 month expected credit loss/Life time expected credit loss/fully provided for

Assets under credit risk –

Credit rating	Particuars	31 March 2021	31 March 2020
A: Low credit risk	Cash and cash equivalents, other bank balances, loans	1561.69	135.42
C: High credit risk	Trade receivables, other financial assets	3713.90	2348.57

(b) Credit risk exposure

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

Particulars	As at 31 March 2021	As at 31 March 2020
Trade receivables	2,114.58	2,227.31
Cash and cash equivalents	1,520.88	88.05
Balances other than cash and cash equivalents	14.70	13.86
Other financial assets - current	122.74	121.26
Loans	26.11	33.51
Other financial assets - non-current	1,476.58	-

Trade receivable

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. Trade receivables are unsecured and are derived from revenue earned from customers primarily located in India. The Company monitors the economic environment in which it operates. The credit risk with regards to trade receivable and unbilled receivable (i.e Income accrued) is almost negligible in case of its property sale business as the same is due to the fact that in case of its property sale business it does not handover possession till entire outstanding is received.

During the year, the Company has recognised impairment provision against trade receivables of ₹ 2.44 lakhs (31 March 2020: ₹0.93 lakhs).

Credit risk on cash and cash equivalents is limited as the Company generally invests in deposits with banks with high credit ratings assigned by domestic credit rating agencies.

The Company establishes an allowance for impairment that represents its expected credit losses in respect of trade receivable and other financial assets. The management uses a simplified approach (i.e. based on lifetime ECL) for the purpose of impairment loss allowance. The Company estimates amounts based on the business environment in which the Company operates, and management considers that the trade receivables are in default (credit impaired) when the counterparty fails to make payments for receivable more than 3 years past due. However the Company based upon historical experience, determine an impairment allowance for loss on receivables.

b. Financial risk management (continued)

(ii) Liquidity risk

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

The Company believes that its liquidity position, including total cash and cash equivalent and bank balances other than cash and cash equivalent of ₹ 1,535.58 Lakhs as at 31 March 2021 (31 March 2020: ₹ 101.91 Lakhs), anticipated future internally generated funds from operations revolving undrawn credit facility will enable it to meet its future known obligations in the ordinary course of business. However, if a liquidity needs were to arise, the Company believes it has access to financing arrangements, value of unencumbered assets, which should enable it to meet its ongoing capital, operating, and other liquidity requirements. The Company will continue to consider various borrowing or leasing options to maximize liquidity and supplement cash requirements as necessary.

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

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

I. Financing arrangements

The Company doesn't have access to any undrawn borrowing facilities at the end of the reporting period:

II. Maturities of financial liabilities

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted:

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

As at 31 March 2021	Carrying amount	Contractual cash flows			
		Less than one year	Between one year and five year	More than 5 year	Total
Non-current liabilities					
Non-current borrowings (including current maturities)	14,884.97	2,880.71	12,004.26	-	14,884.97
Other financial liabilities	2,347.26	-	2,347.26	-	2,347.26
Current liabilities					
Trade payables	8,392.04	8,392.04	-	-	8,392.04
Lease liabilities	5.91	5.91	-	-	5.91
Other financial liabilities	43.51	43.51	-	-	43.51
Total	**25,673.69**	**11,322.17**	**14,351.52**	**-**	**25,673.69**

As at 31 March 2020	Carrying amount	Contractual cash flows			
		Less than one year	Between one year and five year	More than 5 year	Total
Non-current Liabilities					
Non-current borrowings (including current maturities)	13,186.63	1,959.89	11,226.74	-	13,186.63
Lease liabilities	6.56	-	6.56	-	6.56
Other financial liabilities	2,566.25	-	2,566.25	-	2,566.25
Current liabilities					
Trade payables	7,780.98	7,780.98	-	-	7,780.98
Lease liabilities	32.45	32.45	-	-	32.45
Other financial liabilities	48.69	48.69	-	-	48.69
Total	**23,621.56**	**9,822.01**	**13,799.55**	**-**	**23,621.56**

b. Financial risk management (continued)

(iii) Market risk

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

Currency risk

Currency risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is not exposed to the effects of fluctuation in the prevailing foreign currency exchange rates on its financial position and cash flows. There is no exposure which arises primarily due to exchange rate fluctuations between the functional currency and other currencies from the Company's operating, investing and financing activities.

Interest rate risk

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

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

Exposure to interest rate risk

The Company's interest rate risk arises majorly from the term loans from banks carrying floating rate of interest. These obligations exposes the Company to cash flow interest rate risk. The exposure of the Company's borrowing to interest rate changes as reported to the management at the end of the reporting period are as follows:

Variable-rate instruments	As at 31 March 2021	As at 31 March 2020
Term loans from others (Non current)	12004.26	11226.74
Current maturities of borrowings	2880.71	1959.89
Total	**14884.97**	**13186.63**

Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points (bps) in interest rates at the reporting date would have increased/ (decreased) the loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant.

Particulars	Profit or (loss)	
	100 bps increase	100 bps decrease
Interest on term loans		
For the year ended 31 March 2021	148.85	(148.85)
For the year ended 31 March 2020	131.87	(131.87)

50. 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 parent company. The primary objective of the management of the Company's capital structure is to maintain an efficient mix of debt and equity in order to achieve a low cost of capital, while taking into account the desirability of retaining financial flexibility to pursue business opportunities and adequate access to liquidity to mitigate the effect of unforeseen events on cash flows.

The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may return capital to shareholders, raise new debt or issue new shares.

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

Particulars	As at 31 March 2021	As at 31 March 2020
Borrowings	14,884.97	13,186.63
Less : Cash and cash equivalents	1,520.88	88.05
Adjusted net debt (A)	13,364.09	13,098.58
Total equity (B)	6,766.70	7,313.14
Adjusted net debt to adjusted equity ratio (A/B)	**1.97**	**1.79**

51. The outbreak of Covid-19 pandemic is causing significant disturbance and slowdown of economic activities globally. Subsequent to year-end, many State Governments have announced lockdown due to further spread of Covid-19. The management has made a detailed assessment of its liquidity position including recoverability and carrying values of its assets as at balance sheet date. Based on the current indicators of future economic conditions, the management expects to recover carrying amount of these assets. In respect of the ongoing projects of the Company, construction activities been resumed in phased manner as per the Government's directive. Further, the management will continue to closely monitor any material change to future economic conditions. Given the uncertanities, the final impact on Company's assets in future may differ from the estimated as at the date of approval of these standalone financials statements.

52. Previous year's figures have been regrouped/reclassified wherever necessary to conform current year classification.

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

Manish Agrawal
Partner
Membership No.: 507000
Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

Independent Auditor's Report

To the Members of

Purearth Infrastructure Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

1. We have audited the accompanying consolidated financial statements of Purearth Infrastructure Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), as listed in Annexure 1, which comprise the Consolidated Balance Sheet as at 31 March 2021, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Cash Flow Statement and the Consolidated 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 and based on the consideration of the reports of the other auditor on separate financial statements and on the other financial information of the subsidiaries, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ('Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the consolidated state of affairs of the Group, as at 31 March 2021, and their consolidated loss (including other comprehensive income), consolidated cash flows and the consolidated 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 Consolidated 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 consolidated 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 and the audit evidence obtained by the other auditor in terms of their reports referred to in paragraph 11 of the Other Matters section below, is sufficient and appropriate to provide a basis for our opinion.

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

4. The Holding 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 consolidated financial statements and our auditor's report thereon.

   Our opinion on the consolidated 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 consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

   The Director's report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

5. The accompanying consolidated financial statements have been approved by the Holding Company's Board of Directors. The Holding Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated changes in equity and consolidated cash flows of the Group in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. The respective Board of Directors/management of

the companies included in the Group are responsible for 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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

6. In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group 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 Group or to cease operations, or has no realistic alternative but to do so.

7. Those Board of Directors are also responsible for overseeing the financial reporting process of the companies included in the Group.

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

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

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

   - Identify and assess the risks of material misstatement of the consolidated 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 Holding Company has adequate internal financial controls with reference to consolidated 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 management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group 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 consolidated 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 Group to cease to continue as a going concern; and
   - Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and

whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information or statement of the entities within the Group, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in the consolidated financial statements, of which we are the independent auditor. For the other entities included in the consolidated financial statements, which have been audited by the other auditor, such other auditor remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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. We did not audit the financial statements of three subsidiaries, whose financial statements reflects total assets of ₹ 1068.95 lakhs and net assets of ₹ 69.81 lakhs as at 31 March 2021, total revenues of ₹ 17.15 lakhs and net cash outflows amounting to ₹ 2.04 Lakhs for the year ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditor whose reports have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, are based solely on the reports of the other auditor.

    Our opinion above on the consolidated financial statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matters with respect to our reliance on the work done by and the reports of the other auditor.

Report on Other Legal and Regulatory Requirements

12. As required by section 197(16) of the Act, based on our audit and on the consideration of the reports of the other auditor, referred to in paragraph 11, on separate financial statements of the subsidiaries, we report that the Holding Company covered under the Act paid remuneration to their respective directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act. Further, we report that the provisions of section 197 read with Schedule V to the Act. Further, we report that all subsidiary companies covered under the Act have not paid or provided for any managerial remuneration during the year. Accordingly, reporting under section 197(16) of the Act in not applicable in respect of such subsidiary companies.

13. As required by Section 143 (3) of the Act, based on our audit and on the consideration of the report (s) of the other auditor (s) on separate financial statements and other financial information of the subsidiaries, 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 aforesaid consolidated financial statements;

b) in our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditor;

c) the consolidated financial statements dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements;

d) in our opinion, the aforesaid consolidated 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 of the Holding Company and taken on record by the Board of Directors of the Holding Company, the reports of the statutory auditor of its subsidiary companies covered under the Act, none of the directors of the Group companies covered under the Act, are disqualified as on 31 March 2021 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 consolidated financial statements of the Holding Company, and its subsidiary companies covered under the Act, and the operating effectiveness of such controls, refer to our separate report in 'Annexure A'; 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 and based on the consideration of the report of the other auditor on separate financial statements as also the other financial information of the subsidiaries:

i. the consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group as detailed in Note 36(a) to the consolidated financial statements;

ii. the Holding Company and its subsidiary companies did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March 2021;

iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Holding Company, and its subsidiary companies covered under the Act, during the year ended 31 March 2021; and

iv. the disclosure requirements relating to holdings as well as dealings in specified bank notes were applicable for the period from 8 November 2016 to 30 December 2016, which are not relevant to these consolidated financial statements. Hence, reporting under this clause is not applicable.

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

Manish Agrawal
Partner
Membership No.: 507000

UDIN: 21507000AAAACD1165

Place: Ghaziabad
Date: 28 June 2021

Annexure 1

List of entities included in the Consolidated Financials Statements (in addition to the Holding Company)

S. No.	Name	Relation
1.	Kalptru Realty Private Limited	Subsidiary
2.	Kamayani Facility Management Private Limited	Subsidiary
3.	Vighanharta Estates Private Limited	Subsidiary

This Space is intentionally left blank.

Annexure A to the Independent Auditor's Report of even date to the members of Purearth Infrastructure Limited on the consolidated financial statements for the year ended 31 March 2021

Independent Auditor's Report on the internal financial controls with reference to consolidated 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 consolidated financial statements of Purearth Infrastructure Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), as at and for the year ended 31 March 2021, we have audited the internal financial controls with reference to financial statements of the Holding Company and its subsidiary companies, which are companies covered under the Act, as at that date.

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

2. The respective Board of Directors of the Holding Company and its subsidiary companies, which are companies covered under the Act, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the 'Guidance Note') issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of 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 Consolidated Financial Statements

3. Our responsibility is to express an opinion on the internal financial controls with reference to consolidated financial statements of the Holding Company and its subsidiary companies, as aforesaid, based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to consolidated financial statements, and 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 consolidated 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 consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated 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 consolidated financial statements, whether due to fraud or error.

5. We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matter paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to financial statements of the Holding Company and its subsidiaries companies as aforesaid.

Meaning of Internal Financial Controls with Reference to Consolidated Financial Statements

6. A company's internal financial controls with reference to consolidated 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 consolidated 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 consolidated 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 consolidated financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Consolidated Financial Statements

7. Because of the inherent limitations of internal financial controls with reference to consolidated 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 consolidated financial statements to future periods are subject to the risk that the internal financial controls with reference to consolidated 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 and based on the consideration of the reports of the other auditors on internal financial controls with reference to financial statements of the subsidiary companies, the Holding Company and its subsidiary companies, which are companies covered under the Act, have in all material respects, adequate internal financial controls with reference to consolidated financial statements and such controls were operating effectively as at 31 March 2021, based on internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by ICAI.

Other Matter

9. We did not audit the internal financial controls with reference to financial statements insofar as it relates to three subsidiary companies, which are companies covered under the Act, whose financial statements reflect total assets of ₹ 1068.95 Lakhs and net assets of ₹ 69.81 Lakhs as at 31 March 2021, total revenues of ₹ 17.15 lakhs and net cash outflows amounting to ₹ 2.04 Lakhs for the year ended on that date, as considered in the consolidated financial statements. The internal financial controls with reference to financial statements in so far as it relates to such subsidiary companies have been audited by other auditors whose reports have been furnished to us by the management and our report on the adequacy and operating effectiveness of the internal financial controls with reference to financial statements for the Holding Company and its subsidiary companies, as aforesaid, under Section 143(3)(i) of the Act in so far as it relates to such subsidiary companies is based solely on the reports of the auditors of such companies. Our opinion is not modified in respect of this matter with respect to our reliance on the work done by and on the reports of the other auditors.

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

Manish Agrawal
Partner
Membership No.: 507000

UDIN: 21507000AAAACD1165

Place: Ghaziabad
Date: 28 June 2021

Consolidated Balance Sheet as at 31 March 2021

(₹ in Lakhs except for share data and if otherwise stated) **PUREARTH**

Particulars	Note	As at 31 31 March 2021	As at 31 March 2020
ASSETS			
Non-current assets			
Property, plant and equipment	5	29.22	36.25
Right of use assets	6	5.63	39.36
Financial assets			
Loans	7	26.11	33.51
Other financial assets	8	1,476.58	-
Deferred tax assets	35(d)	4,490.06	4,489.92
Non-current tax assets (net)	9	29.40	44.47
Other non-current assets	10	96.75	40.11
Total non-current assets		**6,153.75**	**4,683.62**
Current assets			
Inventories	11	54,330.02	51,091.81
Financial assets			
Trade receivables	12	2,136.56	2,251.02
Cash and cash equivalents	13	1,530.14	99.36
Bank balances other than cash and cash equivalents above	14	323.70	309.26
Other financial assets	15	19.85	37.83
Other current assets	16	507.72	290.30
Total current assets		**58,847.99**	**54,079.58**
Total assets		**65,001.74**	**58,763.20**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	17	10,780.00	10,780.00
Other equity	18	(4,045.38)	(3,496.15)
Total equity		**6,734.62**	**7,283.85**
Liabilities			
Non-current liabilities			
Financial liabilities			
Borrowings	19	12,004.26	11,226.74
Lease liabilities	20	-	6.56
Other financial liabilities	21	2,347.26	2,566.25
Provisions	22	90.62	94.59
Other non-current liabilities	23	422.76	492.97
Total non- current liabilities		**14,864.90**	**14,387.11**
Current liabilities			
Financial liabilities			
Trade payables			
total outstanding dues of micro enterprises and small enterprises; and	24	33.03	9.02
total outstanding dues of creditors other than micro enterprises and small enterprises	24	8,360.74	7,773.66
Lease liabilities	20	5.91	32.45
Other financial liabilities	25	3,220.07	2,306.88
Other current liabilities	26	31,770.81	26,958.64
Provisions	27	11.66	11.59
Total current liabilities		**43,402.22**	**37,092.24**
Total liabilities		**58,267.12**	**51,479.35**
Total equity and liabilities		**65,001.74**	**58,763.20**
Summary of significant accounting policies	4		

The accompanying notes are an integral part of these Consolidated financial statements
This is the Consolidated Balance Sheet referred to in our report of even date.

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

Manish Agrawal
Partner
Membership No.: 507000
Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

Consolidated Statement of Profit and Loss for the year ended 31 March 2021
(₹ in Lakhs except for share data and if otherwise stated) **PUREARTH**

Particulars	Note	For the year ended 31 March 2021	For the year ended 31 March 2020
Revenue			
Revenue from operations	28	847.25	613.81
Other income	29	838.21	390.80
Total income		**1,685.46**	**1,004.61**
Expenses			
(Reversal)/ cost of revenue	30	(997.53)	218.05
Employee benefits expense	31	535.29	740.09
Finance costs	32	1,807.49	2,038.34
Depreciation and amortisation expense	33	45.87	24.62
Other expenses	34	842.68	1,286.93
Total expenses		**2,233.80**	**4,308.03**
Loss before tax		**(548.34)**	**(3,303.42)**
Tax expense	35		
Current tax expense (including tax relating to prior years)		0.37	0.81
Deferred tax expense/ (credit)		0.03	(605.18)
Loss for the year		**(548.74)**	**(2,699.05)**
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Re-measurement (loss) / gain of defined benefit obligation		(0.66)	(4.10)
Income tax relating to items that will not be reclassified to profit or loss			
Income tax relating to remeasurement of defined benefit obligation		0.17	1.03
Total other comprehensive income		**(0.49)**	**(3.07)**
Total comprehensive income for the year		**(549.23)**	**(2,702.12)**
Loss attributable to:			
Owner of the Holding Company		(548.74)	(2,699.05)
Non-controlling interest		-	-
Other comprehensive income attributable to:			
Owner of the Holding Company		(0.49)	(3.07)
Non-controlling interest		-	-
Total comprehensive income attributable to:			
Owner of the Holding Company		(549.23)	(2,702.12)
Non-controlling interest		-	-
Earnings per equity share	38		
Basic and diluted loss per equity share (amount in ₹)		(0.51)	(2.50)
Summary of significant accounting policies	4		

The accompanying notes are an integral part of these Consolidated financial statements

This is the Consolidated Statement of Profit and Loss referred to in our report of even date.

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
Manish Agrawal
Partner
Membership No.: 507000
Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

(₹ in Lakhs except for share data and if otherwise stated)

Particulars	Note	For the year ended 31 March 2021	For the year ended 31 March 2020
Cash flow from operating activities			
Loss before tax		(548.34)	(3,303.42)
Adjustments for :			
Net loss / (gain) on sale of property, plant and equipment		0.18	(11.55)
Loss allowance on doubtful receivables		2.44	0.93
Bad debts written off		3.44	16.32
Liabilities no longer required written back		(35.89)	(18.71)
Forfeiture income		(52.58)	-
Interest income on deposits with banks		(19.14)	(37.75)
Interest income - others		(5.66)	(13.41)
Amortisation of deferred income		(239.75)	(281.45)
Gain on modification of existing financials liability		(533.74)	-
Depreciation and amortisation expense		45.87	24.62
Interest expense on others		322.28	316.02
Interest expense on borrowings		1,485.21	1,722.32
Provision for employee benefits		11.46	26.17
Reversal of provision for loss on sale of units		(1,309.58)	(217.64)
Operating (loss)/profit before working capital changes		**(873.80)**	**(1,777.55)**
Changes in working capital			
Non-current financial assets		(1,469.18)	(7.90)
Inventories		(1,931.86)	(2,832.96)
Trade receivables		108.58	(300.19)
Other current financial assets		28.99	(20.77)
Other current and non-current assets		(224.85)	311.09
Trade payables		646.98	(734.57)
Current and non-current financial liabilities		(523.54)	(1,312.30)
Current and non-current provisions		(16.02)	(23.27)
Other current and non-current liabilities		5,568.03	9,006.21
Cash flow from operations		**1,313.33**	**2,307.79**
Current tax paid (Net of refunds)		(34.14)	(21.65)
Net cash flow from operating activities (A)		**1,279.19**	**2,286.14**
Cash flow from investing activities			
Purchase of property, plant and equipment		(5.29)	(5.20)
Net proceeds from sale of property, plant and equipment		-	18.35
Interest received		13.79	34.10
Proceeds from bank deposits		50.26	-
Bank deposit placed		(64.70)	348.26
Net cash flow from investing activities (B)		**(5.94)**	**395.51**
Cash flow from financing activities			
Repayment of non-current borrowings (including current maturities)		(1,603.70)	(2,257.94)
Proceeds from non-current borrowings (including current maturities)		2,650.00	600.00
Interest paid- others		(1.69)	-
Interest paid		(851.08)	(1,722.32)
Payment of lease laibilities		(36.00)	(12.00)
Net cash flow from/(used in) financing activities (C)		**157.53**	**(3,392.26)**
Net increase/ (decrease) in Cash and cash equivalents (A+B+C)		**1,430.78**	**(710.61)**
Cash and cash equivalents at the beginning of the year		99.36	809.97
Cash and cash equivalents at the end of the year		1,530.14	99.36

(₹ in Lakhs except for share data and if otherwise stated)

Particulars	Note	For the year ended 31 March 2021	For the year ended 31 March 2020
Notes to Cash flow statement			
1. Components of cash and cash equivalents (refer note 13)			
Cash on hand		6.40	5.27
Balances with scheduled banks:			
- Bank deposits with original maturity of less than three months		1,380.00	7.00
- Current accounts		143.74	87.09
Cash and cash equivalents at the end of the year		**1,530.14**	**99.36**

Note: The above consolidated Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in Ind AS 7, 'Statement of Cash Flows'.

The accompanying notes are an integral part of these consolidated financial statements.

This is the Consolidated Cash flow statement referred to in our report of even date.

For Walker Chandiok & Co. LLP
Chartered Accountants
Firm's Registration No.: 001076N/N500013
Manish Agrawal
Partner
Membership No.: 507000
Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

A. Equity share capital*

Particulars	Amount
Balance as at 1 April 2019	10,780
Changes in equity share capital during 2019-20	-
Balance as at 31 March 2020	10,780
Changes in equity share capital during 2020-21	-
Balance as at 31 March 2021	10,780

B. Other equity**

Particulars	Reserve and surplus			
	Securities premium	Capital redemption reserve	Retained earnings	Total
Balance as at 1 April 2019	**5,720.00**	**96.60**	**(6,610.63)**	**(794.03)**
Loss for the year	-	-	(2,699.05)	(2,699.05)
Total other comprehensive income (net of tax)	-	-	(3.07)	(3.07)
Total comprehensive income for the year	-	-	(2,702.12)	(2,702.12)
Balance as at 31 March 2020	**5,720.00**	**96.60**	**(9,312.75)**	**(3,496.15)**
Loss for the year	-	-	(548.74)	(548.74)
Total other comprehensive income (net of tax)	-	-	(0.49)	(0.49)
Total comprehensive income for the year	-	-	(549.23)	(549.23)
Balance as at 31 March 2021	**5,720.00**	**96.60**	**(9,861.98)**	**(4,045.38)**

*Refer note 17 for details

**Refer note 18 for details

The accompanying notes are an integral part of these Consolidated financial statements

This is the Consolidated Statement of changes in equity referred to in our report of even date.

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

For and on behalf of the Board of Directors
of Purearth Infrastructure Limited

Manish Agrawal
Partner
Membership No.: 507000
Place: Ghaziabad
Date: 28 June 2021

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

1. Nature of principal activities

Purearth Infrastructure Limited ('the Holding Company') is a Company domiciled in India, as a Public Limited Company with a registered office at Central Square, 20 Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi, India. The Holding Company is engaged in the business of real estate development. For this purpose, the Holding Company has acquired the rights in land situated at Bara Hindu Rao for the Flatted Factory project ('Central Square') and Kishanganj for the residential project ('Park Square') owned by DCM Limited ('DCM') for development and sale in terms of scheme of restructuring of the Holding Company approved by Hon'ble Delhi High Court. Completion certificates of the Plazas 1, 2 and 3 of Central Square have been received from the appropriate authority and the Holding Company has started conveyance of property in favour of the buyers of the property therein. The Holding Company had started development activities in Plaza 4 in earlier years. With regard to its residential project, the Holding Company during an earlier year, entered into a Joint Development Agreement (JDA) with M/s Basant Projects Limited (Unity) for joint development of the Holding Company's Residential Project (Park Square) at Kishanganj, Delhi, for which construction work on progress after sanctioning of building plans by the appropriate authority in earlier years.

The consolidated financial statements comprise the financial statements of the Holding Company, and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") in the following notes.

2. General information and statement of compliance with Ind AS

The consolidated financial statements of the Group have been prepared in accordance with the Indian Accounting Standards as notified under section 133 of the Companies Act 2013 read with the Companies (Indian Accounting Standards) Rules 2015 (by Ministry of Corporate Affairs ('MCA')), as amended and other relevant provisions of the Act. The Group has uniformly applied the accounting policies during the periods presented.

The consolidated financial statements are presented in Indian Rupees (₹) which is also the functional currency of the Holding Company.

These consolidated financial statements for the year ended 31 March 2021 were authorized and approved for issue by the Board of Directors on 28 June 2021. The revisions to the consolidated financial statements is permitted by the Board of Directors of the Holding Company after obtaining necessary approvals or at the instance of regulatory authorities as per provisions of the Act.

3. Basis of preparation

The consolidated financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measured at fair values as explained in relevant accounting policies. Fair valuations related to financial assets and financial liabilities are categorised into level 1, level 2 and level 3 based on the degree to which the inputs to the fair value measurements are observable.

Amount in the financial statements are presented in ₹ lakhs, unless otherwise stated. Certain amounts that are required to be disclosed and do not appear due to rounding-off are expressed as 0.00 lakhs.

4. Summary of significant accounting policies

The consolidated financial statements have been prepared using the significant accounting policies and measurement bases summarised below. These were used throughout all periods presented in the consolidated financial statements.

4.1 Basis of consolidation

Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group has power over the investee and is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date when control ceases. Statement of profit and loss (including other comprehensive income ('OCI')) of subsidiaries acquired or disposed of during the period are recognised from the effective date of acquisition, or up to the effective date of disposal, as applicable. All the consolidated subsidiaries have a consistent reporting date of 31 March 2021.

The Group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealised gains/(losses) on transactions between group companies are eliminated. The accounting principles and policies have been consistently applied by the Group.

Statement of profit and loss balance (including each component of OCI) is attributed to the equity holders of the Holding Company.

4.2 Current versus non-current classification

All assets and liabilities have been classified as current or non-current as per the Holding Company's normal operating cycle and other criteria set out in Companies Act 2013. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

4.3 Revenue recognition

Revenue is recognised when control is transferred and is accounted net of rebate and taxes. The Group applies the revenue recognition criteria to each nature of the revenue transaction as set out below:

Revenue from sale of properties and development rights

Revenue from sale of properties and development rights is recognized when the performance obligations are essentially complete and credit risks have been significantly eliminated. The performance obligations are considered to be completed when control over the property, associated risks has been transferred to the buyers and substantial sales consideration is also received from the buyers.

The Group considers the terms of the contract and its customary business practices to determine the transaction price. The transaction price is the amount of consideration to which the Group expects to be entitled in exchange for transferring property to a customer, excluding amounts collected on behalf of third parties (for example, indirect taxes). The consideration promised in a contract with a customer may include fixed consideration, variable consideration (if reversal is less likely in future), or both.

For each performance obligation identified, the Group determines at contract inception whether it satisfies the performance obligation over time or satisfies the performance obligation at a point in time. If an entity does not satisfy a performance obligation over time, the performance obligation is satisfied at a point in time. A receivable is recognised by the Group when the control is transferred as this is the case of point in time recognition where consideration is unconditional because only the passage of time is required.

When either party to a contract has performed, an entity shall present the contract in the balance sheet as a contract asset or a contract liability, depending on the relationship between the entity's performance and the customer's payment.

The costs estimates are reviewed periodically and effect of any change in such estimate is recognized in the period such changes are determined. However, when the total estimated cost exceeds total expected revenues from the contracts, the loss is recognized immediately.

Interest income

Interest income is recorded on accrual basis using the effective interest rate (EIR) method.

Facility and Maintenance business income

Revenue from facility and maintenance services is recognised on accrual basis, in accordance with the terms of respective maintenance agreement.

Rental income

Rental Income is accounted for on accrual basis, in accordance with the terms of respective agreement except in cases where ultimate collection is considered doubtful.

Others

Interest due on delayed payments by customers, cancellation/forfeiture income and transfer fees/charges from customers are recognized on receipt basis due to uncertainty of recovery of the same.

4.4 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is necessary to complete and prepare the asset for its intended use or sale. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the statement of profit and loss as incurred.

4.5 Employee benefits

Defined contribution plan

The Group's contribution to provident fund is charged to the statement of profit and loss or inventorized as a part of real estate project under development, as the case may be. The Group's contributions towards provident fund are deposited with the regional provident fund commissioner under a defined contribution plan.

Defined benefit plan

The Group has unfunded gratuity as defined benefit plan where the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The liability recognised in the balance sheet for defined benefit plans as the present value of the defined benefit obligation (DBO) at the reporting date. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income.

Other long-term employee benefits

The Group also provides benefit of compensated absences to its employees which are in the nature of long -term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed more than one year after the balance sheet date is estimated on the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are recorded in the statement of profit and loss in the year in which such gains or losses arise.

Short-term employee benefits

Short-term employee benefits comprise of employee costs such as salaries, bonus etc. is recognised on the basis of the amount paid or payable for the period during which services are rendered by the employee.

4.6 Property, plant and equipment (PPE)

Recognition and initial measurement

Property, plant and equipment are measured at their cost of acquisition, net of accumulated depreciation and accumulated impairment losses, if any. 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 recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognised in statement of profit and loss as incurred.

Subsequent measurement (depreciation)

Depreciation is calculated on cost of items of property, plant and equipment less their estimated residual values over their estimated useful lives using the Written Down Value ('WDV') method on the basis of rates derived as per the useful life specified in Part 'C' of Schedule II of the Act which represents useful lives of the assets, as estimated by the management taking into account the nature of the asset, the estimated usage of the asset and the operating conditions of the asset. Depreciation charged is recognised in the Statement of profit and loss.

De-recognition

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

4.7 Lease

Where the Group is the lessee

Right of use assets and lease liabilities

For any new contracts entered into on or after 1 April 2019, the Group considers whether a contract is, or contains a lease. A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'. The Group enters into leasing arrangements for various assets. To assess whether a contract conveys the right to control the use of an identified asset, the Group assesses whether: (i) the contract involves the use of an identified asset (ii) the Group obtains substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Group has the right to direct the use of the asset.

Recognition and initial measurement

At lease commencement date, the Group recognises a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).

Subsequent measurement

The Group depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Group also assesses the right-of-use asset for impairment when such indicators exist.

At lease commencement date, the Group measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Group's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in in-substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

The Group has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognising a right-of-use asset and lease liability, the payments in relation to these are recognised as an expense in interim statement of profit and loss on a straight-line basis over the lease term.

Where the Group is the lessor

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognized on a straight-line basis or another systematic basis as per the terms of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

4.8 Financial instruments

Financial assets

Recognition and initial measurement

All financial assets are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial asset is also adjusted.

Subsequent measurement

Financial assets at amortised cost – A 'financial assets' is measured at the amortised cost if both the following conditions are met:

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

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

Investments in equity instruments of subsidiaries

Investments in equity instruments of subsidiaries are accounted for at cost in accordance with Ind AS 27 'Separate Financial Statements'.

Investments in other equity instruments

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

De-recognition of financial assets

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or the Group has transferred its rights to receive cash flows from the asset.

Financial liabilities

Recognition and initial measurement

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted.

Subsequent measurement – Amortised cost

Subsequent to initial recognition, financial liabilities are measured at amortised cost using the effective interest method.

Recognition, initial and subsequent measurement – fair value

A financial liability is classified as fair value through profit and loss ('FVTPL') if it is designated as such upon initial recognition. Financial liabilities at FVTPL are measured at fair value and net gain/losses, including any interest expense are recognised in statement of profit and loss.

De-recognition of financial liabilities

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

Offsetting of financial instruments

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

Fair value measurement

The Group measures financial instruments at fair value at each Consolidated Balance Sheet date.

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

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

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

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

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

The Group 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

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

The management determines the policies and procedures for both recurring fair value measurement and unquoted financial assets measured at fair value and for non-recurring measurement.

4.9 Impairment of financial assets

In accordance with Ind AS 109 'Financial Instruments', the Group applies expected credit loss ('ECL') model for measurement and recognition of impairment loss for financial assets. ECL is the weighted-average of difference between all contractual cash flows that are due to the Group in accordance with the contract and all the cash flows that the Group expects to receive, discounted at the original effective interest rate, with the respective risks of default occurring as the weights. When estimating the cash flows, the Group Is required to consider:

All contractual terms of the financial assets (including prepayment and extension) over the expected life of the assets; and

Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

Trade receivables

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

Other financial assets

In respect of its other financial assets, the Group assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Group measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses. The Group assumes that the credit risk on a financial asset has not increased significantly since initial recognition, if the financial asset is determined to have low credit risk at the balance sheet date.

4.10 Impairment of non-financial assets

At each reporting date, the Group assesses whether there is any indication that an asset may be impaired, based on internal or external factors. If any such indication exists, the recoverable amount of the asset or the cash generating unit is estimated. If such recoverable amount of the asset or cash generating unit to which the asset belongs is less than it's carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the statement of profit and loss. If, at the reporting date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount. Impairment losses previously recognised are accordingly reversed in the statement of profit and loss.

4.11 Inventories

Land other than that transferred to real estate properties under development is valued at lower of cost or net realizable value.

Real estate project (developed and under development) includes cost of land under development, development rights, internal and external development costs, construction costs, and development/construction materials, borrowing costs and related overhead costs and is valued at lower of cost or net realizable value.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs of necessary to make the sale.

4.12 Income taxes

Tax expense recognised in statement of profit and loss comprises the sum of deferred tax and current tax except the ones recognised in other comprehensive income or directly in equity.

Current tax is determined as the tax payable in respect of taxable income for the year and is computed in accordance with relevant tax regulations. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

4.13 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and other short-term highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

4.14 Provisions, contingent liabilities and contingent assets

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

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Group; or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent assets are neither recognised nor disclosed. However, when realization of income is virtually certain, related asset is recognised.

4.15 Earnings per share

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

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

4.16 Significant management judgement in applying accounting policies and estimation uncertainty

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

Significant management judgements

Recoverability of advances / receivables

At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

Contingencies

Contingent liabilities may arise from the ordinary course of business in relation to claims against the Group, (refer note 36(a)). By their nature, contingencies will be resolved only when one or more uncertain future events occur or fail to occur. The assessment of the existence, and potential quantum, of contingencies inherently involves the exercise of significant judgments by management and the use of estimates regarding the outcome of future events

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

Impairment of non-financial assets – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

Impairment of financial assets – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit losses on outstanding receivables and advances.

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

Classification of leases – The Group enters into leasing arrangements for premises. The assessment (including measurement) of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/terminate etc. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to extend or to terminate.

Significant estimates

Revenue and inventories – The estimates around total budgeted cost i.e. outcomes of underlying construction and service contracts, which further require assessments and judgements to be made on changes in work scopes, claims and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Group used the available contractual and historical information. The estimates of the saleable area are also reviewed periodically and effect of any changes in such estimates is recognised in the period such changes are determined.

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

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

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

4.17 Recent accounting pronouncements – Issued but not made effective

On March 24, 2021, the Ministry of Corporate Affairs ("MCA") through a notification, amended Schedule III of the Companies Act, 2013. The amendments revise Division I, II and III of Schedule III and are applicable from April 1, 2021. Key amendments relating to Division II which relate to companies whose financial statements are required to comply with Companies (Indian Accounting Standards) Rules 2015 are:

Balance Sheet:

Lease liabilities should be separately disclosed under the head 'financial liabilities', duly distinguished as current or non-current.

Certain additional disclosures in the statement of changes in equity such as changes in equity share capital due to prior period errors and restated balances at the beginning of the current reporting period.

Specified format for disclosure of shareholding of promoters.

Specified format for ageing schedule of trade receivables, trade payables, capital work-in-progress and intangible asset under development.

If a Group has not used funds for the specific purpose for which it was borrowed from banks and financial institutions, then disclosure of details of where it has been used.

Specific disclosure under 'additional regulatory requirement' such as compliance with approved schemes of arrangements, compliance with number of layers of companies, title deeds of immovable property not held in name of Group, loans and advances to promoters, directors, key managerial personnel (KMP) and related parties, details of benami property held etc.

Statement of profit and loss:

Additional disclosures relating to Corporate Social Responsibility (CSR), undisclosed income and crypto or virtual currency specified under the head 'additional information' in the notes forming part of the consolidated financial statements.

The amendments are extensive and the Group will evaluate the same to give effect to them as required by law.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

5. Property, plant and equipment:

Reconciliation of carrying amount

Particulars	Computers	Office equipments	Vehicles	Furniture and fixtures	Air conditioners	Total
Gross carrying value						
Balance as at 1 April 2019	**8.60**	**5.69**	**44.29**	**70.24**	**0.22**	**129.04**
Additions made during the year	3.36	1.64	-	0.20	-	5.20
Disposals / adjustments during the year	-	-	(25.84)	-	-	(25.84)
Balance as at 31 March 2020	**11.96**	**7.33**	**18.45**	**70.44**	**0.22**	**108.40**
Additions made during the year	4.38	0.48	0.12	0.31	-	5.29
Disposals / adjustments during the year	-	(0.23)	-	(0.06)	-	(0.29)
Balance as at 31 March 2021	**16.34**	**7.58**	**18.57**	**70.69**	**0.22**	**113.40**

Accumulated depreciation

Balance as at 1 April 2019	**4.33**	**2.54**	**30.46**	**40.45**	**0.03**	**77.81**
Depreciation expense for the year	3.22	0.39	2.32	7.45	-	13.38
On disposals / adjustments during the year	-	-	(19.04)	-	-	(19.04)
Balance as at 31 March 2020	**7.55**	**2.93**	**13.74**	**47.90**	**0.03**	**72.15**
Depreciation expense for the year	4.24	0.87	1.48	5.55	-	12.14
On disposals / adjustments during the year	-	(0.10)	-	(0.01)	-	(0.11)
Balance as at 31 March 2021	**11.79**	**3.70**	**15.22**	**53.44**	**0.03**	**84.18**

Net carrying value

As at 31 March 2021	4.55	3.88	3.35	17.25	0.19	29.22
As at 31 March 2020	4.41	4.40	4.71	22.54	0.19	36.25

This Space is intentionally left blank.

6. Right of use assets (refer note 47)

Particulars	Building	Total
Gross carrying value		
As at 1 April 2019	-	-
Adjustments during the year	50.60	50.60
Balance as at 31 March 2020	**50.60**	**50.60**
Adjustments during the year	-	-
Balance as at 31 March 2021	**50.60**	**50.60**

Accumulated depreciation

As at 1 April 2019	-	-
Charge for the year	11.24	11.24
Balance as at 31 March 2020	**11.24**	**11.24**
Charge for the year	33.73	33.73
Balance as at 31 March 2021	**44.97**	**44.97**

Net block

As at 31 March 2021	5.63	5.63
As at 31 March 2020	39.36	39.36

7. Non-current financial assets - Loans	**As at 31 March 2021**	**As at 31 March 2020**
(Unsecured and considered good)		
Security deposits	26.11	33.51
Total	**26.11**	**33.51**

8. Non-current other financials assets	**As at 31 March 2021**	**As at 31 March 2020**
(Secured, considered good)		
Receivables from related party* (Refer note 41)	1,476.58	-
Total	**1,476.58**	-

* During the year the Holding Company had entered into an agreement dated 27th March 2021 with DCM Limited for acquisition by DCM Limited of certain Holding Company's units in its residential project namely "Amaryllis" for an aggregate consideration of ₹ 1,487.74 Lacs. These units have been made fully paid by the Holding Company by allowing DCM Limited to make a deferred payment plan within a period of 3 years from the date of allotment and same has been recorded as a book debt receivable by the Holding Company in accordance with the agreement. It also carry interest which is higher of 0.25% over borrowing cost of Holding Company or @ 10.50%. Further, these receivables are to be secured within six months from the date of the said agreement by equitable charge in part or full over 112 Acres of industrial land situated at near Mela Ground, Hissar-125001, Haryana, India. The said charge creation is under process.

9. Non-current tax assets (net)	**As at 31 March 2021**	**As at 31 March 2020**
Advance income tax including tax deducted at source	29.40	44.47
Total	**29.40**	**44.47**

10. Other non-current assets	**As at 31 March 2021**	**As at 31 March 2020**
(Unsecured and considered good)		
Balances with statutory authorities	80.91	14.91
Loans to employees	2.20	5.03
Prepaid expenses	13.64	20.17
Total	**96.75**	**40.11**

11. Inventories*	**As at 31 March 2021**	**As at 31 March 2020**
**(Valued at lower of cost or net realisable value)*		
Construction materials in stock (at cost)	62.19	71.07
Sub total	**62.19**	**71.07**
Real estate properties under development (at cost)		
Cost of properties under development (net off written off)	57,402.19	55,464.68
Less: Provision for expected loss#	(3,134.36)	(4,443.94)
Sub total	54,267.83	51,020.74
Total	**54,330.02**	**51,091.81**

#During the current year, the Holding Company has reversed provision for expected loss by an amount of ₹ 1,434.44 lakhs certain cancelled units of Holding Company's residential project Park Square Phase – I (Amaryllis) and also, the Holding Company has recorded a additional provision for expected loss of ₹ 124.86 lakhs for sold units of Central Square (Plaza 4) on the basis of updated budgeted cost, other than already recognised.

12. Trade receivables	**As at 31 March 2021**	**As at 31 March 2020**
(Unsecured and considered good, unlessd otherwise stated)		
Considered good*	2,136.56	2,251.02
Credit impaired	51.55	49.11
	2,188.11	2,300.11
Less: Loss allowance**	(51.55)	(49.11)
	2,136.56	2,251.02
Total	**2,136.56**	**2,251.02**

*For amounts of trade receivables owing from related parties, refer note 41.

**The Group's exposure to credit and currency risks, and loss allowance related to trade receivables and disclosed in note 48.

13. Cash and cash equivalents

	As at 31 March 2021	As at 31 March 2020
Balances with banks		
- In current accounts	143.74	87.09
- Bank deposits with original maturity of less than three months	1,380.00	7.00
Cash on hand	6.40	5.27
Total	**1,530.14**	**99.36**

14. Bank balances other than cash and cash equivalents above

	As at 31 March 2021	As at 31 March 2020
Bank deposits with original maturity of more than three months but upto twelve months*	323.70	309.26
Total	**323.70**	**309.26**

* includes ₹ 14.70 lakhs (31 March 2020 ₹ 13.86 lakhs) pledged with Government Authorities as Bank guarantee.

15. Current other financial assets

	As at 31 March 2021	As at 31 March 2020
Security deposit	8.84	
Interest accrued	11.01	17.06
Balance with statutory/government authorities	-	20.77
Total	**19.85**	**37.83**

* includes ₹ 0.30 lakhs (31 March 2020 ₹ 0.36 lakhs) pledged with Government Authorities

16. Other current assets

	As at 31 March 2021	As at 31 March 2020
(Unsecured and considered good)		
Advances to suppliers	2.72	0.74
Prepaid expenses	19.66	19.77
Balance with statutory/government authorities	393.90	261.00
Loans to employees	4.61	6.01
Others	86.83	2.78
Total	**507.72**	**290.30**

17. Equity share capital

	As at 31 March 2021	As at 31 March 2020
a) Authorised		
110,799,000 (31 March 2020: 110,799,000) equity shares of ₹ 10 each	11,079.90	11,079.90
100 (31 March 2020: 100) 13.5% redeemable cumulative preference shares of ₹ 100 each	0.10	0.10

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

b) Issued, subscribed and fully paid-up

107,800,000 (31 March 2020: 107,800,000) equity shares	10,780.00	10,780.00
Total issued, subscribed and fully paid-up share capital	**10,780.00**	**10,780.00**

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

	As at 31 March 2021		As at 31 March 2020	
	Number of shares	Amount	Number of shares	Amount
Equity shares				
At the beginning of the year	10,78,00,000	10,780.00	10,78,00,000	10,780.00
Add: Shares issued during the year	-	-	-	-
At the end of the year	**10,78,00,000**	**10,780.00**	**10,78,00,000**	**10,780.00**

d) Rights, preferences and restrictions attached to equity shares:

The Holding Company has one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share with a right to receive per share dividend declared by the Holding Company. In the event of liquidation, the equity shareholders are entitled to receive remaining assets of the Holding Company (after distribution of all preferential amounts, if any) in the proportion of equity shares held by the shareholders.

e) Details of shares held by shareholders holding more than 5% of the aggregate shares in the Holding Company:

	As at 31 March 2021		As at 31 March 2020	
	Number of shares	% of holding	Number of shares	% of holding
Tiara Investments Holdings Limited (Holding Company)	5,46,00,000	50.65%	5,46,00,000	50.65%
Aggresar Leasing and Finance Private Limited	1,79,89,455	16.69%	1,79,89,455	16.69%
DCM Limited	1,78,53,605	16.56%	1,78,53,605	16.56%
Unison International IT Services Limited	71,15,182	6.60%	71,15,182	6.60%
Sumant Bharat Ram	58,61,818	5.44%	58,61,818	5.44%

f) Details of shares held by holding company:

	As at 31 March 2021		As at 31 March 2020	
	Number of shares	% of holding	Number of shares	% of holding
Tiara Investments Holdings Limited (Holding company)	5,46,00,000	50.65%	54,600,000	50.65%
Total	**54,600,000**	**50.65%**	**54,600,000**	**50.65%**

g) Aggregate number of shares issued for consideration other than cash

No shares have been issued for other than cash during the period of five years immediately preceding 31 March 2021.

18. Other equity

	As at 31 March 2021	As at 31 March 2020
Reserves and surplus		
Securities premium reserve	5,720.00	5,720.00
Capital redemption reserve	96.60	96.60
Retained earnings	(9,861.98)	(9,312.75)
Total	**(4,045.38)**	**(3,496.15)**

Nature and purpose of other reserves

a) Securities Premium reserve

Securities premium reserve is used to record the premium on issue of shares. The reserve will be utilised in accordance with provisions of the Companies Act, 2013.

b) Capital redemption reserve

Capital redemption reserve was created on account of buyback of shares as per the requirements of Companies Act, 2013. The reserve will be utilised in accordance with provisions of the Companies Act, 2013.

c) Retained earnings

Retained earnings is used to record balance of statement of profit and loss.

19. Borrowings - non-current

	As at 31 March 2021	As at 31 March 2020
Term loan from banks*	-	1.52
Term loan from others**	14,884.97	13,185.11
Less: Current maturities of non-current borrowings - Term loan from banks* (refer note 25)	-	(1.52)
Less: Current maturities of non-current borrowings - Term loan from others** (refer note 25)	(2,880.71)	(1,958.37)
	12,004.26	**11,226.74**

Repayment terms and security disclosure for the outstanding long-term borrowings including current maturities as at 31 March 2021 and 31 March 2020:

***From banks:**

Secured borrowings:

Vehicle loans of ₹ Nil (31 March 2020: ₹ 1.52 lakhs) were secured by hypothecation of specific vehicle with first and exclusive charge and same have been repaid during the year and accordingly charge has also been released during the year. The loans were carrying an interest rate of 9.65% (31 March 2020: 9.65%).

"From others:

Secured borrowings:

(i) Term loans amounting to ₹ 12,234.97 Lakhs (31 March 2020: ₹ 13,185.11 Lakhs) is secured by first pari-passu charge on the land admeasuring 118,823.90 sq. yards. situated at Bara Hindu Rao, Delhi, owned by DCM Limited and the flats/flatted factories, present and future constructed/to be constructed thereon excluding the flats/flatted factories constructed/to be constructed booked by the customers of erstwhile builders and on which lien has been specifically released. These term loans are further secured by first charge over the receivables of the Group from the project by the name and style of "Central Square", first charge/lien on escrow accounts held singly/jointly by the Group and the Group's revenue share from present and future built up space/FSI being developed under the "Joint Development Agreement" for its residential project named as "Park Square" (now known as "The Amaryllis"). These term loans are further secured by pledge of 100% shares of Juhi Developers Private Limited which are owned by Betterways Finance and Leasing Private Limited (merged with Aggresar Leasing and Finance Private Limited effective 26 August 2016), Mr. Vinay Bharat Ram and Mr. Sumant Bharat Ram and pledge of 100% shares of Teak Farms Private Limited which are owned by Shreshtha Real Estates Private Limited jointly with Mr. Sumant Bharat Ram. (Further out of the above loan of ₹ 2,613.48 Lakhs (31 March 2020 ₹ 2,488.53 Lakhs) is additionally secured by first equitable mortgage of plot no 3 block 67, WEA Rohtak Road Karol Bagh, New Delhi and owned by DCM limited with first charge on entire sale proceeds/ receivables accruing from sold and unsold area at the mentioned land present and future.)

(a) Out of Term Loan amounting to ₹9,621.49 Lakhs (31 March 2020: ₹ 9,971.20 Lakhs), an amount of ₹ 383.09 Lakhs (31 March 2020 ₹ 1,234.62 lakhs) is payable on 30 September 2021 and an amount of ₹ 8,746.96 lakhs (31 March 2020: ₹ 8,736.58 lakhs) is payable in 7 equal quarterly installments of ₹ 1,250 lakhs each commencing from 31 December 2021 and balance ₹491.44 lakhs representing Mortarium interest (31 March 2020: ₹ nil) payable on September 2023 considering the Mortarium scheme of RBI.

(b) Out of Term Loan amounting to ₹ 2,613.48 Lakhs (31 March 2020: ₹ 2,488.53 Lakhs), an amount of ₹ 2,490.63 lakhs (31 March 2020: ₹ 2,488.53 lakhs) is repayable in 6 quarterly installments commencing from 30 June 2024 and balance mortarium interest of ₹ 122.85 lakhs (31 March 2020: ₹ nil) will repaid in subsequent quarters considering the Mortarium scheme of RBI.

(c) The above-mentioned term loans carry an interest rate of CF-PLR plus 100 basis points of the lender w.e.f. 01 March 2019 till 31 October 2019 and interest CF PLR Plus 25 Basis points of the lender w.e.f. 01 November 2019 to 31 March 2020 and interest CF minus 0 Basis points of the lender w.e.f. 01 April 2020 to 30 November 2020 and interest CF PLR less 125 Basis points of the lender w.e.f. 01 December 2020 to 31 March 2021.

(ii) Term Loan of ₹ 2,650 lakhs (31 March 2020: Rs. Nil) was availed by the Group during the year from HDFC limited by way of Guaranteed Emergency Credit Line (GECL) under ECLGS Scheme of National Credit Guarantee Trustee Group's Limited (NCGTC) for general corporate purposes/ working capital/ expense to restart operations due to lockdown/ liquidity mismatch which is repayable in 48 EMIs post 12 months of moratorium and accordingly, the repayment to start from March 2022. The Loan shall be secured by way of second charge against the respective credit facilities as on 29th February 2020 provided by HDFC limited to the Group and the First and Prime Charge shall be created in favour of the lender, on any assets acquired or created out of this facility and a second charge shall be extended as specified under the Scheme of NCGTC. The term loan will carry interest rate linked to HDFC construction finance prime lending rate less 200 basis points (the present HDFC's CF PLR is 11.50% p.a and applicable rate is 9.50% p.a now).

20. Lease liabilities

	As at 31 March 2021	As at 31 March 2020
A. Non-current		
Lease liability (refer note 47)	-	6.56
Total	**-**	**6.56**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

B. Current

Lease liability (refer note 47)	5.91	32.45
Total	**5.91**	**32.45**

21. Other non-current financial liabilities

	As at 31 March 2021	As at 31 March 2020
Security deposits	2,347.26	2,566.25
Total	**2,347.26**	**2,566.25**

22. Non-current provisions

	As at 31 March 2021	As at 31 March 2020
Provision for employee benefits		
- Gratuity (refer note 40)	55.01	51.18
- Compensated absences	35.61	43.41
Total	**90.62**	**94.59**

23. Other non-current liabilities

	As at 31 March 2021	As at 31 March 2020
Deferred income	422.76	492.97
Total	**422.76**	**492.97**

24. Financial liabilities- Trade payables

	As at 31 March 2021	As at 31 March 2020
Trade payables		
total outstanding dues of micro enterprises and small enterprises; and (refer note 43)	33.03	9.02
total outstanding dues of creditors other than micro enterprises and small enterprises	8,360.74	7,773.66
Total	**8,393.77**	**7,782.68**

25. Other current financial liabilities

	As at 31 March 2021	As at 31 March 2020
Current maturities of non-current borrowings (refer note 19)	2,880.71	1,959.89
Security deposits	293.79	296.65
Employee related payables	45.57	50.34
Total	**3,220.07**	**2,306.88**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

26. Other current liabilities

	As at 31 March 2021	As at 31 March 2020
Statutory dues payable	21.34	31.50
Contract liability- Advance from customers	31,636.92	26,645.99
Deferred income	112.55	281.15
Total	**31,770.81**	**26,958.64**

For terms and conditions of advances received from customers owing to related parties, refer note 41

27. Current provisions

	As at 31 March 2021	As at 31 March 2020
Provision for employee benefits		
- Gratuity (refer note 40)	6.67	4.70
- Compensated absences	4.99	6.89
Total	**11.66**	**11.59**

28. Revenue from operations

	For the year ended 31 March 2021	For the year ended 31 March 2020
Operating revenue		
Revenue from real estate operations	669.95	504.50
Other operating revenue		
Maintenance service income	121.23	102.33
Transfer charges and forfeiture income	56.07	6.98
Total	**847.25**	**613.81**

29. Other income

	For the year ended 31 March 2021	For the year ended 31 March 2020
Interest income		
- Deposits with banks	19.14	37.75
- Others	5.66	13.41
Net gain on sale of property, plant and equipment	-	11.55
Amortisation of deferred income	239.75	281.45
Gain on modification of existing financials liability	533.74	-
Liabilities no longer required written back	35.89	18.71
Miscellaneous income	4.03	27.93
Total	**838.21**	**390.80**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

30. Cost of revenue

	For the year ended 31 March 2021	For the year ended 31 March 2020
Cost incurred during the year	2,240.68	3,268.03
Increase in real estate properties		
Opening stock	51,091.81	48,041.83
Closing stock	(54,330.02)	(51,091.81)
Net	(3,238.21)	(3,049.98)
Total	**(997.53)**	**218.05**

31. Employee benefits expense

	For the year ended 31 March 2021	For the year ended 31 March 2020
Salaries, bonus and other allowances	491.38	676.09
Contribution to provident funds (refer note 40)	28.54	30.76
Gratuity and compensated absences (refer note 40)	11.46	26.17
Staff welfare expenses	3.91	7.07
Total	**535.29**	**740.09**

32. Finance costs

	For the year ended 31 March 2021	For the year ended 31 March 2020
Interest expense on amortised cost		
Term loan	1,485.21	1,722.32
Others	322.28	316.02
Total	**1,807.49**	**2,038.34**

33. Depreciation and amortisation expense

	For the year ended 31 March 2021	For the year ended 31 March 2020
Depreciation of property, plant and equipments (refer note 5)	12.14	13.38
Depreciation of right to use leased assets (refer note 6)	33.73	11.24
Total	**45.87**	**24.62**

This Space is intentionally left blank.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

34. Other expenses

	For the year ended 31 March 2021	For the year ended 31 March 2020
Travelling and conveyance	25.88	43.51
Communication	9.84	10.75
Repair and maintenance - others	5.00	1.90
Legal and professional fees (refer note (i) below)	104.64	224.30
Rates and taxes	9.81	16.04
Insurance	16.62	12.25
Property management expenses	385.16	511.08
Electricity and water charges	147.30	219.46
Director sitting fee	35.78	13.59
Loss on disposal of property, plant and equipment	0.18	-
Printing and stationery	3.29	5.07
Expenditure on corporate social responsibility (refer note 44)	42.55	56.72
Bad debts written of	3.44	16.32
Loss allowance for doubtful receivables (refer note 12)	2.44	0.93
Rent and house keeping expenses	26.64	48.92
Advertisenment and brokerage	-	0.62
Compensation to customers	14.78	79.92
Miscellaneous expenses	9.33	25.55
Total	**842.68**	**1,286.93**
(i) Includes auditors remuneration (excluding taxes)		
For audit	15.50	16.00
For limited review	7.50	4.00
For reimbursement of expenses	1.07	0.96
Total	**24.07**	**20.96**

This Space is intentionally left blank.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

35. Tax expense

(a) Amounts recognised in profit and loss

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Current tax (a)		
Current tax expense (including tax relating to prior years)	0.37	0.81
Deferred tax expense/ (credit) (b)	0.03	(605.18)
Tax expense for the year	**0.40**	**(604.37)**
Reconciliation of tax expense and the accounting profit **multiplied by India's tax rate**		
Accounting loss before tax from continuing operations	(548.34)	(3,303.42)
Accounting loss before income tax	**(548.34)**	**(3,303.42)**
At statutory income tax rate of 25.168% (31 March 2020: 25.168%)	(138.01)	(831.40)

(b) Income tax recognised in other comprehensive income (OCI)

Particulars	For the year ended 31 March 2021		
	Before tax	Tax (expense)/benefit	Net of tax
Items that will not be reclassified to profit or loss			
Remeasurement of defined benefit obligation	(0.66)	0.17	(0.49)
	(0.66)	**0.17**	**(0.49)**

Particulars	For the year ended 31 March 2020		
	Before tax	Tax (expense)/benefit	Net of tax
Items that will not be reclassified to profit or loss			
Remeasurement of defined benefit obligation	(4.10)	1.03	(3.07)
	(4.10)	**1.03**	**(3.07)**

(c) Reconciliation of effective tax rate

Particulars		For the year ended 31 March 2021		For the year ended 31 March 2020
Loss before tax		**(548.34)**		**(3,303.42)**
Tax using the Group's domestic tax rate	25.168%	(138.01)	25.168%	(831.40)
Tax effect of:				
Non-deductible expenses/non-taxable income		(123.62)		39.25
Recognised in OCI during the year		(0.17)		(1.03)
Change in tax rate		-		148.83
Tax adjustments relating to prior years		0.37		0.81
Temporary timing differences on which deferred tax not created		28.41		-
Losses of current year on which no deferred tax is created		234.33		-
Others		(0.91)		39.17
Effective tax rate		**0.40**		**(604.37)**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

(d) Recognised deferred tax assets and liabilities

Deferred tax assets and liabilities are attributable to the following:

	Deferred tax (assets)		Deferred tax liabilities		Net deferred tax (assets) / liabilities	
Particulars	**As at 31 March 2021**	**As at 31 March 2020**	**As at 31 March 2021**	**As at 31 March 2020**	**As at 31 March 2021**	**As at 31 March 2020**
Property, plant and equipment	(10.14)	(10.17)	-	-	(10.14)	(10.17)
Right of use assets and lease liability	(0.27)	(0.27)	-	-	(0.27)	(0.27)
Provision for employee benefits	(27.06)	(26.89)	-	-	(27.06)	(26.89)
Amount to be claimed in future years as per Income-tax Act, 1961	(676.62)	(676.62)	-	-	(676.62)	(676.62)
Carried forward of loss and unabsorbed depreciation	(3,763.61)	(3,763.61)	-	-	(3,763.61)	(3,763.61)
Allowance for doubtful receivables	(12.36)	(12.36)	-	-	(12.36)	(12.36)
Net deferred tax (assets) / liabilities	**(4,490.06)**	**(4,489.92)**	**-**	**-**	**(4,490.06)**	**(4,489.92)**

(e) Movement in temporary differences:

Particulars	**Balance as 01 April 2019**	**Recognised in profit or loss 2019-20**	**Recognised in OCI during 2019-20**	**Balance as 31 March 2020**	**Recognised in profit or loss 2020-21**	**Recognised in OCI during 2020-21**	**Balance as 31 March 2021**
Property, plant and equipment	(24.71)	14.54	-	(10.17)	0.03	-	(10.14)
Right of use assets and lease liability	-	(0.27)	-	(0.27)	-	-	(0.27)
Provision for employee benefits	(25.94)	0.08	(1.03)	(26.89)	-	(0.17)	(27.06)
Amount to be claimed in future years as per Income-tax Act, 1961	(698.75)	22.13	-	(676.62)	-	-	(676.62)
Carried forward of loss and unabsorbed depreciation	(2,327.07)	(1,436.54)	-	(3,763.61)	-	-	(3,763.61)
Discounting of security deposit	72.87	(72.87)	-		-	-	-
Impact of Ind AS 115 on revenue recognition	(724.97)	724.97	-	-	-	-	-
Allowance for doubtful receivables	(12.53)	0.17	-	(12.36)	-	-	(12.36)
MAT credit entitlement	(142.61)	142.61	-	-	-	-	-
	(3,883.71)	**(605.18)**	**(1.03)**	**(4,489.92)**	**0.03**	**(0.17)**	**(4,490.06)**

This Space is intentionally left blank.

36. **Contingent liabilities**

a) Claims against the Group not acknowledged as debts:

Due to delays in real estate project activities, certain customers had lodged claims against the Group for compensation aggregating to ₹ 691.32 Lakhs (31 March 2020: ₹ 691.32 Lakhs) in lieu of non-materialization of agreement to sell for transfer of right in property entered with them. Based on the favorable decision in similar cases received by the Group/discussions with the solicitors etc., the Group believes that it has good cases in respect of items mentioned above and hence no provision against these cases is considered necessary.

b) The Holding Company has got the charge released during the year which was created in earlier year as a first and exclusive charge by way of hypothecation of all its receivables, present and future, including sales proceeds from 188,821 sq. ft. of built up area designated for construction of Low Rise Apartments under the Joint Development Agreement for a loan facility of ₹ Nil (31 March 2020 : ₹ 14,500 Lakhs) availed by the Joint Developer (Unity) from Housing Development Finance Corporation Limited.

c) The Holding Company had given the Corporate Guarantee to TATA Power for its interim permanant Load of 1.5MVA for its immediate operation requirement at plot no. 20 manohar Lal Khurana Marg , Bara Hindu Rao, Delhi to the extent of ₹ 100 lacs towards prorated cost of 33/11 KV Grid station and now updated the validity till 31st December 2021.

37. The Supreme Court on 28 February 2019 has provided its judgment regarding inclusion of other allowances such as travel allowances, special allowances, etc within the expression 'basic wages' for the purpose of computation of contribution of provident fund under the Employees' Provident Fund and Miscellaneous Provisions Act, 1952 ('EPF Act'). There are interpretive challenges on the application of the Supreme Court Judgment including the period from which judgment would apply, consequential implications on resigned employees etc. Further, various stakeholders have also filed representations/ review petition with PF authorities and the Supreme Court respectively. All these factors raises significant uncertainty regarding the implementation of the Supreme Court Judgment.

Owing to the aforesaid uncertainty and pending clarification from regulatory authorities in this regard, the Group has recognized provision for the PF contribution on the basis of above mentioned order with effect from the order date. Further, the management believes that impact of aforementioned uncertainties before the order date on the financial statements of the Group should not be material.

38. **Earnings per equity share (EPS)**

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Net loss attributable to equity shareholders as per statement of Profit and Loss (₹ Lakhs)	(548.74)	(2,699.05)
Weighted average number of equity shares in calculating Basic EPS	107,800,000	107,800,000
Weighted average number of equity shares in calculating Diluted EPS	107,800,000	107,800,000
Basic earning per share in rupees (face value per equity share ₹ 10 each)	(0.51)	(2.50)
Diluted earning per share in rupees (face value per equity share ₹ 10 each)	(0.51)	(2.50)

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

39. Operating segments

A. Basis for segmentation

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components, and for which discrete financial information is available. The Group's Board of Directors have been identified as the Chief Operating Decision Maker ('CODM'), since they are responsible for all major decisions with respect to the preparation and execution of business plan, preparation of budget and planning. All operating segments' operating results are reviewed regularly by the Group's Board of Directors to assess the performance of resources and make decisions.

The Holding Company is primarily engaged in the business of "Real Estate Development", which as per Indian Accounting Standard – 108 on 'Operating Segments' is considered to be the only reportable business segment. The Holding Company is operating in India which is considered as a single geographical segment.

B. Entity wide disclosures

a) Information about products and services: The Holding Company primarily deals in one business namely "Real Estate Development", therefore product-wise revenue disclosure is not applicable.

b) Information about geographical areas: The Holding Company provides services to customers which are domiciled in India. All the assets of the Holding Company are located in India and hence there are no separate geographical areas.

C. Major customer

The Holding Company is primarily engaged in the business of "Real Estate Development" and sale real estate properties to retail customers. Further, there are no customers who are required to be disclosed under major customer category.

40. Employee benefits

A Defined contribution plans

Contributions to defined contribution plans recognised as an expense and has been shown under Employee benefits expense in the Statement of Profit and Loss for the year are as under:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Group's contribution to provident fund	28.54	30.76

B Description of Risk Exposures

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

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

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

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

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

C Defined benefit plans

The Group operates gratuity plan wherein every employee is entitled to the benefit equivalent to 15 days of total basic salary last drawn for each completed year of service. Gratuity is payable to all eligible employees of the Group on retirement, separation, death or permanent disablement, in terms of the provisions of the Payment of Gratuity Act, 1972.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

The following table sets out the status of the Gratuity as required under Ind-AS 19 - Employee Benefits:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Defined benefit liability- Gratuity	61.68	55.88
Total employee benefit liabilities		
Non-current	55.01	51.18
Current	6.67	4.70
Total	**61.68**	**55.88**

(i) Reconciliation of the defined benefit liability

The following table shows a reconciliation from the opening balances to the closing balances for the defined benefit liability and its components

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Balance at the beginning of the year	55.88	55.86
Current service cost	9.31	6.55
Interest cost	3.64	3.70
Actuarial (gain) / loss recognised in other comprehensive income		
changes in demographic assumptions	-	(0.02)
changes in financial assumptions	1.18	2.70
experience adjustments	(0.52)	1.42
Benefits paid	(7.81)	(14.33)
Balance at the end of the year	**61.68**	**55.88**

ii) Expense recognised in profit or loss

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Current service cost	9.31	6.55
Interest cost	3.64	3.70
Total	**12.95**	**10.25**

iii) Remeasurements recognised in other comprehensive income

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Actuarial (gain) / loss on defined benefit obligation	0.66	4.10
Total	**0.66**	**4.10**

iv) Actuarial assumptions

Principal actuarial assumptions at the reporting date (expressed as weighted averages):

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Financial assumptions		
Discount rate	6.55%	6.80%
Future salary growth	6.00%	6.00%
Average remaining working lives of employees (years)	16.11	14.12

Demographic assumptions

Mortality rate	IALM (2012-14) Ultimate	IALM (2012-14) Ultimate
Withdrawal rate		
Up to 30 years	3.00%	3.00%
31 to 44 years	2.00%	2.00%
Above 44 years	1.00%	1.00%
Retirement age	58 years	58 years

As at 31 March 2021, the average outstanding terms of the obligtions as at valuation date is 7.89 years (31 March 2020: 9.59 years)

Expected contributions to post-employment benefit plans for the year ending 31 March 2022 are ₹ 6.67 Lakhs.

As the Holding Company does not have any plan assets, the movement of present value of defined benefit obligation and fair value of plan assets has not been presented.

v) Sensitivity analysis

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

Particulars	31 March 2021		31 March 2020	
	Increase	Decrease	Increase	Decrease
Discount rate (0.50%)	(2.33)	2.48	(2.01)	2.11
Future salary growth (0.50%)	2.31	(2.19)	2.12	(2.04)

Sensitivities due to mortality and withdrawal are not material and hence impact of change not calculated.

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

vi) Maturity profile

The table below shows the expected cash flow profile of the benefits to be paid to the current membership of the plan based on past service of the employees as at the valuation date:

Year	31 March 2021	Year	31 March 2020
April 2021 – March 2022	6.67	April 2020 – March 2021	4.70
April 2022 – March 2023	3.18	April 2021 – March 2022	6.38
April 2023 – March 2024	1.74	April 2022 – March 2023	3.11
April 2024 – March 2025	2.35	April 2023 – March 2024	1.61
April 2025 – March 2026	23.66	April 2024 – March 2025	2.17
April 2026 onwards	25.56	April 2025 onwards	38.22

vii) Other long-term benefits

An amount of ₹(1.49) lakhs (31 March 2020: ₹15.92 lakhs) pertaining to compensated absences is recognised as an expense and included in "Employee Benefits".

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

41. **Related party disclosures:**

In accordance with the requirements of Ind AS 24 on Related Party Disclosures, the names of the related parties where control exists and/or with whom transactions have taken place during the year and description of relationships, as identified and certified by the management are:

A. Name and description of relationship of the related party

a) **Holding company**

Tiara Investments Holdings Limited, Mauritius

b) **Entities exercising significant influence (where transaction have taken place during the year)**

DCM Limited, India - Investing Company

c) **Key Management Personnel (KMPs) I their relatives and other enterprises under the control of the Key Managerial Personnel and their relatives:**

Name of Key Management Personnel	Designation	Relatives*
Mr. Sumant Bharat Ram	Whole-time Director	Mr. Vinay Bharat Ram (Father)
Mrs. Chitra Gouri Lal	Whole-time Director (till 20 August 2020) Director (w.e.f 21 August 2020)	
Mr. Ajay Khanna	Chief Financial Officer	
Mr. Ravi Shanker Thakur	V.P. (Corp) and Company Secretary (till 30 September 2019)	
Mr. Sachin Kumar Gupta	Company Secretary (w.e.f 08 November 2019)	
Mr. Karan Singh Thakral	Director	
Mr. Yash Gupta	Independent Director	
Mr. Satpal Khattar	Director	
Mr. Kartar Singh Thakra	Director	
Mr. Satveer Singh Thakral	Alternate Director to Mr. Kartar Singh Thakral	
Mr. Yuv Bharat Ram	Additional Director (w.e.f 08 November 2019) Director (w.e.f 25 September 2020)	
Mr. Rahil Bharat Ram	Additional Director (w.e.f 24 August 2020) Director (w.e.f 25 September 2020)	
Mr. Navin Khattar	Additional Director (w.e.f 10 February 2020) Director (w.e.f 25 September 2020)	
Mr. Vinay Bharat Ram	Director (till 16 August 2019)	
Mr. Arvind Khattar	Director (till 18 December 2019)	

* Relatives of Key Management Personnel (other than Key Management Personnel themselves) with whom there were transactions during the year.

d) Other enterprises under the control of Key Management Personnel and their relatives with whom there were transactions during the year.

Name of Entity

Aggresar Leasing & Finance Pvt. Ltd.

Shreshtha Real Estates Private Limited

DCM Nouvelle Limited

DCM Infotech Limited

Khattar Estates Private Limited

Atlantic Commercial Company Limited

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

B. The following transactions were carried out with related parties in the ordinary course of business:

Particulars	Amount	
	For the year ended 31 March 2021	For the year ended 31 March 2020
Expense reimbursement to		
DCM Limited	-	21.20
Expense reimbursement from		
DCM Limited	2.23	0.46
Aggresar Leasing & Finance Pvt. Ltd.	0.30	0.02
Maintenance income		
DCM Limited	7.37	-
Aggresar Leasing & Finance Pvt. Ltd.	3.02	0.27
Interest income		
DCM Limited	0.85	-
Acquisition of residential units of Holding Company by		
DCM Limited	1,487.74	-
Contract liability		
Mr. Sumant Bharat Ram	(18.66)	56.76
Mr. Ajay Khanna	-	31.26
Mr. Rahil Bharat Ram	18.66	-
Mr. Yuv Bharat Ram	-	10.91
Mr. Vinay Bharat Ram	-	(24.90)
DCM Limited	1,324.32	34.84
Aggresar Leasing & Finance Pvt. Ltd.	(10.60)	-
DCM Nouville Limited	7.64	2.04
DCM Infotech Ltd	-	(288.21)
Atlantic Commercial Company Limited	-	1.13
Trade receivables		
Mr. Sumant Bharat Ram	6.55	4.97
Mr. Yuv Bharat Ram	(2.91)	1.21
Mr. Satpal Khattar	0.65	31.43
DCM Limited	(14.45)	21.05
Aggresar Leasing & Finance Pvt. Ltd.	12.81	3.11
Khattar Estates Private Limited	0.05	2.65
Atlantic Commercial Company Limited	0.07	2.05
Shreshtha Real Estates Private Limited	0.07	1.61

(₹ in Lakhs except for share data and if otherwise stated)

Transactions with key management personnel

Particulars	Amount	
	For the year ended 31 March 2021	For the year ended 31 March 2020
Remuneration to key management personnel		
Salaries and bonus including contributions made to provident fund		
Mr. Sumant Bharat Ram	160.77	165.05
Mrs. Chitra Gouri Lal	6.20	17.32
Mr. Ajay Khanna	26.19	30.73
Mr. Ravi Shanker Thakur	-	37.49
Mr. Sachin Kumar Gupta	10.26	4.58
Post-employment defined benefit plan*		
Gratuity		
Mr. Sumant Bharat Ram	7.24	-
Mr. Sachin Kumar Gupta	1.47	1.27
Other long term defined benefit plan*		
Compensated absences		
Mr. Sumant Bharat Ram	6.09	6.71
Mrs. Chitra Gouri Lal	-	2.24
Mr. Sachin Kumar Gupta	1.54	1.40
Director sitting fees**		
Dr. Vinay Bharat Ram	-	0.80
Mr. Yash Gupta	7.00	4.30
Mr. Satveer Singh Thakral	3.00	1.30
Mr. Sat Pal Khattar	3.00	1.30
Mr. Karan Singh Thakral	6.50	3.30
Mr. Arvind Khattar	-	0.20
Mrs. Chitra Gouri Lal	4.00	-
Mr. Yuv Bharat Ram	6.00	1.20
Mr. Rahil Bharat Ram	2.00	-
Mr. Naveen Khattar	3.00	0.50
Total compensation of key management personnel	**254.26**	**279.69**

* Provision for gratuity and compensated absences are determined on the basis of actuarial valuation for the Holding Company.

** Excluding Goods and Service Tax, as applicable.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

Balances with related parties

Particulars	Amount	
	For the year ended 31 March 2021	For the year ended 31 March 2020
Receivables from		
DCM Limited	1,477.38	0.11
	1,477.38	**0.11**
Trade receivables		
Mr. Sumant Bharat Ram	12.71	6.16
Mr. Yuv Bharat Ram	0.03	2.94
Mr. Satpal Khattar	95.85	95.20
DCM Limited	4.91	19.36
Aggresar Leasing & Finance Pvt. Ltd.	21.35	8.54
Khattar Estates Private Limited	7.81	7.76
Atlantic Commercial Company Limited	0.19	0.12
Shreshtha Real Estates Private Limited	0.19	0.12
	143.03	**140.19**
Contact liability (Other current liability)		
Mr. Sumant Bharat Ram	48.63	67.29
Mr. Ajay Khanna	68.73	68.73
Mr. Rahil Bharat Ram	18.66	-
Mr. Yuv Bharat Ram	7.61	7.61
DCM Limited	1,359.16	34.84
Aggresar Leasing & Finance Pvt. Ltd.	25.23	35.83
DCM Nouville Limited	134.65	127.01
Khattar Estates Private Limited	6.70	6.70
Atlantic Commercial Company Limited	21.13	21.13
	1,690.49	**369.14**
Trade payables/ Amount payables to		
Mr. Sumant Bharat Ram	6.76	4.39
Mrs. Chitra Gouri Lal	-	0.96
Mr. Sachin Kumar Gupta	0.80	0.79
Mr. Ajay Khanna	3.66	3.83
Mr. Arvind Khattar	-	0.14
	11.22	**10.11**

C. Terms and conditions of transactions with the related parties

i. Transactions with the related parties are made on normal commercial terms and conditions and at market rates.

42. a) The Holding Company has project "Central Square" for which construction work on different Plazas, i.e. on Plaza 1, 2 and 3, has commenced in earlier years. Completion certificates of Plazas 1,2 and 3 of Central Square have been received from the appropriate authority in the earlier years and are now operational. The Holding Company has been recognising the revenue for the plazas 1,2 and 3. The Holding Company had started development activities in Plaza 4 in earlier years but no revenue is being recognized as per the related accounting policy.

b) The Holding Company has another project (Park Square) at Kishanganj, Delhi for which entered into a Joint Development Agreement (JDA) including addendums thereto, with M/s Basant Projects Limited (Unity) for joint development of the project, during the earlier years. As per the JDA, all amounts received from booking holders will be to the account of the Holding Company and the Holding Company has appointed Unity as the construction contractor for development/construction of the specified area on behalf of the Holding Company, for a specified consideration. The construction work on the Park Square project is in progress but no revenue is being recognized as per the related accounting policy.

43. Details of dues to micro and small enterprises as defined under the MSMED Act, 2006 :

Particulars	As at 31 March 2021	As at 31 March 2020
(a) The amounts remaining unpaid to micro, small and medium enterprises as at the end of the period - Principal - Interest	33.03	9.02
(b) The amount of interest paid by the buyer as per the Micro Small and Medium Enterprises Development Act, 2006	-	-
(c) The amounts of the payments made to micro and small suppliers beyond the appointed day during each accounting period.	-	-
(d) The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under Micro Small and Medium Enterprises Development Act, 2006.	-	-
(e) The amount of interest accrued and remaining unpaid at the end of each accounting period.	-	-
(f) The amount of further interest remaining due and payable even in the succeeding periods, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under the Micro Small and Medium Enterprises Development Act, 2006.		

44. Corporate Social Responsibility (CSR)

During the year ended 31 March 2015, as per section 135 of the Companies Act, 2013, a CSR committee was formed by the Holding Company. The Holding Company's CSR activities are instrumental in providing education to children. The funds were utilized as financial contribution towards Senior Secondary Schools being run by the DCM Educational Society at Kishanganj, Delhi viz., DCM Boys' Senior Secondary School and DCM Girls' Senior Secondary School. During the current year, the Holding Company was required to spend an amount of ₹ Nil (31 March 2020: ₹ Nil) on CSR activities, against which the Holding Company has actually incurred a sum of ₹ 42.55 Lakhs (31 March 2020: ₹ 56.72 Lakhs) out of which ₹ Nil (31 March 2020: ₹ Nil) remains payable at the end of the year.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

45. Disclosures on revenue pursuant to Ind AS 115 - Revenue from contracts with customers

A . Disaggregation of revenue

Set out below is the disaggregation of the Group's revenue from contracts with customers:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Revenue from contracts with customers		
Revenue from operations	669.95	504.50
Other operating revenue (Maintenance service income, transfer charges and forfieture income)	177.30	109.31
Total revenue covered under Ind AS 115	**847.25**	**613.81**

B. Contract balances

The following table provides information about receivables and contract liabilities from contract with customers:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Receivables		
Trade receivables	2,188.11	2,300.12
Less: Loss allowance	(51.55)	(49.11)
Net receivables	**2,136.56**	**2,251.01**
Contract liabilities		
Advance from customers	31,636.92	26,645.99
Total contract liabilities	**31,636.92**	**26,645.99**

Contract asset is the right to consideration in exchange for goods or services transferred to the customer. Contract liabilities are recognised as and when the performance obligation is satisfied.

C. Significant changes in the contract liabilities (advances from customers) during the year are as follows:

Particulars	For the year ended 31 March 2021	For the year ended 31 March 2020
Opening balance	26,645.99	17,625.53
Addition during the year	5,660.88	9,524.96
Performance obligations satisfied in current years	(669.95)	(504.50)
Closing balance	**31,636.92**	**26,645.99**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

46. Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows.

The changes in the Group's liabilities arising from financing activities can be classified as follows:

Particulars	Non-current borrowings (including current maturities)	Current borrowings	Interest accrued	Total
Net debt as at 1 April 2019	14,825.50	-	-	14,825.50
Proceeds from non-current borrowings (including current maturities) (net)	600.00	-	-	600.00
Repayment of current/non-current borrowings	(2,257.94)	-	-	(2,257.94)
Non-cash movement arising on account of amortisation of upfront fees and others	19.07	-	-	19.07
Interest expense	1,722.32	-	-	1,722.32
Interest paid	(1,722.32)	-	-	(1,722.32)
Net debt as at 31 March 2020	**13,186.63**	**-**	**-**	**13,186.63**
Net debt as at 1 April 2020	**13,186.63**	**-**	**-**	**13,186.63**
Proceeds from non-current borrowings (including current maturities) (net)	2,650.00	-	-	2,650.00
Repayment of current/non-current borrowings	(1,603.70)	-	-	(1,603.70)
Non-cash movement arising on account of amortisation of upfront fees and others	17.91	-		
Interest expense	1,485.21	-	-	1,485.21
Interest paid	(851.08)	-	-	(851.08)
Net debt as at 31 March 2021	**14,884.97**	**-**	**-**	**14,867.06**

This Space is intentionally left blank.

47. Information on lease transactions pursuant to Ind AS 116 - Leases

Assets taken on lease

The Holding Company has taken leases for director residence in previous years and reflected on the balance sheet as a right-of-use asset and a lease liability. Variable lease payments which do not depend on an index or a rate are excluded from the initial measurement of the lease liability and right of use assets. The Holding Company classifies its right-of-use assets in a consistent manner to its property, plant and equipment. The Holding Company is prohibited from selling or pledging the underlying leased assets as security and further under obligation to keep the properties in a good state of repair and return the properties in their original condition at the end of the lease.

A. Lease payments not included in measurement of lease liability

The expense relating to payments not included in the measurement of the lease liability is as follows:

Particulars	31 March 2021	31 March 2020
Short-term leases	-	-

B. Total cash outflow for leases for the year ended 31 March 2021 was ₹ 36 lakhs

(31 March 2020 : ₹ 12 Lakhs).

C. Total expense recognised during the year

Particulars	31 March 2021	31 March 2020
Interest on lease liabilities	2.90	1.82
Depreciation on right of use asset	33.73	11.24

D. Maturity of lease liabilities

The lease liabilities are secured by the related underlying assets. Future minimum lease payments were as follows:

31 March 2021	Minimum lease payments due						
	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 yeas	More than 5 years	Total
Lease payments	6.00	-	-	-	-	-	6.00
Interest expense	(0.09)	-	-	-	-	-	(0.09)
Net present values	5.91	-	-	-	-	-	5.91

D. Information about extension and termination options

Right of use assets	Number of leases	Range of remaining term	Average remaining lease term	Number of leases with extension option	Number of leases with purchase option	Number of leases with termination option
Residential premises	1	0.17 years or 2 months	0.17 years or 2 months	1	-	1

F. Bifurcation of lease liabilities at the end of the year in current and non-current

Particulars	31 March 2021	31 March 2020
a) Current liability (amount due within one year)	5.91	32.45
b) Non-current liability (amount due over one year)	-	6.56
Total lease liabilities at the end of the year	**5.91**	**39.01**

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

48. Fair value measurement and financial instruments

a. Financial instruments – by category and fair values hierarchy

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

For amortised cost instruments, carrying value represents the best estimate of fair value

(i) As on 31 March 2021

Particulars	Note	Carrying value				Fair value measurement using		
		FVTPL	FVOCI	Amortised Cost	Total	Level 1	Level 2	Level 3
Financial assets								
Non-current								
Loans	7	-	-	26.11	26.11	-	-	26.11
Other financial assets	8	-	-	1,476.58	1,476.58	-	-	1,476.58
Current								
Trade receivables	12	-	-	2,136.56	2,136.56	-	-	2,136.56
Cash and cash equivalents	13	-	-	1,530.14	1,530.14	-	-	1,530.14
Bank balances other than cash and cash equivalents	14	-	-	323.70	323.70	-	-	323.70
Other financial assets	15	-	-	19.85	19.85	-	-	19.85
Total		-	-	5,512.94	5,512.94	-	-	5,512.94
Financial liabilities								
Non-current								
Borrowings#	19	-	-	12,004.26	12,004.26	-	-	12,004.26
Other financial liabilities	21	-	-	2,347.26	2,347.26	-	-	2,347.26
Current								
Trade payables	24	-	-	8,393.77	8,393.77	-	-	8,393.77
Lease liabilities	20	-	-	5.91	5.91	-	-	5.91
Other financial liabilities (Borrowings #)	25	-	-	2,880.71	2,880.71	-	-	2,880.71
Other financial liabilities	25	-	-	339.36	339.36	-	-	339.36
Total		-	-	**25,971.27**	**25,971.27**	-	-	**25,971.27**

This Space is intentionally left blank.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

(ii) As on 31 March 2020

Particulars	Note	Carrying value				Fair value measurement using		
		FVTPL	FVOCI	Amortised Cost	Total	Level 1	Level 2	Level 3
Financial assets								
Non-current								
Loans	7	-	-	33.51	33.51	-	-	33.51
Current								
Trade receivables	12	-	-	2,251.02	2,251.02	-	-	2,251.02
Cash and cash equivalents	13	-	-	99.36	99.36	-	-	99.36
Bank balances other than cash and cash equivalents	14	-	-	309.26	309.26	-	-	309.26
Other financial assets	15	-	-	37.83	37.83	-	-	37.83
Total		-	-	**2,730.98**	**2,730.98**	-	-	**2,730.98**
Financial liabilities								
Non-current								
Borrowings#	19	-	-	11,226.74	11,226.74	-	-	11,226.74
Lease liabilities	20	-	-	6.56	6.56	-	-	6.56
Other financial liabilities	21	-	-	2,566.25	2,566.25	-	-	2,566.25
Current								
Trade payables	24	-	-	7,782.68	7,782.68	-	-	7,782.68
Lease liabilities	20	-	-	32.45	32.45	-	-	32.45
Other financial liabilities (Borrowings #)	2	-	-	1,959.89	1,959.89	-	-	1,959.89
Other financial liabilities	25	-	-	346.99	346.99	-	-	346.99
Total		-	-	**23,921.56**	**23,921.56**	-	-	**23,921.56**

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

b. Financial risk management (continued)

ii) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Group. The Group's exposure to credit risk is influenced mainly by cash and cash equivalents, trade receivables and financial assets measured at amortised cost. The Group continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

(a) Credit risk rating

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

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
A: Low credit risk	Cash and cash equivalents, other bank balances, loans	12 month expected credit loss/Life time expected credit loss
C: High credit risk	Trade receivables, other financial assets	12 month expected credit loss/Life time expected credit loss/fully provided for

Assets under credit risk –

Credit rating	Particuars	31 March 2021	31 March 2020
A: Low credit risk	Cash and cash equivalents, other bank balances, loans	1879.95	442.13
C: High credit risk	Trade receivables, other financial assets	3632.99	2288.85

(b) Credit risk exposure

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

Particulars	As at 31 March 2021	As at 31 March 2020
Trade receivables	2,136.56	2,251.02
Cash and cash equivalents	1,530.14	99.36
Balances other than cash and cash equivalents	323.70	309.26
Other financial assets - Current	19.85	37.83
Loans	26.11	33.51
Other financial assets - Non-current	1,476.58	-

Trade receivable

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. Trade receivables are unsecured and are derived from revenue earned from customers primarily located in India. The Group monitors the economic environment in which it operates. The credit risk with regards to trade receivable and unbilled receivable (i.e Income accrued) is almost negligible in case of its property sale business as the same is due to the fact that in case of its property sale business it does not handover possession till entire outstanding is received.

During the year, the Group has recognised impairment provision against trade receivables of ₹ 2.44 lakhs (31 March 2020: ₹ 0.93 lakhs).

Credit risk on cash and cash equivalents is limited as the Group generally invests in deposits with banks with high credit ratings assigned by domestic credit rating agencies.

The Group establishes an allowance for impairment that represents its expected credit losses in respect of trade receivable and other financial assets. The management uses a simplified approach (i.e. based on lifetime ECL) for the purpose of impairment loss allowance. The Group estimates amounts based on the business environment in which the Group operates, and management considers that the trade receivables are in default (credit impaired) when the counterparty fails to make payments for receivable more than 3 years past due. However the Group based upon historical experience, determine an impairment allowance for loss on receivables.

b. Financial risk management (continued)

(ii) Liquidity risk

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

The Group believes that its liquidity position, including total cash and cash equivalent and bank balances other than cash and cash equivalent of ₹ 1,853.84 Lakhs as at 31 March 2021 (31 March 2020: ₹ 408.62 Lakhs), anticipated future internally generated funds from operations revolving undrawn credit facility will enable it to meet its future known obligations in the ordinary course of business. However, if a liquidity needs were to arise, the Group believes it has access to financing arrangements, value of unencumbered assets, which should enable it to meet its ongoing capital, operating, and other liquidity requirements. The Group will continue to consider various borrowing or leasing options to maximize liquidity and supplement cash requirements as necessary.

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

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

I. Financing arrangements

The Group doesn't have access to any undrawn borrowing facilities at the end of the reporting period:

II. Maturities of financial liabilities

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted:

As at 31 March 2021	Carrying amount	Contractual cash flows			
		Less than one year	Between one year and five year	More than 5 year	Total
Non-current liabilities					
Non-current borrowings (including current maturities)	14,884.97	2,880.71	12,004.26	-	14,884.97
Other financial liabilities	2,347.26	-	2,347.26	-	2,347.26
Current liabilities					
Trade payables	8,393.77	8,393.77	-	-	8,393.77
Lease liabilities	5.91	5.91	-	-	5.91
Other financial liabilities	339.36	339.36	-	-	339.36
Total	**25,971.27**	**11,619.75**	**14,351.52**	**-**	**25,971.27**

This Space is intentionally left blank.

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

As at 31 March 2020	Carrying amount	Contractual cash flows			
		Less than one year	Between one year and five year	More than 5 year	Total
Non-current Liabilities					
Non-current borrowings (including current maturities)	13,186.63	1,959.89	11,226.74	-	13,186.63
Lease liabilities	6.56	-	6.56	-	6.56
Other financial liabilities	2,566.25	-	2,566.25	-	2,566.25
Current liabilities					
Trade payables	7,782.68	7,782.68	-	-	7,782.68
Lease liabilities	32.45	32.45	-	-	32.45
Other financial liabilities	346.99	346.99	-	-	346.99
Total	**23,921.56**	**10,122.01**	**13,799.55**	**-**	**23,921.56**

b. Financial risk management (continued)

(iii) Market risk

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

Currency risk

Currency risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Group is not exposed to the effects of fluctuation in the prevailing foreign currency exchange rates on its financial position and cash flows. There is no exposure which arises primarily due to exchange rate fluctuations between the functional currency and other currencies from the Group's operating, investing and financing activities.

Interest rate risk

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

Exposure to interest rate risk

The Group's interest rate risk arises majorly from the term loans from banks carrying floating rate of interest. These obligations exposes the Group to cash flow interest rate risk. The exposure of the Group's borrowing to interest rate changes as reported to the management at the end of the reporting period are as follows:

Variable-rate instruments	As at 31 March 2021	As at 31 March 2020
Term loans from others (Non current)	12004.26	11226.74
Current maturities of borrowings	2880.71	1959.89
Total	**14884.97**	**13186.63**

Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 100 basis points (bps) in interest rates at the reporting date would have increased/ (decreased) the loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant.

Particulars	Profit or (loss)	
	100 bps increase	100 bps decrease
Interest on term loans		
For the year ended 31 March 2021	148.85	(148.85)
For the year ended 31 March 2020	131.87	(131.87)

(₹ in Lakhs except for share data and if otherwise stated) PUREARTH

49. Capital management

For the purpose of the Group's capital management, capital includes issued equity share capital and all other equity reserves attributable to the equity holders of the parent Group. The primary objective of the management of the Group's capital structure is to maintain an efficient mix of debt and equity in order to achieve a low cost of capital, while taking into account the desirability of retaining financial flexibility to pursue business opportunities and adequate access to liquidity to mitigate the effect of unforeseen events on cash flows.

The Group manages its capital structure and makes adjustments to it in light of changes in economic conditions. To maintain or adjust the capital structure, the Group may return capital to shareholders, raise new debt or issue new shares.

The Group monitors capital on the basis of the debt to equity ratio, which is calculated as interest-bearing debts divided by total equity.

Particulars	As at 31 March 2021	As at 31 March 2020
Borrowings	14,884.97	13,186.63
Less : Cash and cash equivalents	1,530.14	99.36
Adjusted net debt (A)	**13,354.83**	**13,087.27**
Total equity (B)	6,734.62	7,283.85
Adjusted net debt to adjusted equity ratio (A/B)	**1.98**	**1.80**

50. The outbreak of Covid-19 pandemic is causing significant disturbance and slowdown of economic activities globally. Subsequent to year-end, many State Governments have announced lockdown due to further spread of Covid-19. The management has made a detailed assessment of its liquidity position including recoverability and carrying values of its assets as at balance sheet date. Based on the current indicators of future economic conditions, the management expects to recover carrying amount of these assets. In respect of the ongoing projects of the Group, construction activities been resumed in phased manner as per the Government's directive. Further, the management will continue to closely monitor any material change to future economic conditions. Given the uncertanities, the final impact on Group's assets in future may differ from the estimated as at the date of approval of these consolidated financials statements.

51. Interests in other entities

(a) Subsidiaries

The details of the consolidated subsidiary companies as at 31 March 2021 and 31 March 2020 are set out below. Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the Group, and the proportion of ownership interests held equals the voting rights held by the Group. The country of incorporation or registration is also their principal place of business.

Name of the Subsidiary Group	Place of business/ country of incorporation	Ownership interest held by the group		Ownership interest held by non-controlling interests	
		31 March 2021	31 March 2020	31 March 2021	31 March 2020
Kalptru Realty Private Limited	India	100%	100%	-	-
Kamayani Facility Management Private Limited	India	100%	100%	-	-
Vighanharta Estates Private Limited	India	100%	100%	-	-

Principal activities of group companies -

Kalptru Realty Private Limited

The company is engaged in Real Estate related activities

Kamayani Facility Management Private Limited

The company is engaged in the business of Real Estate and facility management.

Vighanharta Estates Private Limited

The company is engaged in Real Estate related activities

52. Additional information, as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiary and Joint venture.

Name of Enterprise	Net Assets i.e. total assests minus total liabilites		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	Amount (Rs. in Lakhs)	As % of consolidated profit or loss	Amount (Rs. in Lakhs)	As % of consolidated other comprehensive Income	Amount (Rs. in Lakhs)	As% of consolidated total comprehensive Income	Amount (Rs. in Lakhs)
Parent company:								
Purearth Infrastructure Limited								
31 March 2021	100.48%	6,766.71	99.49%	(545.94)	100.00%	(0.49)	99.49%	(546.43)
31 March 2020	100.40%	7,313.14	99.85%	(2,694.89)	100.00%	(3.07)	99.85%	(2,697.96)
Subsidiaries:								
Kalptru Realty Private Limited								
31 March 2021	0.29%	19.42	0.58%	(3.21)	-	-	0.58%	(3.21)
31 March 2020	0.31%	22.63	0.01%	(0.22)	-	-	0.01%	(0.22)
Kamayani Facility Management Private Limited								
31 March 2021	0.60%	40.58	-0.21%	1.17	-	-	-0.21%	1.17
31 March 2020	0.54%	39.41	-0.04%	1.15	-	-	-0.04%	1.15
Vighanharta Estates Private Limited								
31 March 2021	0.15%	9.81	-0.03%	0.14	-	-	-0.03%	0.14
31 March 2020	0.13%	9.67	-0.01%	0.28	-	-	-0.01%	0.28
Total eliminations								
31 March 2021	-1.51%	(101.90)	0.16%	(0.90)	-	-	0.16%	(0.90)
31 March 2020	-1.39%	(101.00)	0.20%	(5.37)	-	-	0.20%	(5.37)
NCI in all subsidiaries	-	-	-	-	-	-	-	-
Total								
31 March 2021	**100%**	**6,734.62**	**100%**	**(548.74)**	**100%**	**(0.49)**	**100%**	**(549.23)**
31 March 2020	**100%**	**7,283.85**	**100%**	**(2,699.05)**	**100%**	**(3.07)**	**100%**	**(2,702.12)**

53. Previous year's figures have beena regrouped/re-classified wherever necessary to conform the current year classification.

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

Manish Agrawal
Partner
Membership No.: 507000
Place: Ghaziabad
Date: 28 June 2021

For and on behalf of the Board of Directors of Purearth Infrastructure Limited

Chitra Gouri Lal
Director
DIN: 02823536
Place: Noida
Date: 28 June 2021

Sumant Bharat Ram
Whole Time Director
DIN: 00052833
Place: New Delhi
Date: 28 June 2021

Sachin Kumar Gupta
Company Secretary
Place: New Delhi
Date: 28 June 2021

Ajay Khanna
Chief Financial Officer
Place: New Delhi
Date: 28 June 2021

Annexure -1

Form AOC-I

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014

Statement containing salient features of the financial statement of subsidiaries / associate companies / joint ventures

Part "A": Subsidiaries

(Amount in Rs.)

1.	Sl. No.	1	2	3
2.	Name of the Subsidiary	Kalptru Realty Private Limited	Kamayani Facility Management Private Limited	Vighanharta Estates Private Limited
3	Reporting period for the subsidiary concerned, if different from the holding company's reporting period.	N. A.	N. A.	N. A.
4.	Reporting currency and Exchange rate as on the last date of the relevant Financial year in the case of foreign subsidiaries.	N. A.	N. A.	N. A.
5.	Share capital	5,00,000	5,00,000	10,00,000
6.	Reserves & Surplus	14,42,094	35,57,879	(19,054)
7.	Total assets	7,21,67,025	3,37,31,551	9,96,286
8.	Total Liabilities	7,21,67,025	3,37,31,551	9,96,286
9.	Investments	NIL	NIL	NIL
10.	Turnover	NIL	NIL	NIL
11.	Profit before taxation	(3,20,644)	1,52,095	18,752
12.	Provision for taxation	-	35,047	4,880
13.	Profit after taxation	(3,20,644)	1,17,048	13,872
14.	Proposed dividend	NIL	NIL	NIL
15.	% of shareholding	100%	100%	100%

1. Names of subsidiaries which are yet to commence operations: Vighanharta Estates Private Limited is exploring business opportunities.
2. Names of subsidiaries which have been liquidated or sold during the year : None

Part "B": Associates and Joint Ventures

Statement pursuant to Section 129(3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures:– Not Applicable

Sumant Bharat Ram
Whole Time Director

Chitra Gouri Lal
Director

Ajay Khanna
Chief Financial Officer

Sachin Kumar Gupta
Company Secretary

Annexure -2

Form AOC-2

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arms length transactions under third proviso thereto

1. **Details of contracts or arrangements or transactions not at arm's length basis:**

   There were no contracts or arrangements or transactions entered into during the year ended March 31, 2021 which were not at arm's length basis.

2. **Details of material contracts or arrangement or transactions at arm's length basis:**

Name of Related Party	Nature of Relationship	Duration of Contract	Nature and salient terms of contracts/ arrangements / transactions	Amount (Rs. lacs)
Kalptru Realty Private Limited	Subsidiary	Ongoing	Providing support to secondary market for Company's Projects and acquisition of / investments in real estates. (Refer note 1) - Advance given - Contract Liability - Income of Transfer Charges	 118.25 107.07 0.90
DCM Limited	Investing Company	Ongoing	- Acquisition of residential units of the Company by DCM Limited - Maintenance Income - Interest Income - Trade Receivable - Expense Reimbursement from - Contract Liability	1,487.74 7.37 0.85 (14.45) 2.23 1,324.32
Aggresar Leasing & Finance Pvt Ltd	Enterprises under the control of Key Management Personnel and their relatives	Ongoing	- Expense Reimbursement from - Maintenance Income - Contract Liability - Trade Receivables	0.30 3.02 (10.60) 12.81
DCM Nouville Limited		Ongoing	- Contract Liability	7.64
Khattar Estates Private Limited		Ongoing	- Trade receivables	0.05
Atlantic Commercial Company Limited		Ongoing	- Trade receivables	0.07
Shreshtha Real Estate Private Limited		Ongoing	- Trade receivables	0.07
Mr. Sumant Bharat Ram	Whole Time Director	Ongoing	- Contract Liability - Trade receivables	(18.66) 6.55
Mr. Sat Pal Khattar	Director	Ongoing	- Trade receivables	0.65
Mr. Rahil Bharat Ram	Director	Ongoing	- Contract Liability	18.66
Mr. Yuv Bharat Ram	Director	Ongoing	- Trade receivables	(2.91)

Note-1:

As per Memorandum of Understanding (MOU) between the Company and M/s. Kalptru Realty Private Limited (Kalptru) on 20-01-2008, modified on 11-03-2013, 04-04-2015 and further modified on 07-02-2019:

(i) Company to provide an interest free advance to Kalptru for acquiring Projects bookings from the secondary market and/or acquiring any rights in property from the Joint Development partner and any other immoveable property (ies) or making investment in real estate upto a maximum amount of Rs. 50.00 Crores at any point of time.

(ii) Purearth to compensate Kalptru for services as follows: (i) Where Kalptru acquired the immoveable property(ies) / booking(s) and transfer the same to the Company on the acquisition value, the Company would pay up to a maximum of Rs. 25,000/- plus expenses incurred by Kalptru for acquiring that booking / property. (ii) Where Kalptru disposes off the immoveable property(ies) / booking(s) in the secondary market, Kalptru would get 5% of the profit so earned (sale consideration – acquisition cost) subject to a minimum of Rs. 25,000/- for each transaction.

The above is approved by the members of the Company in their Extraordinary General Meeting held on 20-07-2018 by special resolution.

For and on behalf of the Board of Directors

Sat Pal Khattar

Chairman

This Space is intentionally left blank.

Annexure -3

ANNUAL REPORT ON CSR ACTIVITIES TO BE INCLUDED IN THE BOARD'S REPORT FOR FINANCIAL YEAR COMMENCING ON OR AFTER 1ST DAY OF APRIL, 2020

1. Brief outline on CSR Policy of the company:

   Purearth is not statutorily required to contribute any amount towards Corporate Social Responsibility (CSR) since the Company has incurred losses during the last three years, Sales and Revenue do not meet the criteria to comply with CSR rules . However, the Company has been financially and administratively contributing towards two Sr. Secondary Schools being run by the "DCM Educational Society" at Kishan Ganj, Delhi.

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation/Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1.	Mr. Yash Gupta	Independent Director	1	1
2.	Mr. Sumant Bharat Ram	Whole Time Director	1	1

3. Provide the web-link where Composition of CSR Committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company: www.purearth.in

4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule(3) of rule 8 of the Companies (Corporate Social responsibility)Rules, 2014, if applicable (attach the report): N.A.

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any:

Sl. No.	Financial Year	Amount available for set-off from preceding financial year (in Lakhs)	Amount required to be set-off for the financial year, if any (in Lakhs)
1	2017-18	47.5	47.5
2	2018-19	49.55	49.55
3	2019-20	56.72	56.72
	Total	**153.77**	**153.77**

6. Average net profit of the company a per section 135(5). Nil

7. (a) Two percent of average net profit of the company as per Section 135(5) : Nil

   (b) Surplus arising out of the CSR projects or Programmes or activities of the previous Financial year: Nil

   (c) Amount required to be set off for the financial year. If any : Rs. 153.77 Lakhs

   (d) Total CSR obligation for the financial year(7a+7b-7c): Nil

8. (a) CSR amount spent or unspent for the financial year 2020-21.

Total Amount Spent for the Financial year (in Lakhs)	Amount Unspent (in Rs.)				
	Total Amount transferred to Unspent CSR Account as per section 135 (6)		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135 (5)		
	Amount	Date of Transfer	Name of the Fund	Amount	Date of Transfer
Rs. 42.55	N.A.	N.A.	N.A.	N.A.	N.A.

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

1	2	3	4	5	6	7	8	9	10	11	12
Sl.No.	Name of the project	Item from the list of activities in Schedule VII to the ACT.	Local area (Yes/No)	Location of the project State	Project duration District	Amount allocated for the project (in Rs.)	Amount spent in the current financial year (in Lakh)	Amount transferred to unspent CSR account for the project as per section 135(6) (n in Rs.)	Mode of implementation Direct (Yes/No)	Mode of implementing Agency	
										Name	CSR Registration Number
1.	N.A.*	(ii) promoting education	Yes	Delhi - 110006	Central	Nil *	42.55	Nil	Yes	N.A	N.A
	Total						42.55	Nil			

*The Schools are aided by Government of Delhi and receive 95% Grant for teachers salaries etc, and some grant for expenses on telephone, furniture, Electricity etc. The rest of expenditure is borne by the Company.- i.e. 5% on salaries etc., on other heads and any excess amount incurred over and above sanctioned by Government of Delhi, under other heads.

(c) Details of CSR amount spent against other than ongoing projects for the financial year: Not Applicable

1	2	3	4	5		6	7	8	
Sl.No.	Name of the project	Item from the list of activities in Schedule VII to the ACT.	Local area (Yes/No)	Location of the project		Amount spent for the project (in Rs.)	Mode of implementation	Mode of implementation Through implementing agency.	
				State	District			Name	CSR Registration Number
1.									
	Total								

(d) Amount spent in Administrative Overheads: Nil

(e) Amount spent on Impact Assessment, if applicable. Not Applicable

(f) Total amount spent for the Financial Year (8b+8v+8d+8c): Rs. 42.55 Lakhs

(g) Excess amount for set off, if any. Rs. 42.55 Lakhs

Sl. No.	Particulars	Amount (in Lakhs)
(i)	Two percent of average net profit of the company as per section 135(5)	NIL
(ii)	Total amount spent for the Financial Year	42.55
(iii)	Excess amount spent for the financial year (ii)-(i)	42.55
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	NIL
(v)	Amount available for set off in succeeding financial years (iii)-(iv)	42.55

9 (a) Details of Unspent CSR amount for the preceding three financial years: **Not Applicable**

S.No.	Preceding Financial Year	Amount transferred to unspent CSR account under section 135 (6) (in Rs.)	Amount spent in the reporting Financial year) in Rs.)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding Financial Years(in Rs.)
				Name of the fund	Amount (in Rs.)	Date of Transfer	
1.							
	Total						

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year: N.A.*

(1) Sl.No.	(2) Project ID	(3) Name of the Project	(4) Financial Year in which the project was commenced	(5) Project duration	(6) Total amount allocated for the project (in Rs.)	(7) Amount spent on the project in the reporting Financial Year (in Lakh)	(8) Cumulative amount spent at the end of reporting Financial year (in Lakh)	(9) Status of the project Completed /Ongoing
1.								
	Total							

*The Schools are aided by Government of Delhi and receive 95% Grant for teachers salaries etc, and some grant for expenses on telephone, furniture, Electricity etc. The rest of expenditure is borne by the Company.- i.e. 5% on salaries etc., on other heads. and any excess amount incurred over and above sanctioned by Government of Delhi, under other heads.

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year. Not Applicable

(a) Date of creation or acquisition of the capital asset (s). : N.A.

(b) Amount of CSR spent for creation or acquisition of capital asset. N.A.

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.: N.A.

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the Capital asset). N.A.

11. Specify the reason(s), if the company has failed to spend two percent of the average net profit as per Section 135(5) N.A.

Annexure -4

Form No. MGT-9

EXTRACT OF ANNUAL RETURN

As on the financial year ended on 31st March, 2021

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

Sr. No.	Particulars	
(i)	CIN	U45202DL1991PLC046111
(ii)	Registration Date	22nd October, 1991
(iii)	Name of the Company	Purearth Infrastructure Limited
(iv)	Category /Sub-Category of the Company	Company Limited by Shares / Indian Non-Government Company
(v)	Address of the Registered office and contact details	Central Square, 20, Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi - 110006
(vi)	Whether listed company	No
(vii)	Name, Address and Contact details of Registrar and Transfer Agent, if any	MAS Services Limited, T34, 2nd Floor, Okhla Ind Area-Phase-II, New Delhi-110020 and 011- 26387281, 82, 83

II. PRINCIPALBUSINESSACTIVITIESOFTHECOMPANY

All the business activities contributing 10% or more of the total turnover of the company shall be stated:-

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1.	Real Estate Operations	41	78.99
2.	Maintenance service Income	81	14.29

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES-

S. No.	Name and address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of Shares Held	Applicable Section
1	Tiara Investment Holdings Limited, Mauritius		Holding	50.65	2(46)
2	Kalptru Realty Private Limited, Delhi	U70109DL2006PTC151901	Subsidiary	100	2(87)(ii)
3	Kamayani Facility Management Private Limited, Delhi	U93090DL2006PTC151543	Subsidiary	100	2(87)(ii)
4	Vighanharta Estates Private Limited, Delhi	U70109DL2006PTC151900	Subsidiary	100	2(87)(ii)

IV. SHAREHOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

i) Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A.Promoters									
(1) Indian									
a)Individual/ HUF	5861818	-	5861818	5.44	5861818	-	5861818	5.44	-
b) Central Govt.	-	-	-	-	-	-	-	-	-
c) Stat Govt(s)	-	-	-	-	-	-	-	-	-
d) Bodies Corp.	46934182	-	46934182	43.54	46562742	-	46562742	43.19	(0.35)
e) Banks / FI	-	-	-	-	-	-	-	-	-
f) Any Other	-	-	-	-	-	-	-	-	-
Sub-total (A) (1):-	**52796000**	**-**	**52796000**	**48.98**	**52424560**	**-**	**52424560**	**48.63**	-
(2) Foreign									
a) NRIs - Individuals	-	294100	294100	0.27	-	294100	294100	0.27	-
b) Other – Individuals	-	-	-	-	-	-	-	-	-
c) Bodies Corp.	-	54600000	54600000	50.65	-	54600000	54600000	50.65	-
d) Banks / FI	-	-	-	-	-	-	-	-	-
e) Any Other..	-	-	-	-	-	-	-	-	-
Sub-total (A) (2):-	-	**54894100**	**54894100**	**50.92**	-	**54894100**	**54894100**	**50.92**	-
Total shareholding of Promoter (A) = (A)(1)+ (A) (2)	**52796000**	**54894100**	**107690100**	**99.90**	52424560	**54894100**	107318660	99.55	-
B. Public Shareholding									
1. Institutionc									
a) Mutual Funds	-	-	-	-	-	-	-	-	-
b) Banks / FI	-	-	-	-	-	-	-	-	-
c) Central Govt.	-	-	-	-	-	-	-	-	-
d) State Govt(s)	-	-	-	-	-	-	-	-	-
e) Venture Capital Funds	-	-	-	-	-	-	-	-	-

f) Insurance Companies	-	-	-	-	-	-	-	-	-
g) FIIs	-	-	-	-	-	-	-	-	-
h) Foreign Venture Capital Funds	-	-	-	-	-	-	-	-	-
i) Others (Specify)	-	-	-	-	-	-	-	-	-
Sub-total (B) (1):-	-	-	-	-	-	-	-	-	-
2. Non-Institutions									
a)Bodies Corp.	-	-	-	-	-	-	-	-	-
i) Indian	-	-	-	-	-	-	-	-	-
ii) Overseas	-	-	-	-	-	-	-	-	-
b) Individuals									
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	4400	93500	97900	0.09	6400	91500	97900	0.09	-
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	-	12000	12000	0.01	-	12000	12000	0.01	-
c) Others	-	-	-	-	371440	-	371440	0.35	0.35
Sub-total (B) (2):-	**4400**	**105500**	**109900**	**0.10**	**377840**	**103500**	**481340**	**0.45**	-
Total Public Shareholding (B)=(B)(1)+ (B)(2)	**4400**	**105500**	**109900**	**0.10**	**377840**	**103500**	**481340**	**0.45**	-
C. Shares held by Custodian for GDRs & ADRs	-	-	-	-	-	-	-	-	-
Grand Total (A+B+C)	**52800400**	**54999600**	**107800000**	**100**	**52802400**	**54997600**	**107800000**	**100**	-

This Space is intentionally left blank.

(ii) Shareholding of Promoters

S.No.	Shareholder's	Shareholding at the beginning of the year			Shareholding at the end of the year		
		No. of Shares	%of total Shares of the company	%of Shares Pledged/ encumbered to total shares	No. of Shares	%of total Shares of the company	%of Shares pledged/ encumbered to total shares
1.	DCM Ltd	17853605	16.56	-	17853605	16.56	-
2.	Aggresar Leasing and Finance Pvt Ltd	17989455	16.69	-	17989455	16.69	-
3.	DCM Employees Welfare Trust	371440	0.35	-	-	-	-
4.	Unison International IT Services Ltd	7115182	6.6	-	7115182	6.6	-
5.	Atlantic Commercial Company Limited	400000	0.37	-	400000	0.37	-
6.	Sumant Bharat Ram	5861818	5.44	-	5861818	5.44	-
7.	Tiara Investment Holdings Ltd	54600000	50.65	-	54600000	50.65	-
8.	Sat Pal Khattar	294100	0.27	-	294100	0.27	-
9.	TIL Investments Pvt. Ltd.	3204500	2.97	-	3204500	2.97	-
	Total	**107690100**	**99.90**	-	**107318660**	**99.55**	-

(iii) Change in Promoters' Shareholding (please specify, if there is no change)

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of total shares	No. of Shares	% of total shares
1.	At the beginning of the year	107690100	99.9	107690100	99.9
2.	Date wise Increase/ Decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/ transfer/ bonus/ sweat equity etc):	-	-	(-) 371440	(0.35)
3.	At the End of the year	107690100	99.9	107318660	99.55

This Space is intentionally left blank.

(iv)Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of total shares	No. of Shares	% of total shares
1.	At the beginning of the year	109000	0.10	109000	0.10
2.	Date wise Increase/ Decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/ transfer/ bonus/ sweat equity etc):	-	-	(+) 371440 (DCM Employees Welfare Trust)	0.35
3.	Date wise Increase/ Decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/ transfer/ bonus/ sweat equity etc):			(-) 3700*	
4.	At the End of the year(or on the date of separation, if separated during the year)	109000	0.10	476740	0.45

*Change in shareholding of top ten shareholder other than Directors and Promoters due to recategorisation.

(v) Shareholding of Directors and Key Managerial Personnel:

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of total shares	No. of Shares	% of total shares
1.	At the beginning of the year	As per Annexure-4A			
2.	Date wise Increase/ Decrease in Promoters Share holding during the year specifying the reasons for increase/decrease (e.g. allotment/ transfer/ bonus/ sweat equity etc):				
	At the End of the year				

V.INDEBTEDNESS

Indebtedness of the Company including interest outstanding/accrued but not due for payment

(Rs. In lacs)

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtednes
Indebtedness at the beginning of the financial year				
i)Principal Amount	13,186.63	0	0	13,186.63
ii) Interest due but not paid	-	0	0	-
iii) Interest accrued but not due	-	0	0	-
Total (i+ii+iii)	**13,186.63**	**0**	**0**	**13,186.63**
Change in Indebtedness during the financial year				
- Addition	3,284.13	0	0	2,650.00
- Reduction	1,585.79	0	0	951.66
Net Change	1,698.34			1,698.34
Indebtedness at the end of the financial year				
i) Principal Amount	14,884.97	0	0	14,884.97
ii) Interest due but not paid	-	0	0	-
iii) Interest accrued but not due	-	0	0	-
Total (i+ii+iii)	**14,884.97**	**0**	**0**	**14,884.97**

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

Sl.No.	Particulars of Remuneration	Name of WTD – Mr. Sumant Bharat Ram (Rs.)	Name of WTD – Mrs. Chitra Gouri Lal (Rs.)	Total Amount (Rs.)
1.	Gross salary			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	1,22,91,300	6,19,892	1,29,11,192
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	25,99,692	Nil	25,99,692
	(c) Profits in lieu of salary under section 17(3) Income Tax Act, 1961	Nil	Nil	Nil
2.	Stock Option	Nil	Nil	Nil
3.	Sweat Equity	Nil	Nil	Nil
4.	Commission	Nil	Nil	Nil
	- as % of profit	N.A.	N.A.	N.A.
	- others, specify	N.A.	N.A.	N.A.
5.	Others, please specify	N. A.	N.A.	N. A.
	Total (A)	**1,48,90,992**	**6,19,892**	**1,55,10,884**
	Ceiling as per the Act	In terms of Resolutions passed by the Shareholders of the Company		

B. Remuneration to other directors:

Sl.No.	Particulars of Remuneration	Name of Director	Total Amount
	3. Independent Directors		
	- Fee for attending board committee meetings		
	- Commission		
	- Others, please specify		
	Total (1)		
	4. Other Non-Executive Directors		
	- Fee for attending board committee meetings	As per Annexure-4B	
	- Commission		
	- Others, please specify		
	Total (2)		
	Total (B)=(1+2)		
	Total Managerial Remuneration		
	Overall Ceiling as per the Act		

C. Remuneration to Key Managerial Personnel Otherthan MD/Manager/WTD

Sl.No.	Particulars of Remuneration	Key Managerial Personnel		
		CFO - Mr. Ajay Khanna (Rs.)	CS - Mr. Sachin Kumar Gupta (Rs.)	Total Amount (Rs.)
1.	Gross salary			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	22,43,784	9,73,440	32,17,224
	(b) Value of perquisites u/s17(2) Income-tax Act, 1961	2,84,449	8,000	2,92,449
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-		-
2.	Stock Option	-		-
3.	Sweat Equity	-		-
4.	Commission	-		-
	- as % of profit	-		-
	- others, specify...	-		-
5.	Others, please specify	-		-
	Total	**25,28,233**	**9,81,440**	**35,09,673**

VII. PENALTIES/PUNISHMENT/COMPOUNDINGOFOFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority (RD / NCLT / COURT)	Appeal made, if any, (give details)
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
B. DIRECTORS	-	-	-	-	-
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-
C. OTHER OFFICERS IN DEFAULT	-	-	-	-	-
Penalty	-	-	-	-	-
Punishment	-	-	-	-	-
Compounding	-	-	-	-	-

This Space is intentionally left blank.

Annexure-4A

Shareholding of Directors and Key Managerial Personnel

Name of Director: Mr. Sat Pal Khattar

Sl. No.		Shareholding at the beginning of the year		Cumulative Share holding during the year	
	For Each of the Directors and KMP	**No. of shares**	**% of total shares of the company**	**No. of Shares**	**% of total shares of the company**
	At the beginning of the year	294100	0.27	294100	0.27
	Date wise Increase/ Decrease in Share holding during the year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/ sweat equity etc):	-	-	-	-
	At the End of the year	294100	0.27	294100	0.27

Name of Director: Mr. Sumant Bharat Ram

Sl. No.		Shareholding at the beginning of the year		Cumulative Share holding during the year	
	For Each of the Directors and KMP	**No. of shares**	**% of total shares of the company**	**No. of Shares**	**% of total shares of the company**
	At the beginning of the year	5861818	5.44	5861818	5.44
	Date wise Increase/ Decrease in Share holding during the year specifying the reasons for increase/ decrease (e.g. allotment/ transfer/ bonus/ sweat equity etc):	-	-	-	-
	At the End of the year	5861818	5.44	5861818	5.44

Please note that the Directors excluding aforesaid and Key Managerial Personnel (KMP) do not hold any shares in the Company at the beginning / end of the year and no changes took place in shareholding pattern of the said directors and KMP during the year.

Annexure -4B

B. Remuneration to other directors

Particulars of Remuneration	Name of Director	Total Amount
	Mr. Yash Gupta	
3. Independent Directors		
• Fee for attending board/committee meetings	₹ 7,00,000	₹ 7,00,000
• Commission	NIL	NIL
• Others, please specify	NIL	NIL
Total (1)	**₹ 7,00,000**	**₹ 7,00,000**

4. Other Non-Executive Directors

	Mr. Sat Pal Khattar	Mr. Kartar Singh Thakral	Mr. Karan Singh Thakral	Mrs. Chitra Gouri Lal	Mr. Yuv Bharat Ram	Mr. Rahil Bharat Ram	Mr. Navin Khattar	Mr. Satveer Singh Thakral	Total Amount
• Fee for attending board /committee meetings	Rs. 3,00,000	NIL	Rs. 6,50,000	Rs. 4,00,000	Rs. 6,00,000	Rs. 2,00,000	Rs. 3,00,000	Rs. 3,00,000	Rs. 2,750,000
• Commission	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
• Others, please specify	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Total (2)	Rs. 3,00,000	NIL	Rs. 6,50,000	Rs. 4,00,000	Rs. 6,00,000	Rs. 2,00,000	Rs. 3,00,000	Rs. 3,00,000	Rs. 27,50,000
Total (1) + (2)									Rs. 34,50,000

This Space is intentionally left blank.

Annexure -4C

Details of Meetings during the Financial Year 2020-21

Board Meeting

Meetings held on 22nd June, 2020, 24th August, 2020, 10th November, 2021, 14th December, 2020, 11th February, 2021 and 18th February, 2021			
Sr. No.	**Name of Director**	**No. of meetings held**	**No. of meetings attended**
1.	Mr. Sat Pal Khattar	6	6
2.	Mr. Karan Singh Thakral	6	6
3.	Mr. Sumant Bharat Ram	6	6
4.	Mr. Yash Gupta	6	6
5.	Mrs. Chitra Gouri Lal	6	6
6.	Mr. Navin Khattar	6	6
7.	Mr. Satveer Singh Thakral (Alternate Director to Mr. Kartar Singh Thakral)	6	6
8.	Mr. Yuv Bharat Ram	6	6
9.	Mr. Rahil Bharat Ram	6	4

*Mr. Rahil Bharat Ram was appointed as an Additional Director with effect from 24th August, 2020

Audit Committee

Meetings held on 22nd June, 2020, 24th August, 2020, 10th November, 2021, 14th December, 2020, 11th February, 2021 and 18th February, 2021			
Sr. No.	**Name of Director**	**No. of meetings held**	**No. of meetings attended**
1.	Mr. Yash Gupta	6	6
2.	Mr. Karan Singh Thakral	6	6
3.	Mr. Yuv Bharat Ram	6	6
4.	Mrs. Chitra Gouri Lal	6	3

*Mrs. Chitra Gouri Lal was nominated as member of Audit Committee with effect from 14th December, 2020

Nomination and Remuneration Committee

Meeting held on 22nd June, 2020			
Sr. No.	**Name of Director**	**No. of meetings held**	**No. of meetings attended**
1.	Mr. Yash Gupta	1	1
2.	Mr. Karan Singh Thakral	1	1
3.	Mr. Sumant Bharat Ram	1	1

Corporate Social Responsibility Committee

Meeting held on 22nd June, 2020			
Sr. No.	**Name of Director**	**No. of meetings held**	**No. of meetings attended**
1.	Mr. Yash Gupta	1	1
2.	Mr. Sumant Bharat Ram	1	1

SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2021
[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,
The Members,
PUREARTH INFRASTRUCTURE LIMITED
Central Square, 20,
Manohar Lal Khurana Marg,
Bara Hindu Rao, Central Delhi
Delhi- 110006.

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Purearth Infrastructure Limited, (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, e-Forms and returns filed and other records maintained by the Company and also the information provided by the Company to me digitally due to COVID19 pandemic, its officers, agents and authorized representatives during the conduct of secretarial audit. We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2021 complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, e-forms and returns filed and other records maintained by Purearth Infrastructure Limited ("the Company") for the financial year ended on 31st March, 2021, to the extent made available to me digitally, according to the provisions of:

1) The Companies Act, 2013 (the Act) and the rules made there under;
2) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
3) Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment;
4) As per our discussion with the management and based on the compliance certificates placed before the Board in respect of the following other Acts:
    a) The Environment (Protection) Act, 1986 and the rules made thereunder;
    b) The Air (Prevention of Control of Pollution) Act, 1981and the rules made thereunder;
    c) The Water (Prevention of Control of Pollution) Act, 1981and the rules made thereunder;
    d) Contract Labour (Regulation and Abolition) Act, 1970 and the rules made thereunder;
    e) Minimum Wages Act, 1948 which are applicable to the Company, necessary compliances have been made by the Company during the year under report.
5) Secretarial Standards I & II as issued by The Institute of Company Secretaries of India.
6) The Company is closely held public limited company, hence provisions of the Securities Contracts (Regulation) Act, 1956 and various Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act) are not applicable to the Company.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Non-Executive Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance of the Companies Act read with relevant rules, Acts and regulations as stated above. We further report that during the year under review :

1. The members of Company at their Extra-Ordinary general Meeting held on 20th day of March, 2021 had approved granting of loan of Rs. 20 Crore including by way of raising book debts to M/s. DCM Limited under section 185 and 186 of the Companies Act, 2013.

For Pragnya Pradhan & Associates
Company Secretaries

Place: New Delhi
Date: 28-06-2021

(Pragnya Parimita Pradhan)
ACS No. 32778
C P No.: 12030
UDIN : A032778C000549932

This report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.

Annexure A"

The Members,
PUREARTH INFRASTRUCTURE LIMITED
Central Square, 20,
Manohar Lal Khurana Marg,
Bara Hindu Rao, Central Delhi
Delhi- 110006.

Our report of even date is to be read along with this letter.

1) Maintenance of secretarial record is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2) We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure the correct facts are reflected in secretarial records. We believe that the process and practices, we followed provide a reasonable basis for our opinion.
3) We have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4) Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5) The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of procedures on test basis.
6) The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

For Pragnya Pradhan & Associates
Company Secretaries

Place: New Delhi
Date: 28-06-2021

(Pragnya Parimita Pradhan)
ACS No. 32778
C P No.: 12030
UDIN : A032778C000549932

PUREARTH INFRASTRUCTURE LIMITED

Registered Office: Central Square, 20, Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi- 110006

ATTENDANCE SLIP

28th Annual General Meeting - 27th September, 2021

Folio No. / DP ID / Client ID No.	
Name of First Named Member / Proxy / Authorised Representative	
Name of Joint Member(s), if any:	
No. of Shares held	

I / we certify that I/we am/are member(s) / proxy for the member(s) of the Company.

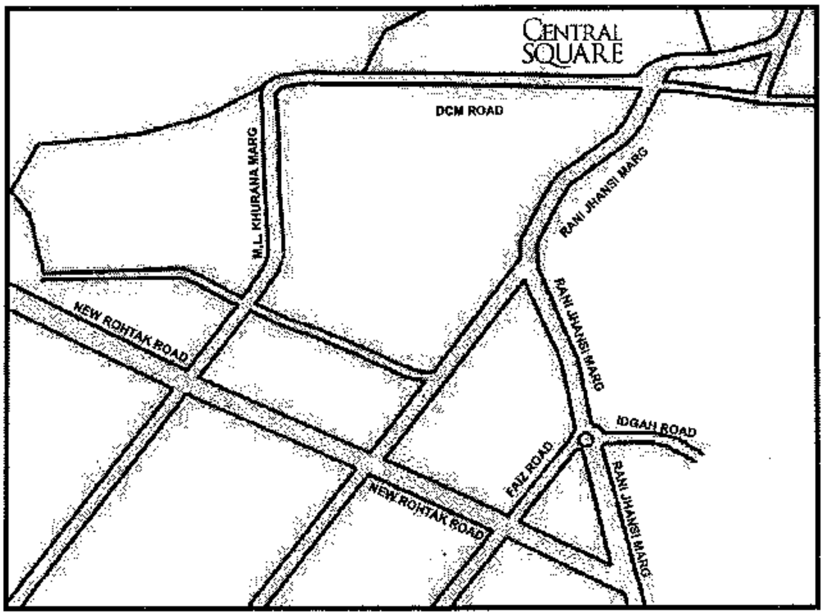
I/we hereby record my/our presence at the 28th Annual General Meeting of the Company being held on Monday, 27th September, 2021 at 11.00 a.m. at Central Square, 20, Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi- 110006.

Signature of First holder/Proxy/ Authorized Representative	
Signature of 1st Joint Holder	
Signature of 2nd Joint Holder	

Note(s):

1. Please sign this attendance slip and hand it over at the Attendance Verification Counter at the MEETING VENUE.
2. Only shareholders of the Company and/or their Proxy will be allowed to attend the Meeting.

ROUTE MAP



Form No. MGT - 11
Proxy Form

(Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014)

CIN: U45202DL1991PLC046111
Name of the Company: Purearth Infrastructure Limited
Registered Office: Central Square, 20, Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi- 110006

Name of the member(s):
Registered Address:
E-mail ID:
Folio No. / Client ID:
DP ID:

I/We, being the member (s) of __________ equity shares of the above named company, hereby appoint

1. Name:________________________
   Address: ________________________
   E-mail Id:________________________
   Signature: ______________________, or failing him
2. Name:________________________
   Address: ________________________
   E-mail Id:________________________
   Signature: ______________________, or failing him
3. Name:________________________
   Address: ________________________
   E-mail Id:________________________
   Signature: ______________________, or failing him

as my / our proxy to attend and vote for me / us and on my / our behalf at the 28th Annual General Meeting of the Company, to be held on Monday, 27th September, 2020 at 11.00 a.m. at Central Square, 20, Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi- 110006 and at any adjournment thereof in respect of such resolutions set out in the Notice convening the meeting, as are indicated below:

Resolution No.

1. Adoption of the Audited Financial Statements including Consolidated Financial Statements of the Company for the financial year ended 31st March, 2021;
2. Appointment of Mr. Kartar Singh Thakral who retires by rotation and, being eligible, offers him re-appointment;
3. Appointment of Mr. Karan Singh Thakral who retires by rotation and, being eligible, offers her re-appointment;
4. Approve linking of interest rate to be charged by company to DCM Ltd. on monthly reset basis with HDFC Ltd.
5. Approve and ratify the remuneration of cost auditors.

Signed this ______ day of _________, 2021

Affix Revenue Stamp

Signature of Shareholder

Signature of Proxy holder(s)

Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered