15th ANNUAL REPORT

2021-22

RIVERIA COMMERCIAL DEVELOPERS LIMITED

CIN: U74110DL2007PLC158911

REGD. OFFICE: The Chanakya, Yashwant Place Community Centre, Chanakyapuri, New Delhi - 110021

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RIVERIA COMMERCIAL DEVELOPERS LIMITED

(CIN: U74110DL2007PLC158911)

Company Information

Board of Directors

Mr. Amit Sharma
Director
(DIN: 08174210)

Mr. Prashant Gaurav Gupta
Director
(DIN: 07951272)

Mr. Baljeet Singh
Director
(DIN: 07156209)

Manager

Mr. Gautam Handa

Reference Information

Registered Office Address

The Chanakya, Yashwant Place
Community Centre, Chanakyapuri,
New Delhi - 110021

Statutory Auditors

S.R. Batliboi & Co. LLP,
Chartered Accountants
2nd & 3rd Floor, Golf View Corporate
Tower-B, Sector -42, Sector Road,
Gurugram -122002, Haryana

Registrar & Share Transfer Agent

Alankit Assignments Limited
Regd. Off.: 205-208 Anarkali Complex,
Jhandewalan Extension, New Delhi –
110055

Chief Financial Officer

Mr. Ankur Maheshwari

Company Secretary

Ms. Shreyasi Srivastava

Riveria Commercial Developers Limited
11th Floor, Gateway Tower,
DLF City, Phase-III, Gurugram- 122 002
Haryana, India
Tel.: (+91-124) 456 8900

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NOTICE

NOTICE IS HEREBY GIVEN THAT THE 15th ANNUAL GENERAL MEETING (AGM) OF THE MEMBERS OF RIVERIA COMMERCIAL DEVELOPERS LIMITED ('THE COMPANY') WILL BE HELD ON MONDAY, 8th AUGUST 2022 AT 9.30 A.M. (IST) AT THE REGISTERED OFFICE OF THE COMPANY AT THE CHANAKYA, YASHWANT PLACE COMMUNITY CENTRE, CHANAKYAPURI, NEW DELHI – 110021 TO TRANSACT THE FOLLOWING BUSINESS:

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Financial Statement of the Company for the financial year ended 31st March 2022 together with the Reports of Directors and Auditors thereon.

2. To appoint a Director in place of Mr. Amit Sharma (DIN: 08174210), who retires by rotation and being eligible, offers himself for re-appointment.

3. To re-appoint Statutory Auditors and fix their remuneration.

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

   "RESOLVED THAT pursuant to the provisions of Section 139, 142 and other applicable provisions, if any, of the Companies Act, 2013 read with the rules made thereunder (including any statutory amendment(s), modification(s) or re-enactment thereof for the time being in force), S.R. Batliboi & Co. LLP, Chartered Accountants (FRN 301003E/E300005), be and are hereby re-appointed as Statutory Auditors of the Company for another term of 5 (five) consecutive years from the conclusion of 15th Annual General Meeting till the conclusion of 20th Annual General Meeting, at such remuneration as may be fixed by the Board of Directors of the Company.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to do all such acts, deeds and things, as it may, in its absolute discretion, consider necessary, expedient or desirable including power to sub-delegate, in order to give effect to this resolution."

By order of the Board of Directors
For Riveria Commercial Developers Limited

Shreyasi

Shreyasi Srivastava
Company Secretary
A59017

Date: 16.05.2022
Place: Gurugram

Riveria Commercial Developers Limited
11th Floor, Gateway Tower,
DLF City, Phase-III, Gurugram- 122 002
Haryana, India
Tel.: (+91-124) 456 8900

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NOTES:

1. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE AGM IS ENTITLED TO APPOINT ONE OR MORE PROXIES TO ATTEND AND VOTE ON POLL INSTEAD OF HIMSELF/ HERSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. THE ENCLOSED PROXY FORM, IF INTENDED TO BE USED SHOULD REACH THE REGISTERED OFFICE OF THE COMPANY DULY COMPLETED, STAMPED AND SIGNED NOT LESS THAN FORTY-EIGHT HOURS BEFORE THE TIME FIXED FOR THE MEETING.**

2. Keeping in view the requirements set-out in the Companies Act, 2013 ('the Act'), the Board of Directors has recommended re-appointment of S.R. Batliboi & Co. LLP, Chartered Accountants (FRN 301003E/E300005) as Statutory Auditors of the Company for another term of 5 (five) consecutive years from the conclusion of 15th AGM till the conclusion of 20th AGM, at such remuneration as may be fixed by the Board of Directors.

   S.R. Batliboi & Co. LLP, Statutory Auditors, have consented to and confirmed that their re-appointment, if made, would be within the limits specified under Section 141(3)(g) of the Act. They have also confirmed that they are not disqualified to be appointed as Statutory Auditors in terms of the provisions of the proviso to Section 139(1), 141(2) and 141(3) of the Act and rules made thereunder. The Board commends the Ordinary Resolution set-out at Item No. 3 of the Notice for approval by the members.

3. The details of Director seeking re-appointment, in terms of the Act (including Secretarial Standard-2) are annexed hereto and form part of this Notice.

4. Relevant documents, if any and statutory registers will be open for inspection at the Registered Office of the Company on all working days up to the date of the AGM and will also be available for inspection at the AGM.

5. Corporate member intending to send its authorised representative(s) to attend the meeting are requested to send a certified copy of Board Resolution authorizing its representative to attend and vote on its behalf at the AGM.

6. The Company, being a wholly-owned subsidiary of DLF Commercial Developers Limited, route map of the venue of the meeting and prominent landmark as per Secretarial Standard-2 on General Meetings have not been provided.

7. Members are requested to quote their DP ID – Client ID and email-id, telephone/ mobile no. in all their correspondences.

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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]

15th Annual General Meeting - Monday, 8th August 2022 at 9.30 A.M.

CIN: **U74110DL2007PLC158911**

Name of the Company: **Riveria Commercial Developers Limited**

Registered Office: **The Chanakya, Yashwant Place Community Centre, Chanakyapuri, New Delhi – 110021**

Name of the Member(s): Registered Address:		Email id: Folio No./ Client Id*: DP Id*:	

I/ We, being the member(s) holding .... Shares of the above-named Company, hereby appoint

(1)	Name:
	Address:
	E-mail ID:
	Signature:
	or failing him/her;
(2)	Name:
	Address:
	E-mail ID:
	Signature:
	or failing him/her;
(3)	Name:
	Address:
	E-mail ID:
	Signature:

as my/ our proxy to attend and vote for me/ us and on my/ our behalf at the 15th Annual General Meeting of the Company to be held on **Monday, 8th August 2022 at 9.30 A.M. at the registered office of the Company at The Chanakya, Yashwant Place Community Centre, Chanakyapuri, New Delhi – 110021** and at any adjournment thereof in respect of such resolution(s) as are indicated below:

Resl. No.	Resolution(s)	For#	Against#	Abstained#
1.	Adoption of Audited Financial Statement, Directors' Report and Auditors' Report for the financial year ended on 31st March 2022			
2.	Re-appointment of Mr. Amit Sharma (DIN: 08174210), who retires by rotation			
3.	Re-appointment of Statutory Auditors and fixing their remuneration			

Signed this .... Day of........... 2022

Signature of member

Signature of Proxy holder (s)

AFFIX REVENUE STAMP OF APPROPRIATE VALUE

Notes:

1) **This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement the meeting.**

2) **A Proxy need not be a member of the Company.**

3) A person can act as a proxy on behalf of members not exceeding fifty and holding in the aggregate not more than 10% of the total share capital of the Company carrying voting rights. A member holding more than 10% of the 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.

4) #This is only optional. Please put '×' or '✓' in the appropriate column against the resolution indicated in the Box. If you leave 'For' or 'Against' or 'Abstain' column blank against the resolution, your Proxy will be entitled to vote in the manner as he/ she deems appropriate.

5) Appointing a proxy does not prevent a member from attending the meeting in person, if he/ she so desire.

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ATTENDANCE SLIP

15th Annual General Meeting – Monday, 8th August 2022 at 9:30 AM

1.	Full Name and Registered Address of the Member (in BLOCK LETTERS)	
2.	Full Name of the Proxy (in BLOCK LETTERS)	
3.	DP ID - Client ID	
4.	No. of Equity Share(s) held	

I/ We, being the Registered Shareholder/ Proxy for the Registered Shareholder* of the Company, hereby record my/ our presence at 15th Annual General Meeting of the Company to be held on **Monday, 8th August 2022 at 9.30 A.M. at the registered office of the Company at The Chanakya, Yashwant Place Community Centre, Chanakyapuri, New Delhi – 110021** and at any adjournment(s) thereof.

Member's/ Proxy's Signature

**Strike off whichever is not relevant*

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Details of the Director seeking re-appointment at the AGM

Name:	Mr. Amit Sharma
DIN:	08174210
Age:	39 Years
Qualifications:	Mr. Sharma has done bachelor's degree in software system from Guru Gobind Singh Indraprastha University and Post Graduate in Business Management from International School of Business and Media, Delhi.
Experience:	Mr. Sharma has rich experience of more than 13 years in Operations of Mall Management. Prior to joining the DLF Group, he had served at HCL.
Terms and Conditions of Re-appointment:	Director, liable to retire by rotation
Details of remuneration sought to be paid, if any:	N.A.
Details of the remuneration last drawn:	He has not drawn any remuneration from the Company.
Date of first appointment on the Board:	6th July 2018
Shareholding in the Company:	NIL
Relationship with other Directors, Manager and other KMP(s):	NIL
Number of Board Meetings attended during the financial year 2021-22:	6 out of 6
Other Directorship(s):	NIL
Committee Positions in other companies:	NIL

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DIRECTORS' REPORT

To the Members,

Your Directors have pleasure in presenting their 15th Annual Report on the business and operations of the Company together with the audited financial statement for the financial year ended 31st March 2022.

Financial Performance

The financial performance of the Company for the financial year ended 31st March 2022 is as under:

(₹ in lakh)

	2021-22	2020-21
Total income	**6,479.48**	5,564.01
Total expenses	**10,945.60**	11,806.46
Profit/(loss) before exceptional items and tax	**(4,466.12)**	(6,242.45)
Exceptional items (net)	-	-
Profit/(loss) before tax	**(4,466.12)**	(6,242.45)
Less: Tax expenses	-	-
Profit/(loss) after tax	**(4,466.12)**	(6,242.45)
Other Comprehensive Income/(loss)	**3.47**	17.62
Total Comprehensive Income/(loss)	**(4,462.65)**	(6,224.83)

Review of Operations

During the financial year 2021-22, total income has increased from ₹ 5,564.01 Lakh (previous year) to ₹ 6,479.48 Lakh (current year), it was mainly due to increase in revenue from operations. The expenses of the Company have decreased from ₹ 11,806.46 Lakh (previous year) to ₹ 10,945.60 Lakh (current year). The net loss (after tax) for the year stood at ₹ 4,466.12 Lakh (current year) as against ₹ 6,242.45 Lakh (previous year). The total comprehensive loss for the year was decreased from ₹ 6,224.83 Lakh (previous year) to ₹ 4,462.65 Lakh (current year). The basic and diluted EPS for the financial year 2021-22 stood at (₹ 8,933.96) /- as compared to (₹ 12,486.62) /- in the previous year.

About the Chanakya: DLF Luxury Collection

The Chanakya is situated in the heart of Lutyens' Delhi at the iconic location of Yashwant Place Community Centre. Spread across 1,88,929 square feet, the three exquisite and meticulously designed floors of The Chanakya has a 21,369 sq. ft. multi-cuisine restaurant called MKT offering the best dining experience in the city along with Foodhall's Luxury edition. There is a 3 screen PVR cinema equipped with the best in screening, audio technology, all new gourmet healthy menu and a separate counter for crispy fries and dim sums. The Chanakya houses some of the foremost Indian and International luxury brands like Hermes, Chanel, Tiffany, Good Earth, Ralph Lauren, Montblanc, Rolex, Girard Perregaux and Anita Dongre Grassroot among others. From world-class food and beverage offerings to a state-of-the-art cinema, The Chanakya hosts the best of fashion, gourmet and entertainment all under one roof in the heart of Delhi.

Operations & Future Outlook

The global economic situation exhibited steady recovery in the last year. However, resurgence of the pandemic in certain geographies and the prevailing geo-political tensions have impacted this recovery. The increasing uncertainties and supply chain pressures have resulted in an inflationary environment resulting in tightening of monetary policies by the central banks across the globe. As per IMF reports, global growth is projected to slow down from an estimated 6.1% in 2021 to 3.6% in 2022.

The Indian economy exhibited a strong recovery across 2021 and was one of the key drivers of global economic recovery with a healthy growth rate. However, due to adverse macroeconomic conditions and rising inflationary trends, the growth in Indian economy may witness a slowdown in the short-term.

Strong underlying economic fundamentals of the nation will reduce the impact of this short-term turbulence in the long-term growth. Policies such as production-linked incentives, promoting self-reliance and increased infrastructure spending will enhance employment rate, income, productivity and higher efficiency, thereby contributing to higher economic growth.

As per the IMF reports, the GDP forecast for India has been slashed to 8.2% for FY'23 from 9% earlier. The primary reason for the cut was attributed to higher commodity prices. The Reserve Bank of India also raised the benchmark repo rates by 40 bps. This hike will be passed by the lending institutions to us thus taking up the interest cost and adversely impacting profits.

The Company remains focused on upgrading its assets & technology to ensure tenant safety and providing a safe and sustainable ecosystem for all its stakeholders. It has taken several initiatives in terms of enhancing the air quality and ventilation, supplemented by improvement in existing operational practices like offering touchless navigation to enhance the overall user experience.

The retail sector recovered swiftly after the stringent restrictions and lockdowns caused by the pandemic. Effective vaccination rollout and enhanced safety measures by the developers enabled the masses to return to retail complexes. Consumption and footfall trends exhibited strong rebound during the year with international luxury segment exhibiting the strongest recovery with sales surpassing pre-covid levels in certain brands.

Dividend

Due to losses incurred during the financial year, your Board of Directors has not recommended any dividend on shares.

Reserves

In view of the losses during the financial year under review, your Company has not transferred any amount to General Reserve during the financial year under review.

Material Changes and Commitment

There were no material changes and commitments affecting the financial position of your Company which have occurred between the end of the financial year to which the financial statement relates and the date of this Report.

Changes in the nature of Business

There has been no change in the nature of business during the financial year under review.

Share Capital

During the financial year under review, there were no changes in the share capital of the Company.

Debentures

During the financial year under review, the Company has issued and allotted 27,50,00,000 fully paid-up 0.01% Optionally Convertible Debentures of ₹ 10/- each for cash at par aggregating to ₹ 2,75,00,00,000/- (Rupees

Two Hundred and Seventy-Five Crore only) convertible into equal number of equity shares ₹ 10/- each of the Company to DLF Commercial Developers Limited, holding company by way of a private placement on preferential basis.

Public Deposits

Your Company has neither invited nor accepted/ renewed any public deposits during the financial year under review.

Holding Company

DLF Commercial Developers Limited, DLF Home Developers Limited and DLF Limited continue to be the holding companies and Rajdhani Investments & Agencies Private Limited is the ultimate holding company of your Company.

Subsidiary(ies)/ Associate Company(ies)/ Joint Venture(s)

During the financial year ended 31st March 2022, your Company does not have any subsidiary(ies)/ associate company(ies). Therefore, the provisions of Section 129(3) of the Companies Act, 2013 ('the Act') and the rules made thereunder do not apply.

Directors' Responsibility Statement

In terms of the provisions of Section 134(5) of the Act, your Directors confirm that-

(a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;

(b) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the loss of the Company for that period;

(c) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

(d) they have prepared the annual accounts on a going concern basis; and

(e) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo

The information on conservation of energy, technology absorption and foreign exchange earnings and outgo, as stipulated under Section 134(3)(m) of the Act read with Rule 8(3) of the Companies (Accounts) Rules, 2014, as amended, are given at **Annexure-A** hereto and form part of this Report.

Secretarial Standards

During the financial year under review, your Company has followed the applicable Secretarial Standards, i.e. SS-1 and SS-2, relating to 'Meetings of the Board of Directors' and 'General Meetings' issued by the Institute of Company Secretaries of India and approved by the Ministry of Corporate Affairs.

Board of Directors and Key Managerial Personnel

As on the date of this report, the Board comprises three Non-executive Directors. The composition of the Board of Directors is in conformity with the provisions of the Act.

During the financial year under review, Mr. Manoj Kumar Dua has resigned from the directorship of the Company w.e.f. 31st July 2021.

During the financial year under review, the Board of Directors had appointed Mr. Baljeet Singh (DIN: 07156209) as an Additional Director of the Company w.e.f. 9th June 2021. Further, the shareholders at the Annual General meeting held on 19th August 2021 confirmed his appointment as Director, liable to retire by rotation.

Pursuant to provisions of Section 152 of the Act and in accordance with the Articles of Association of the Company, Mr. Amit Sharma (DIN: 08174210), Director liable to retire by rotation at the ensuing Annual General Meeting and being eligible, offered himself for re-appointment.

The resolution seeking members' approval for his re-appointment form part of the Notice for convening Annual General Meeting.

A brief resume of the Director seeking re-appointment, along with other details, as stipulated in the Secretarial Standard on General Meetings, is provided in the Notice for convening Annual General Meeting.

None of the Directors of the Company is disqualified under Section 164 of the Act.

During the financial year under review, the Board of Directors at its meeting held on 22nd July 2021 has re-appointed of Mr. Gautam Handa as Manager of the Company for a further period of five years w.e.f. 28th December 2021, without any remuneration. Further, the shareholders at the Annual General meeting held on 19th August 2021 has also approved his re-appointment as Manager.

Mr. Gautam Handa, Manager, Ms. Shreyasi Srivastava, Company Secretary and Mr. Ankur Maheshwari, Chief Financial Officer, are the Key Managerial Personnel of the Company in terms of the provisions of the Act.

Board Meetings

During the financial year 2021-22, six board meetings were held on 9th June, 5th July, 9th July, 22nd July, 25th October 2021 and 27th January 2022, the attendance of which is given as under:

S. No	Name of the Directors	Position	No. of meeting(s)	
			Held during tenure	Attended
1.	Mr. Prashant Gaurav Gupta	Director	6	6
2.	Mr. Baljeet Singh (w.e.f. 9th June 2021)	Director	6	6
3.	Mr. Amit Sharma	Director	6	6
4.	Mr. Manoj Kumar Dua (till 30th July 2021)	Director	4	4

The maximum interval between any two meetings was 133 days, which was in compliance with the provisions of the Act read with the circular no. 08/2021 dated 3rd May 2021 issued by the Ministry of Corporate Affairs. The requisite quorum was present in all the meetings.

Auditors and Auditors' Report

S.R. Batliboi & Co. LLP [301003E/ E300005], Chartered Accountants were appointed as the Statutory Auditors of the Company to hold office for five consecutive years starting from the conclusion of the 10th Annual General Meeting (AGM) held on 26th September 2017 until the conclusion of the 15th AGM of the Company to be held during the current year 2022. Accordingly, the existing Statutory Auditors are due for retirement at the ensuing AGM. As per the provisions of Section 139 of the Act, an audit firm can be re-appointed for a further period of five years.

Subject to the approval of the members of the Company, the Board of Directors at its meeting held on 16th May 2022 has considered and approved the re-appointment of S.R. Batliboi & Co. LLP, Chartered Accountants as the Statutory Auditors of the Company, to hold office from the conclusion of ensuing AGM until the conclusion of the 20th AGM of the Company to be held in year 2027.

S.R. Batliboi & Co. LLP have given their consent for the proposed re-appointment. They have further confirmed that the said re-appointment, if made, would be within the prescribed limits under Section 141(3)(g) of the Act and that they are not disqualified for appointment.

The notes on financial statement referred to in the Auditors' Report are self-explanatory and do not call for any further comments. The Auditors' Report does not contain any qualification, reservation, adverse remarks or disclaimer.

The Emphasis of Matters given in the Auditors' Report on the financial statement are self-explanatory and do not call for any further comments.

Cost Records & Audit

In terms of the provisions of Section 148 of the Act read with the Companies (Cost Records and Audit) Rules, 2014, maintenance of cost records and appointment of Cost Auditor are not applicable to Company for the financial year under review.

Secretarial Audit

DMK Associates, Company Secretaries in Practice was appointed as Secretarial Auditor of the Company to conduct Secretarial Audit for the financial year 2021-22. The Secretarial Audit Report for the financial year ended 31st March 2022 is at **Annexure-B.** The said Report does not contain any qualification, reservation, adverse remarks or disclaimer.

Reporting of Frauds by Auditors

During the financial year under review, the auditors have not reported any instances of fraud committed by the Company, its officers or employees under Section 143(12) of the Act.

Annual Return

In accordance with provisions of the Act, a copy of the Annual Return for the financial year ended 31st March 2022 is available on the website of the Company at www.thechanakya.com.

Particulars of Loans, Guarantees, Securities and Investments

Particulars of loans, guarantees, securities and investments, if any, have been disclosed in the notes to the financial statement.

Transactions with related parties

The Company has adequate procedures for identification and monitoring of related party(ies) and related party transactions. None of the transactions with related parties fall under the scope of Section 188(1) of the Act.

The Company's policy for related party transactions regulates the transactions between the Company and its related parties. The policy intends to ensure that proper reporting, approval and disclosure processes are in place for all transactions between the Company and its related parties. Information on transaction(s) with related party(ies) pursuant to Section 134(3)(h) of the Act read with Rule 8(2) of the Companies (Accounts) Rules, 2014, as amended, are given in Form No. AOC-2 at **Annexure-C**.

For details on related party transactions, members may refer to the notes to the financial statement.

Annual Evaluation of the Board & Individual Directors

Your Company has in place criteria for Board evaluation and individual Directors and such evaluation is done by the Board, pursuant to the Act and the rules made thereunder.

The Company believes that it is the collective effectiveness of the Board that impacts the Company's performance, as a whole. The Board performance is assessed against the role and responsibilities of the Board as provided in the Act. The parameters for Board performance evaluation have been derived from the Board's core role of trusteeship to protect and enhance shareholders' value as well as to fulfil expectations of other stakeholders through strategic supervision of the Company. Individual Directors are evaluated in the context of the role played by each Director as a member of the Board at its meetings, in assisting the Board in realising its role of strategic supervision of the functioning of the Company in pursuit of its purpose and goals. While the Board evaluated its performance against the laid down criteria, the evaluation of Directors was carried out against the laid down parameters, anonymously in order to ensure objectivity.

Risk Management

The Board of Directors has oversight in the areas of financial risks and control and is also responsible to frame, implement and monitor the risk management plan and ensuring its effectiveness. Risks are identified through a consistently applied methodology. The Company has put in place a mechanism to identify, assess, monitor and mitigate various risks to key business objectives.

The Statutory Auditors of the Company have reported that the Company has adequate internal financial controls system over financial reporting.

Internal Financial Controls and Systems

Internal financial controls are an integral part of the risk management process addressing amongst others financial and non-financial risks. The internal financial controls are documented and augmented in the day-to-day business processes. Assurance on the effectiveness of internal financial controls is obtained through management reviews, self-assessment, continuous monitoring by functional experts as well as testing by the Statutory/ Internal Auditor during the course of their audits.

The internal audit was entrusted to Grant Thornton Bharat LLP. The main thrust of internal audit was to test and review controls, appraisal of risks and business processes, besides benchmarking controls with the best industry practices. Further, the Board of Directors monitors the adequacy and effectiveness of your Company's internal control framework. Significant audit observations are followed-up and the actions taken were reported to the Board of Directors.

The Company's internal control system is commensurate with the nature, size and complexities of operations.

Significant and Material Orders passed by Regulators or Courts

There are no significant material orders passed by the regulators/ courts which would impact the going concern status of the Company and its future operations. During the financial year under review, neither any application is made by the Company nor any proceeding is pending against the Company under the Insolvency and Bankruptcy Code, 2016.

Policy on Prohibition, Prevention and Redressal of Sexual Harassment of Women at Workplace

Your Company has always believed in providing a safe and harassment free workplace for every individual working in the Company through various training, awareness and practices.

Your Company continues to follow a robust anti-sexual policy framed by DLF Limited, holding company ('DLF') on 'Prevention, Prohibition and Redressal of Sexual Harassment of Women at Workplace' in accordance with the Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013 ("POSH") and rules made thereunder. Internal Complaints Committee has been set-up by DLF to redress complaints received regarding sexual harassment at various workplaces in accordance with POSH. The Committee constituted in compliance with POSH ensures a free and fair enquiry process with clear timelines for resolution. To build awareness in this area, the Company has been conducting programmes on regular basis.

All employees of DLF including its subsidiaries (permanent, contractual, temporary, trainees) are covered under this policy. The policy is gender neutral.

During the financial year under review, no case was reported. The Company continues to promote the cause of women colleagues, creating awareness on women's safety/ related issues, celebrating important days dedicated to women and organizing workshops on gender sensitivity.

Accolades

During the year under review, your Company has been conferred with the following prestigious awards:

1. The Restaurant '**MKT**' at The Chanakya had been conferred with '**The Best Casual Dining Restaurant**' at the '**Times Food & Nightlife Awards 2021**'.

2. **"WELL Health-Safety Rating"** at the "International WELL Building Institute". The WELL re-certification from world's top certifying agency reconfirms DLF's continuous & dedicated focus on Health & Safety.

3. **"Sword of Honour Awards"** by an independent jury appointed by the British Safety Council.

   Sword of Honour is the highest global award in the field of Occupational Health & Safety, which is awarded to the best of the best companies in the world, after they have achieved 'Five Star Rating' in Occupational Health & Safety by the British Safety Council (BSC).

Acknowledgement

Your Directors wish to place on record their sincere appreciation to all the employees for their dedication and commitment. The hard work and unstinting efforts of the employees have enabled the Company to sustain and further consolidate its position in the industry.

Your Company continues to occupy respectful stature among stakeholders, most of all our valuable customers. Your Directors would like to express their sincere appreciation for assistance and co-operation received from the business partners, stakeholders, suppliers including financial institutions, banks, Central and State Government authorities, customers, tenants and other business associates. All of them have extended their valuable and sustained support and encouragement during the year under review. It will be the Company's endeavor to build and nurture the strong links with its stakeholders.

The Directors regret the loss of lives due to the COVID-19 pandemic.

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The Board is deeply grateful and have immense respect for every person who risked their life and safety to fight this pandemic.
The Directors appreciate and value the contribution made by every member of the DLF family who remain dedicated to the Company during this difficult time.

For and on behalf of the Board of Directors of Riveria Commercial Developers Limited

Date: 16.05.2022
Place: Gurugram

Baljeet Singh	**Prashant Gaurav Gupta**
Director	**Director**
(DIN: 07156209)	**(DIN: 07951272)**

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ANNEXURE - 'A'

Particulars required to be disclosed under Section 134(3)(m) of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014:

A. CONSERVATION OF ENERGY:

(i)	The steps taken or impact on conservation of energy	NIL
(ii)	The steps taken by the Company for utilizing alternate sources of energy	NIL
(iii)	The capital investment on energy conservation equipment	NIL

B. TECHNOLOGY ABSORPTION:

(i)	The efforts made towards technology absorption	NIL
(ii)	The benefits derived like product improvement, cost reduction, product development or import substitution	NIL
(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: (b)the year of import: (c)whether the technology been fully absorbed: (d)if not fully absorbed, are as where absorption has not taken place, and the reasons thereof	NIL
(iv)	The expenditure incurred on Research and Development.	NIL

C. FOREIGN EXCHANGE EARNINGS AND OUTGO

(₹ in Lakh)

S. No.	Particulars	2021-22	2020-21
(i)	The Foreign Exchange earned in terms of actual inflows during the year; and	**143.76**	20.32
(ii)	The Foreign Exchange outgo during the year in terms of actual outflows.	-	0.68

For and on behalf of the Board of Directors of Riveria Commercial Developers Limited

Baljeet Singh
Director
(DIN: 07156209)

Prashant Gaurav Gupta
Director
(DIN: 07951272)

Date: 16.05.2022
Place: Gurugram

Annexure-B

FORM NO. MR-3

SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31.03.2022
[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
Riveria Commercial Developers Limited
CIN: U74110DL2007PLC158911
The Chanakya,
Yashwant Place Community Centre,
Chankyapuri, New Delhi- 110021

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Riveria Commercial Developers 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, forms and returns filed and other records maintained by the Company and also the information provided by the Company, 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 March 31, 2022 (Audit Period) 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 along with Annexure - 1 attached to this report:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2022 according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made thereunder;

(ii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; **(Not applicable to the Company during the Audit Period)**

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Mob. : 9871315000, 9810480983 E-mail : deepak.kukreja@dmkassociates.in Website : www.dmkassociates.in

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment("FDI"), Overseas Direct Investments ("ODI") and External Commercial Borrowings("ECB"); **(No FDI and ECB was taken and No ODI was made by the Company during the Audit Period)**

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act');

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; **(Not applicable to the Company during the Audit Period)**

(b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015-**(Not applicable to the Company during the Audit Period);**

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018- **(Not applicable to the Company during the Audit Period);**

(d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014and the Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2021]**(Not applicable to the Company during the Audit Period)**;

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 and the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021as a-**(Not applicable to the Company during the Audit Period);**

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client-**(Not applicable as the Company is not registered as Registrar to an Issue and Share Transfer Agent);**

(g) The Securities and Exchange Board of India (Delisting of Equity Shares)Regulations, 2009 and the Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021**Not applicable to the Company during the Audit Period)**;and

(h) The Securities and Exchange Board of India (Buy-back of securities) Regulations, 2018-**(Not applicable to the Company during the Audit Period)**;

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards on meeting of Board of Directors (SS-1) and on General Meeting (SS-2) issued by the Institute of Company Secretaries of India.

(ii) The Listing Agreements entered into by the Company with Stock Exchange(s), if applicable; **(Not applicable to the Company during the Audit Period)**

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, and Standards as mentioned above.

The Company has a multiplex-cum-entertainment commercial complex namely 'The Chanakya' situated at Yashwant Place Commercial Complex, Chanakyapuri, New Delhi-110021. As per the information provided and confirmed by the Company no sector specific law is applicable on the Company.

Based on the information received and records maintained, we further report that;

1. The Board of Directors of the Company is duly constituted. 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.

2. Adequate notices of atleast seven days were given to all the directors to schedule the Board Meetings along with agenda and detailed notes on agendaother than those meetings which were held at shorter notice in compliance with the provisions of the Act read with Secretarial Standard-1 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 in compliance of the Act.

3. All decisions at Board Meetings are carried out with requisite majority and recorded in the minutes of the Meetings. Further as informed, no dissent was given by any director in respect of resolutions passed in the Board meetings.

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 with applicable laws, rules, regulations and guidelines.

We further report that during the Audit Period, the Company has not incurred any specific event/ action that can have major bearing on the Company's affairs in pursuance of above referred laws, rules, regulations, guidelines, standards etc. except as follows:

- the members of the Company in their Extra Ordinary General Meeting held on July 06, 2021 accorded their approval by way of Special Resolution to offer, issue and allot on 27,50,00,0000.01% Optionally Convertible Debentures(OCD Series- 1/2021) of ₹10/- each aggregating to ₹2,75,00,00,000/- (Rupees Two Hundred Seventy Five Crores only)on preferential basis to DLF Commercial Developers Limited, holding company (DCDL) against adjustment of Loan; and

- the Board of Directors in its Meeting held on July 09, 2021had allotted the above mentioned 27,50,00,0000.01% Optionally Convertible Debentures(OCD Series- 1/2021) of ₹10/- each fully paid up at par aggregating to ₹2,75,00,00,000/- (Rupees Two Hundred Seventy Five Crores only)to DCDL.

FOR DMK ASSOCIATES
COMPANY SECRETARIES

Date : 16.05.2022
Place: New Delhi
UDIN: F004140D000329828

(DEEPAK KUKREJA)
FCS, LLB., ACIS (UK), IP.
PARTNER
FCS 4140
C P 8265
Peer Review No. 779/2020

DMK ASSOCIATES
COMPANY SECRETARIES

ANNEXURE 1

To,
The Members,
Riveria Commercial Developers Limited
CIN: U74110DL2007PLC158911
The Chanakya, Yashwant Place Community Centre,
Chankyapuri, New Delhi- 110021

Sub: 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. We believe that the processes and practices, we followed provide a reasonable basis 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 the procedures on test basis.

6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

7. As per the information provided by the Company, there are no pending cases filed by or against the company which will have material impact/ on the Company.

FOR DMK ASSOCIATES
COMPANY SECRETARIES

Date : 16.05.2022
Place: New Delhi
UDIN: F004140D000329828

(DEEPAK KUKREJA)
FCS, LLB., ACIS (UK), IP.
PARTNER
FCS 4140
C P 8265
Peer Review No. 779/2020

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Riveria Commercial Developers Limited
11th Floor, Gateway Tower,
DLF City, Phase-III, Gurugram- 122 002
Haryana, India
Tel.: (+91-124) 456 8900

DLF

Annexure-C

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 transaction under third proviso thereto.

1. Details of contracts or arrangements or transactions not at Arms' length basis:

There were no contracts or arrangements or transactions entered into during the year ended 31st March 2022, which were not at arm's length basis.

2. Details of material contracts or arrangements or transactions at Arms' length basis:

(₹ in Lakh)

Name (s) of the related party and nature of Relationship	Nature of contracts/arrangements/transactions	Duration of contracts/arrangements/Transactions	Salient terms of the contracts or arrangements or transactions including the value, if any:	Dates of Approval by the Board, if any	Transaction amount	Amount paid as advances, if any
DLF Power & Services Limited, fellow subsidiary company	Availing/Rendering of services	Financial year 2021-22	The related party transactions were entered during the financial year at arm's length basis.	27.01.2021	1,186.19	NA

For and on behalf of the Board of Directors of Riveria Commercial Developers Limited

Date: 16.05.2022 **Place: Gurugram**	**Baljeet Singh** **Director** **(DIN: 07156209)**	**Prashant Gaurav Gupta** **Director** **(DIN: 07951272)**

RIVERIA COMMERCIAL DEVELOPERS LIMITED

FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31ST MARCH 2022

TOGETHER WITH INDEPENDENT AUDITORS' REPORT

S.R. BATLIBOI & CO. LLP
Chartered Accountants

2nd & 3rd Floor
Golf View Corporate Tower - B
Sector - 42, Sector Road
Gurugram - 122 002, Haryana, India
Tel : +91 124 681 6000

INDEPENDENT AUDITOR'S REPORT

To the Members of Riveria Commercial Developers Limited

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of Riveria Commercial Developers Limited ("the Company"), which comprise the Balance sheet as at March 31 2022, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the Ind AS financial statements, including a summary of significant accounting policies and other explanatory information.

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

Basis for Opinion

We conducted our audit of the Ind As financial statements in accordance with the Standards on Auditing (SAs), as 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 Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the 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 audit opinion on the Ind AS financial statements.

Emphasis of matter

We draw attention to Note 50 of the Ind AS financial statements, which explains the uncertainties and the management's assessment of the financial impact related to CoVID-19 pandemic situation, for which a definitive assessment of the impact in subsequent period is dependent on future economic developments and circumstances as they evolve. Our opinion is not modified in respect of this matter.

Other Information

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

S.R. BATLIBOI & CO. LLP
GURUGRAM

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibility of Management for the Ind AS Financial Statements

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

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

Those Charged with Governance are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Ind As Financial Statements

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

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

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain

S.R. BATLIBOI & CO. LLP GURUGRAM

audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind As financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

S.R. BATLIBOI & CO. LLP GURUGRAM

(c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

(d) In our opinion, the aforesaid Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) The matter described in Emphasis of Matter paragraph above, in our opinion, may have an adverse effect on the functioning of the Company;

(f) On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;

(g) With respect to the adequacy of the internal financial controls with reference to Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(h) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2022;

(i) 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 has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Note 46 to the Ind AS financial statements;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or

S.R. BATLIBOI & CO. LLP GURUGRAM

otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. No dividend has been declared or paid during the year by the Company.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Amit Yadav
Partner
Membership Number: 501753
UDIN: 22501753AJBWEV9336

S.R. BATLIBOI & CO. LLP GURUGRAM

Place of Signature: Gurugram, Haryana
Date: May 16 ,2022

Annexure 1 referred to in paragraph under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date

Re: Riveria Commercial Developers Limited ("the Company").

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

(i)(a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of the property, plant and equipment.

(i) (a)(B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.

(i) (b) Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.

(i) (c) The title deeds of all the immovable properties (other than land where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company. The immovable properties comprise of multiplex-cum-entertainment and commercial complex constructed on land taken on lease for a period of thirty years as per Concession agreement entered with New Delhi Municipal Corporation which is duly registered with the appropriate authority.

(i) (d) The Company has not revalued its Property, Plant and Equipment or intangible assets during the year ended March 31, 2022.

(i) (e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The management has conducted physical verification of inventory during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. No discrepancies were noticed on such physical verification.

(ii) (b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.

(iii) (a) During the year the Company has provided loans, advances in the nature of loans, stood guarantee and provided security to companies, firms, Limited Liability Partnerships or any other parties as follows:

(Rs in Lacs)

	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount granted/ provided during the year				
- Holding company	-	52,500.00	-	-
- Fellow Subsidiaries	-	-	-	-
- Joint Ventures	-	-	-	-
- Associates	-		-	-
- Others	-		-	-
Balance outstanding as at balance sheet date in respect of above cases				
- Holding company	-	52,500.00	-	-
- Subsidiaries	-	-	-	-
- Joint Ventures	-	-	-	-
- Associates	-	-	-	-
- Others	-	-	-	-

S.R. BATLIBOI & CO. LLP GURUGRAM

(iii) (b) During the year the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans, investments and guarantees to companies, firms, Limited Liability Partnerships or any other parties are not prejudicial to the Company's interest.

(iii) (c) The Company has not granted loans and advances in the nature of loans to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.

(iii) (d) There are no amounts of loans and advances in the nature of loans granted to companies, firms, limited liability partnerships or any other parties which are overdue for more than ninety days.

(iii) (e) There were no loans or advance in the nature of loan granted to companies, firms, Limited Liability Partnerships or any other parties which had fallen due during the year.

(iii) (f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.

(iv) The Company has not advanced loans to directors / to a Company in which the director is interested to which provisions of section 185 of the Companies Act 2013 apply and hence not commented upon. Loans, investments, guarantees and security in respect of which provisions of sections 186 of the Companies Act, 2013 are applicable have been complied with by the Company

(v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) The Central Government has not specified the maintenance of cost records under Section 148(1) of the Companies Act, 2013, for the products/services of the Company.

(vii) (a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(vii) (b) The dues of goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of custom, value added tax, cess, and other statutory dues have not been deposited on account of any dispute, are as follows:

Name of Statue	Nature of dues	Amount (Rs. in Lacs)	Amount paid under protest. (Rs in Lacs)	Period to which the amount relates	Forum where dispute is pending
New Delhi Municipal Council, 1994	Non payment of license fee	21,469.31	-	2013-2013 to 2016-2017	Hon'ble Delhi High Court

(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

(ix) (a) Loans amounting to Rs. 19,909.46 lacs are repayable on demand and terms and conditions for payment of interest thereon have been stipulated. Such loans and interest thereon have not been demanded for repayment during the relevant financial year. The Company did not have any other outstanding loans or borrowings or interest thereon due to any lender during the year.

(ix) (b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(ix) (c) The Company did not have any term loans outstanding during the year hence, the requirement to report on clause (ix)(c) of the Order is not applicable to the Company.

(ix) (d) On an overall examination of the financial statements of the Company, the Company has used funds raised on short-term basis in the form of borrowings including interest accrued thereon amounting to Rs. 3,526.88 lacs for long-term purposes representing funding for current year losses.

(ix) (e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.

(ix) (f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.

(x) (b) Refer note 17A to the Ind AS financial statements, during the year Company has made private placement of optionally convertible debentures of Rs 27,500.00 lacs by adjustment/settlement of existing loan (repayable on demand) taken from holding company in earlier years. Read with above, the Company has complied with provisions of sections 42 and 62 of the Companies Act, 2013 in respect of the private placement of optionally convertible debentures during the year. As the Company did not receive any funds during the year on private placement of optionally convertible debentures, the reporting under the clause 3(x)(b) as to whether the funds raised by private placement have been used for the purpose for which funds were raised has not been reported upon.

(xi) (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.

(xi) (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT - 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(xi) (c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) (a) The Company is not a nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii) (a), (b), (c) of the Order is not applicable to the Company.

(xiii) Transactions with the related parties are in compliance with sections 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards. The provisions of section 177 are not applicable to the Company and accordingly the requirements to report under clause 3(xiii) of the Order insofar as it relates to section 177 of the Act is not applicable to the Company.

(xiv)(a) The Company has an internal audit system commensurate with the size and nature of its business.

(xiv)(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.

S.R. BATLIBOI & CO. LLP GURUGRAM

(xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

(xvi)(a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

(xvi)(b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.

(xvi)(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.

(xvi)(d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.

(xvii) The Company has incurred cash losses amounting to Rs 1,362.42 Lacs in the current year and amounting to Rs. 3,132.24 Lacs in the immediately preceding financial year respectively.

(xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.

(xix) On the basis of the financial ratios disclosed in note 39 to the Ind AS financial statements, the ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions and considering the Company's current liabilities exceeds the current assets by Rs. 3,303.05 lacs, the Company has obtained the letter of financial support from the Holding Company, nothing has come to our attention, which causes us to believe that Company is not capable of meeting its liabilities, existing at the date of balance sheet, as and when they fall due within a period of one year from the balance sheet date.

We, further state that this is not an assurance as to the future viability of the Company and our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) (a) The Company is not required to transfer any fund as per provisions of Section 135 of the Companies Act, 2013 in relation to Corporate Social Responsibility as the limits specified under the said section are not met, accordingly the requirement to report on clause 3(xx) of the Order is not applicable to the Company.

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Amit Yadav
Partner
Membership Number: 501753
UDIN: 22501753AJBWEV9336

S.R. BATLIBOI & CO. LLP GURUGRAM

Place of Signature: Gurugram
Date: May 16, 2022

Annexure 2 to the Independent Auditor's report of even date on the Ind AS financial statements of Riveria Commercial Developers Limited

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to Ind AS financial statements of Riveria Commercial Developers Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting 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 its 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 Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by 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 these Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls with reference to Ind AS financial statements included obtaining an understanding of internal financial controls with reference to these Ind AS financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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 these Ind AS financial statements.

Meaning of Internal Financial Controls with Reference to these Ind AS Financial Statements

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

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

Because of the inherent limitations of internal financial controls with reference to Ind AS 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 Ind AS financial statements to future periods are subject to the risk that the internal financial control with reference to Ind AS financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to Ind AS financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2022, 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 issued by the ICAI.

For **S.R. Batliboi & CO. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Amit Yadav
Partner
Membership Number: 501753
UDIN: 22501753AJBWEV9336

Place of Signature: Gurugram
Date: May 16, 2022

S.R. BATLIBOI & CO. LLP GURUGRAM

Riveria Commercial Developers Limited
Balance Sheet as at March 31, 2022
(All amounts in ₹ lacs, unless otherwise stated)

	Notes	As at March 31, 2022	As at March 31, 2021
ASSETS			
Non-current assets			
Property, plant and equipment	4	6,159.26	6,786.07
Investment property	5	24,034.01	25,590.37
Right-of-use assets	48	19,800.17	20,748.00
Financial assets			
Other financial assets	6	61.48	61.48
Deferred tax asset (net)	7	-	-
Non-current tax assets (net)	8	243.23	388.25
Other non-current assets	9	2.15	4.15
Total non-current assets		**50,300.30**	**53,578.32**
Current assets			
Inventories	10	84.32	89.98
Financial assets			
Trade receivables	11	431.20	278.07
Cash and cash equivalents	12	1,893.31	264.98
Other bank balances	13	427.30	1,070.37
Other financial assets	14	456.67	517.82
Other current assets	15	260.76	147.48
Total current assets		**3,553.56**	**2,368.70**
TOTAL ASSETS		**53,853.86**	**55,947.02**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	16	5.00	5.00
Other equity	17	7,612.17	(15,425.18)
Total equity		**7,617.17**	**(15,420.18)**
Non-current liabilities			
Financial liabilities			
Borrowings	18	22,583.77	48,841.15
Lease liabilities	20	16,245.54	15,885.55
Other financial liabilities	19	432.41	440.81
Long-term provisions	21	38.86	37.28
Other non-current liabilities	22	79.50	190.97
Total non-current liabilities		**39,380.08**	**65,395.76**
Current liabilities			
Financial liabilities			
Borrowings	23	1,803.00	103.00
Lease liabilities	28	459.34	409.66
Trade payables	24		
- Dues of micro enterprises and small enterprises		30.96	18.19
- Dues of creditors other than micro enterprises and small enterprises		1,007.38	588.72
Other financial liabilities	25	3,297.42	4,593.32
Short-term provisions	26	0.62	0.62
Other current liabilities	27	257.89	257.93
Total current liabilities		**6,856.61**	**5,971.44**
TOTAL EQUITY AND LIABILITIES		**53,853.86**	**55,947.02**
Summary of significant accounting policies	2		

The accompanying notes form an integral part of these financial statements

As per our report of even date

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Amit Yadav
Partner
Membership Number: 501753

S.R. BATLIBOI & CO. LLP GURUGRAM

Place : Gurugram
Date : May 16, 2022

For and on behalf of Board of Directors of Riveria Commercial Developers Limited

Baljeet Singh
Director
DIN: 07156209

Prashant Gaurav Gupta
Director
DIN: 07951272

Ankur Maheshwari
Chief Financial Officer

Shreyasi Srivastava
Company Secretary
M.NO: A59017

Riveria Commercial Developers Limited

Place : Gurugram
Date : May 16, 2022

Riveria Commercial Developers Limited
Statement of Profit and Loss for the year ended March 31, 2022
(All amounts in ₹ lacs, unless otherwise stated)

	Notes	For the year ended March 31, 2022	For the year ended March 31, 2021
Revenue			
Revenue from operations	29	6,407 73	5,343 07
Other income	30	71.75	220 94
Total income		6,479.48	5,564.01
Expenses			
Cost of foods, beverages and consumables	31	519 87	379.50
Cost of services	32	1,432.91	1,333.59
Employee benefits expense	33	401.67	342.82
Depreciation and amortization expense	34	3,103.70	3,119.21
Finance costs	35	4,471.75	5,694.04
Other expenses	36	1,015.70	937.30
Total expenses		10,945.60	11,806.46
Loss before tax		(4,466.12)	(6,242.45)
Tax expense:			
- Current tax		-	-
- Deferred tax	37	-	-
Loss for the year after tax		**(4,466.12)**	**(6,242.45)**
Other comprehensive income		-	-
Items that will not be reclassified to profit and loss in subsequent periods			
Re-measurement gain on defined benefit plan (gratuity)		3.47	17.62
Income tax effect on above		-	-
Total Comprehensive income for the year		(4,462.65)	(6,224.83)
Earnings per equity share [Face value per share ₹ 10 (March 31, 2021: ₹ 10)]	38		
Basic earnings per equity share (₹)		(8,933.96)	(12,486.62)
Diluted earnings per equity share (₹)		(8,933.96)	(12,486.62)
Summary of significant accounting policies	2		

The accompanying notes form an integral part of these financial statements

As per our report of even date

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Amit Yadav
Partner
Membership Number: 501753

Place : Gurugram
Date : May 16, 2022

For and on behalf of Board of Directors of
Riveria Commercial Developers Limited

Baljeet Singh
Director
DIN 07156209

Prashant Gaurav Gupta
Director
DIN: 07951272

Ankur Maheshwari
Chief Financial Officer

Shreyasi Srivastava
Company Secretary
M NO : A59017

Place : Gurugram
Date : May 16, 2022

Riveria Commercial Developers Limited
Cash Flow Statement for the year ended March 31, 2022
(All amounts in ₹ lacs, unless otherwise stated)

	For the year ended March 31, 2022	For the year ended March 31, 2021
A. Cash flows from operating activities		
Loss before tax as per statement of profit and loss	(4,466.12)	(6,242.45)
Adjustment for		
Depreciation	3,103.70	3,119.21
Finance cost (including IND AS adjustment of security deposit)	4,423.35	5,650.35
Financial liability measured at amortised cost (refer note 29)	(166.07)	(91.63)
Impact of rental straight-lining (refer note 29)	61.15	(320.83)
Provision for doubtful receivables and advances	189.97	300.95
Adjustment in investment property	86.23	-
Interest income	(27.89)	(29.08)
Operating Profit before working capital changes	3,204.32	2,386.52
Adjustment for change in working capital :		
Increase/(decrease) in trade receivables	(343.10)	(240.79)
Decrease in inventory	5.66	21.65
Increase/(Decrease) in trade payables	431.45	(135.87)
Increase in financial assets (loan)	-	1.68
Decrease in other assets	(111.63)	43.27
Decrease/ (Increase) in other financial liabilities	(180.32)	174.89
Increase in provisions	5.05	15.51
Increase/(decrease) in other liabilities	54.57	79.38
Net cash flow from operations	3,066.00	2,346.24
Income tax paid (net of Refund)	145.02	63.84
Net cash flow from operating Activity (A)	3,211.02	2,410.08
B. Cash flows from investing activities		
Purchase of investment property and fixed assets	(77.65)	(102.31)
Movement in fixed deposits (net)	643.07	(507.32)
Interest received	27.89	29.08
Net cash flow from/ (used in) investing activities (B)	593.31	(580.55)
C. Cash flows from financing activities		
Interest paid	(4,676.00)	(4,537.91)
Borrowings received (net)*	2,500.00	7,074.00
Repayment of borrowings*	-	(4,118.00)
Net cash used in financing activities (C)	(2,176.00)	(1,581.91)
Net increase/(decrease) in cash and cash equivalents (A+B+C)	1,628.33	247.62
Cash and cash equivalents at beginning of the year	264.98	17.36
Cash and cash equivalents at end of the year (refer note 12)	1,893.31	264.98

*Excludes issue of 0.01% Optionally Convertible Debentures of ₹ 27,500.00 lacs by way of adjustment of existing unsecured loan (repayable on demand) taken in earlier years (also refer note 17A).

Summary of significant accounting policies (Refer note 2)

The accompanying notes form an integral part of these financial statements

As per our report of even date

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Amit Yadav
Partner
Membership Number: 501753

For and on behalf of Board of Directors of
Riveria Commercial Developers Limited

Baljeet Singh
Director
DIN: 07156209

Prashant Gaurav Gupta
Director
DIN: 07951272

Ankur Maheshwari
Chief Financial Officer

Shreyasi Srivastava
Company Secretary
M.NO.: A59017

Place : Gurugram
Date : May 16, 2022

Place : Gurugram
Date : May 16, 2022

Riveria Commercial Developers Limited
Statement of changes in equity for the year ended March 31, 2022
(All amounts in ₹ lacs, unless otherwise stated)

A Equity share capital
Equity shares of Rs. 10 each issued, subscribed and fully paid up

	Number of shares	Amount (₹ in lacs)
Balance as at April 1, 2020	50,000	5.00
Changes due to prior period errors	-	-
Restated balance as at April 1, 2020	-	-
Changes during the year	-	-
Balance as at March 31, 2021	50,000	5.00
Changes due to prior period errors	-	-
Restated balance as at April 1, 2021	-	-
Changes during the year	-	-
Balance as at March 31, 2022	50,000	5.00

B Other equity

Particulars	Reserves and surplus		Equity component of optionaly convertible debentures	Total
	Retained earnings (Refer note 17)	Equity component of preference shares (Refer note 17)		
As at April 1, 2020	(14,768.62)	5,568.27	-	(9,200.35)
Changes in accounting policy or prior period error	-	-	-	-
Restated balance as at April 1,2020	-	-	-	-
Loss for the year	(6,242.45)	-	-	(6,242.45)
Other comprehensive income	17.62	-	-	17.62
As at April 1, 2021	**(20,993.45)**	**5,568.27**	-	**(15,425.18)**
Changes in accounting policy or prior period error	-	-	-	-
Restated balance as at April 1, 2021	-	-	-	-
Loss for the year	(4,466.12)	-	-	(4,466.12)
Issuance of optionaly convertibe debenture (refer note 17A)	-	-	27,500.00	27,500.00
Other comprehensive income	3.47	-	-	3.47
As at March 31, 2022	(25,456.10)	5,568.27	27,500.00	7,612.17

Summary of significant accounting policies (refer note 2)

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

As per our report of even date

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

S.R. BATLIBOI & CO. LLP * GURUGRAM *

per Amit Yadav
Partner
Membership Number: 501753

Place : Gurugram
Date : May 16, 2022

For and on behalf of Board of Directors of Riveria Commercial Developers Limited

Baljeet Singh
Director
DIN: 07156209

Prashant Gaurav Gupta
Director
DIN: 07951272

Ankur Maheshwari
Chief Financial Officer

Shreyasi Srivastava
Company Secretary
M.NO. : A59017

Place : Gurugram
Date : May 16, 2022

Riveria Commercial Developers Limited *

1 **Corporate Information**

Riveria Commercial Developers Limited ("the Company" or "RCDL"), was incorporated in 2007 for entering into long term lease agreement with New Delhi Municipal Corporation (NDMC) for the development, operation and maintenance of multiplex-cum-entertainment and commercial complex at Yashwant Place, Community Centre, Chanakyapuri, New Delhi. ("The Chanakya").

The Company is a public limited company domiciled in India and is incorporated under the provisions of the Companies Act. The registered office of the Company is located at The Chanakya, Yashwant Place Community Centre, Chanakyapuri, New Delhi - 110021

The Company is principally engaged in the business of rental, maintenance and management of investment property. The Company is also engaged in the restaurant and cafe business.

The Ind AS financial statements for the year ended March 31, 2022 were authorized for issue in accordance with a resolution of the Board of Directors on May 16, 2022.

2 **Basis of preparation and significant accounting policies**

2.1 **Basis of Preparation**

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under Companies (Indian Accounting Standards) Rules, 2015, as amended and presentation requirements of Division II of Schedule III to the Companies Act, 2013, (Ind AS compliant Schedule III), as applicable to the financial statements. The Company has uniformly applied the accounting policies during the periods presented except as mentioned in note 2.3 below.

The Company has incurred losses in the current year and previous year amounting to Rs. 4,466.12 lacs and Rs. 6,242.45 lacs, respectively. Due to the losses incurred in the past, the net worth of the Company has been completely eroded. The net working capital is negative and prima facie reflects a net current liability position. However, the holding company has provided full financial support in previous years and has assured continued financial support for the future operations of the Company. Based on the support from holding company and positive business projections, 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 which are measured at fair values as explained in relevant accounting policies.

The financial statements are presented in INR and all values are rounded to the nearest lacs (INR 00,000), except when otherwise indicated.

2.2 **Summary of significant accounting Policies**

a) Current versus non-current classification

The Company presents assets and liabilities in the Balance Sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for trading
- It is due to be settled within twelve months after the reporting period, or

S.R. BATLIBOI & CO. LLP GURUGRAM

Riveria Commercial Developers Limited

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

The Company classifies all other liabilities as non-current.

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

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.

The Company has identified twelve months as its operating cycle

b) Foreign currency transaction

Functional and presentational currency

The Ind AS financial statements are presented in Indian ₹, which is also the functional and presentational currency of the company.

Transactions and balances

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

Foreign currency monetary items outstanding at the balance sheet date are converted to functional currency using the closing rate. Non-monetary items denominated in a foreign currency which are carried at historical cost are reported using the exchange rate at the date of the transactions.

Exchange differences arising on settlement of monetary items, or restatement as at reporting date, at rates different from those at which they were initially recorded, are recognized in the statement of profit and loss in the year in which they arise.

c) Investment properties

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation, or both. Investment properties are measured initially at their cost of acquisition including transaction cost. 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 when significant parts of the Investment property are required to be replaced at intervals, the Company depreciates them separately based on the specific useful lives.

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 and useful lives)

Investment properties are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on investment properties is provided on straight line basis over the useful lives of the asset as follows: -

Asset Category	Useful Life (in years)	Estimated Useful Life as per Schedule II to the Companies Act ,2013 (in years)
Building *	25.39	60
Plant and Machinery	15	15
Furniture and Fixtures	10	10

* Building is taken on lease till February 2043, therefore the same is depreciated towards the remaining useful life.

The residual value, useful lives and method of depreciation are reviewed at the end of each financial year and adjusted prospectively.

S.R. BATLIBOI & CO. LLP GURUGRAM

Riveria Commercial Developers Limited

Though the Company measures investment property using cost-based measurement, the fair value of investment property is disclosed in the note 5. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer applying a valuation model acceptable internationally.

De-recognition
Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of de-recognition.

d) Capital work in progress
Capital work in progress represents expenditure incurred in respect of capital projects which are carried at cost less accumulated impairment loss, if any. Cost includes land, related acquisition expenses, development/construction cost, borrowing costs and other direct expenditure.

e) Property, plant and equipment
Recognition and initial measurement
Property, plant and equipment are stated at their cost of acquisition.
The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company.
When significant parts of property, plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the property, plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in statement of profit and loss as incurred.

Subsequent measurement (depreciation and useful lives)
Properties, Plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on properties, plant and equipment is provided on Straight line basis over the useful lives of the asset as follows:

Asset Category	Useful Life (in years)	Estimated Useful Life as per Schedule II to the Companies Act, 2013 (in years)
Building	25.39	60
Plant and machinery	15	15
Furniture and Fixtures-restaurant	8	8
Furniture and Fixtures-general	10	10
Office equipment	5	5
Computer	3	3

* Building is taken on lease till February 2043, therefore the same is depreciated towards the remaining useful life.

The residual value, useful lives and method of depreciation are reviewed at the end of each financial year and adjusted prospectively, if appropriate.

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

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f) Inventories

Inventories are valued at the lower of cost and net realisable value. Inventory comprises of below mentioned items:-

- Stock for maintenance and recreational facilities (including Consumables, stores and spares)
- Stock of liquor, food and beverages

Cost comprises of cost of purchase and other related incurred in bringing the inventories to their present location and condition.

Net realizable 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.

g) Revenue recognition

Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods or services before transferring them to the customer.

Revenue is recognized as follows:

Revenue from Contracts with Customers

Pursuant to the application of Ind AS 115 – 'Revenue from Contracts with Customers' effective from April 1, 2018, the Company has applied following accounting policy for revenue recognition:

Revenue is measured at the fair value of the consideration received/receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent.

The Company has generally concluded that it is the principal in its revenue arrangements because it typically controls the goods and services before transferring them to the customers.

Revenue is recognised in the income statement to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

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

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue is recognised either at point of time and over a period of time based on various conditions as included in the contracts with customers.

Point of Time:
Revenue from sale of food, beverages and liquor are recorded net of taxes and discounts as and when the service are rendered.

Over a period of time:
Revenue from service income, parking income is recognized on an accrual basis, in accordance with the terms of the respective contract on rendering of the services to customers.

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Income from forfeiture of properties from customers is accounted for on an accrual basis in accordance with the terms of the contract.

Contract balances

Contract assets
A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional. Contract assets are initially recognised for revenue earned from maintenance service and other operating income as receipt of consideration is conditional on successful provision of service. Upon completion of service, the amount recognised as contract asset are reclassified to trade receivables.

Trade receivables
A receivable represents the Company's right to an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets in section (f) Financial instruments – initial recognition and subsequent measurement.

Contract liabilities
A contract liability is the obligation to transfer goods or services to a customer for which the Company has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Company transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Company performs under the contract.

h) Borrowing costs
Borrowing costs directly attributable to the acquisition and/or construction/production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the asset. All other borrowing costs are charged to the statement of profit and loss as incurred. Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

i) Retirement and other employee benefits

Provident fund
Retirement benefit in the form of provident fund is a defined contribution scheme. The Company makes contribution to statutory provident fund in accordance with the Employees' Provident Funds and Miscellaneous Provisions Act, 1952.

The Company has no obligation, other than the contribution payable to the provident fund. The Company recognizes contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Gratuity
Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognized in the balance sheet in respect of gratuity is the present value of the defined benefit/obligation at the balance sheet date, together with adjustments for unrecognized actuarial gains or losses and past service costs. The defined benefit/obligation is calculated at or near the balance sheet date by an independent actuary using the projected unit credit method. This is based on standard rates of inflation, salary growth rate and mortality. Discount factors are determined close to each year end by reference to market yields on government bonds that have terms to maturity approximating the terms of the related liability. Service cost on the Company's defined benefit plan is included in employee benefits expense. Net interest expense on the net defined benefit liability is included in finance costs. Actuarial gains/losses resulting from re-measurements of the liability are included in other comprehensive income in the period in which they occur and are not reclassified to profit or loss in subsequent periods.

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Compensated absences
Liability in respect of compensated absences becoming due or expected to be availed within one year from the balance sheet date is recognised on the basis of discounted value of estimated amount required to be paid or estimated value of benefit expected to be availed by the employees. Liability in respect of compensated absences becoming due or 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.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to statement of profit and loss in the year in which such gains or losses are determined.

Short-term employee benefits
Expense in respect of short-term benefits is recognized based on the amount paid or payable for the period during which services are rendered by the employee.

j) Provisions, contingent assets and contingent liabilities

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expense relating to a provision is presented in the statement of profit and loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

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 recognized nor disclosed except when realization of income is virtually certain, related asset is disclosed.

k) 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.

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.

l) Impairment of non-financial assets
At each reporting date, the Company assesses whether there is any indication based on internal/external factors, that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the recoverable amount of the asset is estimated. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount and the impairment loss, including impairment on inventories, are recognised in the statement of profit and loss.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

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The Company bases its impairment calculation on detailed budgets and forecast calculation. These budgets and forecast calculations generally cover a period of five years. For longer periods, a long-term growth rate is calculated and applied to project future cash flows after the fifth year.

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 recognized are accordingly reversed in the statement of profit and loss.

m) Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

1) Financial Assets

Initial recognition and measurement

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Subsequent measurement

Financial assets carried at amortised cost – a financial asset 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.

De-recognition of financial assets
A financial asset is primarily de-recognised when the contractual rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset. When the Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

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Impairment of financial assets
In accordance with Ind AS 109, the Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss 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.
- Cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

(i) 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.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. 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

(ii) 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.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. 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.

2) Non-derivative financial liabilities

Initial recognition and measurement

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

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

Subsequent measurement
Subsequent to initial recognition, all non-derivative financial liabilities are measured at amortised cost using the effective interest method.

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

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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 or loss.

3) Reclassification of financial instruments

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

4) 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.

n) Fair value measurement

The Company measures its financial instruments such as derivative instruments, etc. at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. 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.

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

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

External valuers are involved for valuation of significant assets, such as properties and unquoted financial assets, and significant liabilities, such as contingent consideration. Involvement of external valuers is decided upon annually by the management.

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

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

· Quantitative disclosures of fair value measurement hierarchy (note 40)
· Investment properties (note 5)
· Financial instruments (including those carried at amortised cost) (note 41)

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o) **Tax**

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. 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 recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

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

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

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Sales and value added taxes paid on acquisition of assets or on incurring expenses

Expenses and assets are recognised net of the amount of sales/ value added taxes/Good and services tax paid, except:

- When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable
- When receivables and payables are stated with the amount of tax included

The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

p) **Leases**

The Company has applied the following policy after April 1, 2019:

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

Company as a lessee

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

i) **Right-of-use assets**

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

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recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

- Building 23.85 years

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in section (l) Impairment of non-financial assets.

ii) Lease Liabilities

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

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

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

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

Company as a lessor

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

The Company has applied the following policy before April 1, 2019:

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

Company as a lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as finance lease.

Finance leases, which effectively transfer to the lessee substantially all the risks and benefits incidental to ownership of the leased item, are capitalised at the lower of the fair value and present value of the minimum lease payments at the inception of the lease term and disclosed as leased assets. Lease payments under such leases are apportioned between the finance charges and reduction of the lease liability based on the implicit rate of return. Finance charges are recognised in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets in which case they are capitalized in

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accordance with Company's general policy on the borrowing costs. Contingent rentals are recognized as expenses in the periods in which they are incurred. A Leased Assets are depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain the ownership by the end of lease term, capitalised leased assets are depreciated over the shorter of the estimated useful life of the asset or the lease term.
Assets acquired on leases where a significant portion of risk and rewards of ownership are retained by the lessor are classified as operating leases. Operating Lease payments are recognized as an expense in the Statement of profit and loss on a straight line basis over the lease term.

Company as a 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 recognised on a straight-line basis over the term of the relevant lease except where scheduled increase in rent compensates the Company with expected inflationary costs. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned. Fit-out rental income is recognised in the statement of profit and loss on accrual basis.
Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

q) Cumulative redeemable preference shares
Cumulative redeemable preference shares are separated into liability and equity components based on the terms of the contract.

On issuance of the cumulative redeemable preference shares, the fair value of the liability component is determined using a market rate for an equivalent cumulative redeemable instrument. This amount is classified as a financial liability measured at fair value (net of transaction costs) until it is extinguished on redemption.

The remainder of the proceeds is allocated to the redemption option that is recognised and included in equity since cumulative redemption option meets Ind AS 32 criteria for fixed to fixed classification. Transaction costs are deducted from equity, net of associated income tax. The carrying amount of the cumulative redemption option is not remeasured in subsequent years.

Transaction costs are apportioned between the liability and equity components of the cumulative redeemable preference shares based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

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

For the purpose of the statement of cash flows, cash and cash equivalents consist of unrestricted cash and short-term deposits, as defined above, net of outstanding bank overdrafts as they are considered an integral part of the Company's cash management.

s) Investment in equity instruments of subsidiaries and associates

Investment in equity instruments of subsidiaries and associates are stated at cost as per Ind AS 27 'Separate Financial Statements'. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is assessed for recoverability and in case of permanent diminution provision for impairment is recorded in statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

t) Operating segments
An operating segment of a company that engages in business activities from which it may earn revenues and incur expenses and for which discrete financial information is available. All operating segments are reviewed regularly by chief operating decision maker to allocate resources and assess their performance. Performance is measured based on profit before tax as included in internal management reports regularly reviewed by the chief operating decision maker. The Company has two reportable segments i.e. (a) rentals and maintenance of investment property, and (b) restaurant business. The Company is operating in India which is considered as a single geographical segment.

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2.3 Changes in accounting policies and disclosures

New and amended standards that have an impact on the company's financial statements, performance and/or disclosures

(i) Interest Rate Benchmark Reform – Phase 2: Amendments to Ind AS 109, Ind AS 107, Ind AS 104 and Ind AS 116

The amendments provide temporary reliefs which address the financial reporting effects when an interbank offered rate (IBOR) is replaced with an alternative nearly risk-free interest rate (RFR).

The amendments include the following practical expedients:

- A practical expedient to require contractual changes, or changes to cash flows that are directly required by the reform, to be treated as changes to a floating interest rate, equivalent to a movement in a market rate of interest
- Permit changes required by IBOR reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued
- Provide temporary relief to entities from having to meet the separately identifiable requirement when an RFR instrument is designated as a hedge of a risk component

These amendments had no impact on the financial statements of the Company.

(ii) Conceptual framework for financial reporting under Ind AS issued by ICAI

The Framework is not a Standard and it does not override any specific standard. Therefore, this does not form part of a set of standards pronounced by the standard-setters. While the Framework is primarily meant for the standard-setter for formulating the standards, it has relevance to the preparers in certain situations such as to develop consistent accounting policies for areas that are not covered by a standard or where there is choice of accounting policy, and to assist all parties to understand and interpret the Standards.

The amendments made in following standards due to Conceptual Framework for Financial Reporting under Ind AS includes amendment of the footnote to the definition of an equity instrument in Ind AS 102- Share Based Payments, footnote to be added for definition of liability i.e. definition of liability is not revised on account of revision of definition in conceptual framework in case of Ind AS 37 - Provisions, Contingent Liabilities and Contingent Assets etc.

The MCA has notified the Amendments to Ind AS consequential to Conceptual Framework under Ind AS vide notification dated June 18, 2021, applicable for annual periods beginning on or after April 1, 2021. Accordingly, the Conceptual Framework is applicable for preparers for accounting periods beginning on or after April 1, 2021.

These amendments had no impact on the financial statements of the Company.

(iii) Ind AS 116: COVID-19 related rent concessions

MCA issued an amendment to Ind AS 116 Covid-19-Related Rent Concessions beyond June 30, 2021 to update the condition for lessees to apply the relief to a reduction in lease payments originally due on or before June 30, 2022 from June 30, 2021. The amendment applies to annual reporting periods beginning on or after April 1, 2021.

Since Company's current practice is in line with the clarifications issued, there is no material effect on the financial statements of the Company.

(iv) Ind AS 103: Business combination

The amendment states that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired, and liabilities assumed must meet the definitions of assets and liabilities in the Framework for the Preparation and Presentation of Financial Statements in accordance with Indian Accounting Standards issued by the Institute of Chartered Accountants of India at the acquisition date. Therefore, the acquirer does not recognise those

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costs as part of applying the acquisition method. Instead, the acquirer recognises those costs in its post-combination financial statements in accordance with other Ind AS.

This amendment had no impact on the financial statements of the Company but may impact future periods should the Company enter into any business combinations.

(v) Amendment to Ind AS 105, Ind AS 16 and Ind AS 28

The definition of "Recoverable amount" is amended such that the words "the higher of an asset's fair value less costs to sell and its value in use" are replaced with "higher of an asset's fair value less costs of disposal and its value in use". The consequential amendments are made in Ind AS 105, Ind AS 16 and Ind AS 28.

These amendments had no impact on the financial statements of the Company.

Amendments to the Schedule III of the Companies Act, 2013

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:

(i) 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.

(ii) 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 financial statements.

The above disclosure amendments were extensive and the appropriate effect (to the extent applicable) to them, as required by law has been given in the financial statements of the Company.

New and amended standards, not yet effective

The Ministry of Corporate Affairs (MCA) in consultation with National Financial Reporting Authority (NFRA) vide its notification dated March 23, 2022, has made certain amendments in Companies (Indian Accounting Standard Rules), 2015. Such amendments shall come into force with effect from April 1, 2022, but do not have a material impact on the financial statements of the Company:

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(i) Ind AS 103: Business combination

The amendments specify that to qualify for recognition as part of applying the acquisition method, the identifiable assets acquired and liabilities assumed must meet the definitions of assets and liabilities in the Conceptual Framework for Financial Reporting under Indian Accounting Standards (Conceptual Framework) issued by the Institute of Chartered Accountants of India at the acquisition date. These changes do not significantly change the requirements of Ind AS 103.

This amendment may impact future periods should the Company enter into any business combinations.

(ii) Ind AS 37: Provisions, Contingent Liabilities, and Contingent Assets

The amendments specify that that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts.

Since Company's current practice is in line with the clarifications issued, there may not be material effect on the financial statements of the Company.

(iii) Ind AS 109: Financial Instruments

The amendment clarifies which fees an entity includes when it applies the '10 percent' test of Ind AS 109 in assessing whether to derecognise a financial liability. Since Company's current practice is in line with the clarifications issued, there may not be material effect on the financial statements of the Company.

(iv) Ind AS 16: Property, Plant and Equipment

The amendments mainly prohibit an entity from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, an entity will recognise such sales proceeds and related cost in profit or loss. The Company does not expect the amendments to have any impact on the financial statements of the Company.

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

Significant management judgements
The following are significant management judgements in applying the accounting policies of the Company that have the most significant effect on the financial statements.

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

Evaluation of indicators for impairment of 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.

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

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Determining the lease term of contracts with renewal and termination options (Company as lessee)- The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised. The Company has several lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. 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 renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

Significant estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities, are described below. The Company based its assumptions and estimates on parameters available when the s financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

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 utility of assets.

Valuation of investment property – Investment property is stated at cost. However, as per Ind AS 40 there is a requirement to disclose fair value as at the balance sheet date. The Company engaged independent valuation specialists to determine the fair value of its investment property as at reporting date. The determination of the fair value of investment properties requires the use of estimates such as future cash flows from the assets (such as lettings, future revenue streams, capital values of fixtures and fittings, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those assets. In addition, development risks (such as construction and letting risk) are also taken into consideration when determining the fair value of the properties under construction. These estimates are based on local market conditions existing at the balance sheet date.

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(All amounts in ₹ lacs, unless otherwise stated)

4 Property, plant and equipment

	Buildings	Plant and machinery	Furniture and fixtures	Office equipment	Total
Gross Block					
As at April 1, 2020	5,024.99	3,294.02	452.26	48.42	8,819.69
Additions	-	-	-	0.69	0.69
As at March 31, 2021	**5,024.99**	**3,294.02**	**452.26**	**49.11**	**8,820.38**
As at April 1, 2021	5,024.99	3,294.02	452.26	49.11	8,820.38
Additions	-	29.27	2.89	1.28	33.44
As at March 31, 2022	**5,024.99**	**3,323.29**	**455.15**	**50.39**	**8,853.82**
Accumulated Depreciation					
As at April 1, 2020	474.80	763.63	106.20	23.33	1,367.96
Charge for the year	198.97	393.13	56.78	17.47	666.35
As at March 31, 2021	**673.77**	**1,156.76**	**162.98**	**40.80**	**2,034.31**
As at April 1, 2021	673.77	1,156.76	162.98	40.80	2,034.31
Charge for the year	198.97	400.35	56.90	4.03	660.25
As at March 31, 2022	**872.74**	**1,557.11**	**219.88**	**44.83**	**2,694.56**
Net Block					
As at March 31, 2021	**4,351.22**	**2,137.26**	**289.28**	**8.31**	**6,786.07**
As at March 31, 2022	**4,152.25**	**1,766.18**	**235.27**	**5.56**	**6,159.26**

(i) Contractual obligations
Refer note 46B (i) for disclosure of contractual commitments for acquisition of property plant and equipment

(ii) Capitalised borrowing cost
No borrowing cost was capitalised during the current year (March 31, 2021: Rs. NIL).

(iii) Useful life of building
Building constructed on land covering area of 107,639 sqft is taken on lease from NDMC for 30 years starting from the possession year i.e. 2013. The construction began in 2013, based on favourable arbitration award dated February 16, 2016 and was capitalised during the year 2018. Accordingly, depreciation is charged over the remaining useful life of the lease. Refer note 2.2(e).

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5 Investment Property

	Buildings	Plant and machinery	Furniture and fixtures	Office equipment	Total	Investment property under development	Total
Gross Block							
As at April 1, 2020	24,059.07	6,601.97	180.67	17.31	30,859.02	7.13	30,866.15
Additions	-	14.95	-	-	14.95	-	14.95
As at March 31, 2021	**24,059.07**	**6,616.92**	**180.67**	**17.31**	**30,873.97**	**7.13**	**30,881.10**
As at April 1, 2021	24,059.07	6,616.92	180.67	17.31	30,873.97	7.13	30,881.10
Addition	18.37	7.12	-	-	25.49	-	25.49
Disposals/Adjustments	63.90	15.20	-	-	79.10	7.13	86.23
As at March 31, 2022	**24,013.54**	**6,608.84**	**180.67**	**17.31**	**30,820.36**	-	**30,820.36**
Accumulated Depreciation							
As at April 1, 2020	2,370.11	1,355.29	46.00	14.29	3,785.69	-	3,785.69
Charge for the year	951.68	528.62	21.72	3.02	1,505.04	-	1,505.04
As at March 31, 2021	**3,321.79**	**1,883.91**	**67.72**	**17.31**	**5,290.73**	-	**5,290.73**
As at April 1, 2021	3,321.79	1,883.91	67.72	17.31	5,290.73	-	5,290.73
Charge for the year	949.80	524.10	21.72	-	1,495.62	-	1,495.62
Disposals/Adjustments	-	-	-	-	-	-	-
As at March 31, 2022	**4,271.59**	**2,408.01**	**89.44**	**17.31**	**6,786.35**	-	**6,786.35**
Net Block							
As at March 31, 2021	**20,737.28**	**4,733.01**	**112.95**	-	**25,583.24**	**7.13**	**25,590.37**
As at March 31, 2022	**19,741.95**	**4,200.83**	**91.23**	-	**24,034.01**	-	**24,034.01**

(i) Contractual obligations

Refer note 46B (i) for disclosure of contractual commitments for the development of investment property

(ii) Capitalised borrowing cost

No borrowing cost was capitalised during the current year (March 31, 2021: Rs. NIL)

(iii) Useful life of building

Building constructed on land covering area of 107,639 sqft is taken on lease from NDMC for 30 years starting from the possession year i.e. 2013. The construction began in 2013, based on favourable arbitration award dated February 16, 2016 and was capitalised during the year 2018. Accordingly, depreciation is charged over the remaining useful life of the lease. Refer note 2.2(e).

(iv) Information regarding income and expenditure of Investment Property

Particulars	March 31, 2022	March 31, 2021
Rental income derived from investment property (refer note 29)	3,554.24	3,008.03
Less: Direct operating expenses that generated rental income (refer note 36)*	-	0.33
Less: Interest expense on lease liabilities (refer note 48)	1,895.10	1,849.88
Profit arising from investment property before depreciation and indirect expenses	**1,659.14**	**1,157.82**
Less: Depreciation on investment property	1,495.62	1,505.04
Less: Depreciation of right-of-use assets	947.83	947.82
Loss arising from investment property before indirect expenses	**(784.31)**	**(1,295.04)**

* Direct operating expenses that generated rental income includes commission and brokerage

(v) Fair value hierarchy and valuation technique

The Company's Investment Property consist of multiplex and retail mall, fair value has been determined based on the nature, characteristics and risks of each property. As at March 31, 2022 and March 31 2021, the fair value of the property is ₹ 35,170 lacs and ₹ 36,859 lacs respectively. The fair value of investment property has been determined by external, independent property valuer as defined under rule 2 of Companies (Registered Valuers and valuation) Rules 2017, having appropriate recognised professional qualification and recent experience in the location and category of the property being valued The Company obtains independent valuations for its investment property annually and fair value measurement has been categorised as Level 3. The fair value has been arrived using discounted cash flow projections based on reliable estimates of future cash flows considering growth in rental of 3% (March 31, 2021: 3%) long term vacancy rate of 3.00% (March, 31 2021: 3.00%) and discount rate of 11.50% (31 March 2021: 11.50%)

Reconciliation of fair value as at March 31, 2022 INR lacs

	March 31, 2021	Decline in fair value	March 31, 2022
Fair value	36,859.00	(1,689.00)	35,170.00

Reconciliation of fair value as at 31 March 2021 INR lacs

	March 31, 2020	Decline in fair value	March 31, 2021
Fair value	38,440.00	(1,581.00)	36,859.00

(VI) Investment property under development

As at March 31, 2022

	Amount of IPUD for the period of March 22				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	-	-	-	-	-
Projects temporarily suspended	-	-	-	-	-
Total	-	-	-	-	-

As at March 31, 2021

	Amount of IPUD for the period of March 21				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	-	7.13	-	-	7.13
Projects temporarily suspended	-	-	-	-	-
Total	-	7.13	-	-	7.13

As on March 31, 2022, there is no project under investment properties under development whose completion is overdue or has exceeded the cost, based on original approved plan

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(All amounts in ₹ lacs, unless otherwise stated)

		March 31, 2022	March 31, 2021
6	**Other Financial Assets**		
	(Unsecured, considered good unless otherwise stated)		
	Security deposits	61.48	61.48
		61.48	**61.48**

		March 31, 2022	March 31, 2021
7	**Deferred tax asset (net)**		
	(a) Deferred tax liability arising on account of :		
	Impact of equity component of cumulative redeemable preference shares	(1,036.60)	(1,148.00)
	Impact of property, plant and equipment and investment property	(1,952.76)	(1,792.89)
	Impact of re-measurement gain on defined benefit plan (gratuity)	(1.03)	(1.03)
	Gross deferred tax liabilities	**(2,990.39)**	**(2,941.92)**
	Deferred tax asset arising on account of :		
	Unabsorbed depreciation and brought forward business losses	6,460.72	6,019.30
	Provision for employee benefits	9.94	9.54
	Effect of adoption of new accounting standard Ind AS 116 leases	929.41	453.28
	Others	358.99	103.94
	Gross deferred tax assets	**7,759.06**	**6,586.06**
	Net deferred tax assets	**4,768.67**	**3,644.14**
	Net deferred tax assets recognised in the Balance Sheet	-	-

During the year, the Company revisited its business plans and future projections due to COVID 19 scenario and decided to recognise deferred tax assets only to the extent of deferred tax liabilities as there is no reasonable certainty supported by convincing evidences of their recoverability in the near future

	March 31, 2022	March 31, 2021
(b) Income tax expense		
Current tax	-	-
Deferred tax	-	-
Income tax expense as reported in the Statement of Profit and Loss	-	-

The Company follows Indian Accounting Standard (Ind AS-12) "Income Taxes", as required by the Companies Act, 2013 read with and Indian Accounting Standards notified under the Companies (Indian Accounting Standards) Rules, 2015 The significant component of deferred tax includes temporary differences on account of carried forward tax losses and un-absorbed depreciation. In the absence of convincing evidence that sufficient taxable profits will be available against which the such carried forward tax losses and un-absorbed depreciation, the Company has not recognised deferred tax assets (net) in its books as on the balance sheet date.

		March 31, 2022	March 31, 2021
8	**Non-current tax assets (net)**		
	Advance income taxes	243.23	388.25
		243.23	**388.25**

		March 31, 2022	March 31, 2021
9	**Other non-current assets**		
	Prepaid expenses	-	2.00
	Capital advances	2.15	2.15
		2.15	**4.15**

		March 31, 2022	March 31, 2021
10	**Inventories**		
	(Valued at lower of cost and net realisable value)		
	Food and beverages	7.39	18.82
	Consumables, stores and spares	10.86	13.68
	Liquor	66.07	57.48
		84.32	**89.98**

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		March 31, 2022	March 31, 2021
11	**Trade receivables**		
	Trade receivables	420.18	258.94
	Receivable from related parties (refer note 49)*	11.02	19.13
		431.20	**278.07**
	Breakup for security details:		
	Secured, considered good**	431.20	246.69
	Unsecured, considered good	-	31.38
	Trade receivables - credit impaired	629.52	439.55
		1,060.72	**717.62**
	Impairment allowance (allowance for bad and doubtful debts)		
	Trade receivables - credit impaired	(629.52)	(439.55)
		431.20	**278.07**

* No trade or other receivable are due from director or other officers of the Company either severally or jointly with any other person nor any trade or other receivable are due from firms or private companies respectively in which any director is partner, a director or a member

** Trade receivables are secured by way of security deposits received from tenants which is equivalent to 3 to 6 months of monthly rentals

For terms and conditions relating to Related party receivables, refer Note 49

Aging of trade receivable for the year ended March 31, 2022

Particulars	Outstanding for following periods from due date of Invoice					
	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	375.56	44.86	6.01	-	4.77	431.20
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired	235.54	207.28	141.27	41.83	3.60	629.52
(iv) Disputed Trade Receivables– considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Total	611.10	252.14	147.28	41.83	8.37	1,060.72

Aging of trade receivable for the year ended March 31, 2021

Particulars	Outstanding for following periods from due date of Invoice					
	Less than 6 months	6 months - 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) Undisputed Trade receivables – considered good	175.92	89.19	4.41	8.55	-	278.07
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired	300.95	-	138.60	-	-	439.55
(iv) Disputed Trade Receivables– considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-
Total	476.87	89.19	143.01	8.55	-	717.62

*Unadjusted credits in the customer account have been adjusted in the earliest outstanding for the respective customers.

		March 31, 2022	March 31, 2021
12	**Cash and cash equivalents**		
	Balances with banks		
	- In current accounts*	1,889.55	260.46
	Cash on hand	3.76	4.52
		1,893.31	**264.98**

* charge on balance on designated bank account for the loan taken by holding company.

Net debt reconciliation

This section sets out an analysis of net debt and the movements in net debt for each of the periods presented:

Particulars	31 March 2022	31 March 2021
Current borrowings	1,803.00	103.00
Non-current borrowings	22,583.77	48,841.15
Less: Cash and cash equivalents	1,893.31	264.98
Net debt	**22,493.46**	**48,679.17**

Changes in liabilities arising from financial activities

Net debt as on March 31, 2022

Particulars	As on April 1, 2021	Interest on liability component of preference shares	Issuance of optionaly convertibe debenture*	Cash flows	As on March 31, 2022
Current borrowings	103.00	-	-	1,700.00	1,803.00
Non-current borrowings	48,841.15	442.62	(27,500.00)	800.00	22,583.77
Less. Cash and cash equivalents	264.98	-	-	1,628.33	1,893.31
Net debt	**48,679.17**	**442.62**	**(27,500.00)**	**871.67**	**22,493.46**

*Includes issue of 0.01% Optionally Convertible Debentures of ₹ 27,500.00 lacs by way of adjustment of unsecured loan (repayable on demand) (also refer note no 17A)

Net debt as on March 31, 2021

Particulars	As on April 1, 2020	Interest on liability component of preference shares	Issuance of optionaly convertibe debenture	Cash flows	As on March 31, 2021
Current borrowings	4,118.00	-	-	(4,015.00)	103.00
Non-current borrowings	41,471.32	398.83	-	6,971.00	48,841.15
Less. Cash and cash equivalents	17.36	-	-	247.62	264.98
Net debt	45,571.96	398.83	-	2,708.38	48,679.17

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(All amounts in ₹ lacs, unless otherwise stated)

		March 31, 2022	March 31, 2021
13	**Other bank balances**		
	Deposits with the remaining maturity of more than 3 months but less than 12 months	427.30	1,070.37
		427.30	**1,070.37**

		March 31, 2022	March 31, 2021
14	**Other financial assets**		
	Unbilled receivables (Rent straightlining)	438.24	499.39
	Security deposits	18.43	18.43
		456.67	**517.82**

		March 31, 2022	March 31, 2021
15	**Other current assets**		
	Prepaid expenses	48.46	54.84
	Prepaid Inventory	15.70	0.34
	Advances to suppliers of goods and services		
	Considered good	1.10	1.93
	Considered doubtful	5.32	9.53
	Balances with government authorities	195.35	90.22
	Others	0.15	0.15
		266.08	**157.01**
	Less: Provision for doubtful advances	(5.32)	(9.53)
		260.76	**147.48**

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16 **Share capital**

16A **Equity share capital**

Authorized equity share capital

Equity shares of ₹ 10 each	Number	Amount in ₹
As at April 1, 2020	2,000,000	200.00
Changes during the year	-	-
As at March 31, 2021	2,000,000	200.00
Changes during the year	-	-
As at March 31, 2022	**2,000,000**	**200.00**

Issued equity share capital

Equity shares of ₹ 10 each issued, subscribed and fully paid up	Number	Amount in ₹
As at April 1, 2020	50,000	5.00
Changes during the year	-	-
As at March 31, 2021	**50,000**	**5.00**
Changes during the year	-	-
As at March 31, 2022	**50,000**	**5.00**

(a) Terms/rights attached to equity shares

The Company has only 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. The Company declares and pays dividend in Indian Rupees. The dividend proposed by the Board of Directors is subject to the approval of the share holders in ensuing Annual General Meeting.

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

(b) Shareholding in the Company of the holding company:

Class of shares	Number of shares		₹ in lacs	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Equity shares of ₹10 each DLF Commercial Developers Limited	50,000	50,000	5.00	5.00
Total	**50,000**	**50,000**	**5.00**	**5.00**

(c) Details of shares held by holding company and shareholders holding more than 5% shares in the Company

Name of shareholder	March 31, 2022		March 31, 2021	
	Number of shares	% holding	Number of shares	% holding
Equity shares of ₹10 each fully paid up DLF Commercial Developers Limited	50,000	100.00%	50,000	100.00%

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

The Company has neither issued any bonus shares nor has there been any buyback of shares in the current year and preceding five years.

d) Details of shares held by promoters/promoter group

As at March 31, 2022

Shares held by promoters at the end of the year	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% Change during the year
DLF Commercial Developers Limited	50,000	-	50,000	100%	0.00%
Total	**50,000**	-	**50,000**	**100%**	0.00%

As at March 31, 2021

Shares held by promoters at the end of the year	No. of shares at the beginning of the year	Change during the year	No. of shares at the end of the year	% of Total Shares	% Change during the year
DLF Commercial Developers Limited	50,000	-	50,000	100%	0.00%
Total	**50,000**	-	**50,000**	**100%**	0.00%

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Riveria Commercial Developers Limited

(All amounts in ₹ lacs, unless otherwise stated)

16 B Preference share capital

(a) Authorized preference share capital

Cumulative redeemable preference share of ₹ 100 each	Number	Amount in ₹
As at April 1, 2020	8,800,000	8,800.00
Changes during the year	-	-
As at March 31, 2021	8,800,000	8,800.00
Changes during the year	-	-
As at March 31, 2022	8,800,000	8,800.00

(b) Equity component of 8,596,000 cumulative redeemable preference shares of ₹ 100 each issued and fully paid

	Number	Amount in ₹
As at April 1, 2020	8,596,000	5,568.27
Increase/decrease during the year	-	-
As at March 31, 2021	8,596,000	5,568.27
Increase/decrease during the year	-	-
As at March 31, 2022	8,596,000	5,568.27

Note 16 covers the equity component of the issued cumulative redeemable preference shares The liability component is reflected in financial liabilities (refer note 18)

c) Shareholding in the Company of the holding company and its subsidiaries:

Class of shares	Shareholder	Relation	March 31, 2022	March 31, 2021
Cumulative Redeemable Preference Shares	DLF Commercial Developers Limted	Holding Company	8,596,000	8,596,000

d) Details of shareholders holding more than 5% shares in the Company

Class of share and shareholder	March 31, 2022 No. of shares	March 31, 2021 No. of shares	March 31, 2022 % holding	March 31, 2021 % holding
Cumulative Redeemable Preference shares of ₹100 each fully paid up	8,596,000	8,596,000	100%	100%
DLF Commercial Developers Limited (including nominees thereof)				

Rights, preferences and restrictions attaching to various classes of shares

Class of shares	Rights, preferences and restrictions (including restrictions on distributions of dividends and repayment of capital) attached to the class of preference shares
5,125,000 0.01% cumulative redeemable preference shares	Preference shares bear a fixed dividend of 0.01% per annum payable on March 31 every financial year and to be paid within 30 days from the closure of the financial year The said preference shares are at the option of the board of directors can be redeemed at any time after the expiry of 6 months from the date of allotment (i.e. June 27, 2008) but not later than June 26, 2028. The dividend rights are cumulative The Preference shares rank ahead of the Equity shares in the event of liquidation The presentation of the liability and equity portions of these shares is explained in the summary of accounting policies
56,000 0.01% cumulative redeemable preference shares	Preference Shares bear a fixed dividend of 0.01% per annum payable on March 31 every financial year and to be paid within 30 days from the closure of the financial year The said preference shares are at the option of the board of directors can be redeemed at any time after the expiry of 6 months from the date of allotment (i.e. July 23, 2008) but not later than July 22, 2028 The dividend rights are cumulative The Preference shares rank ahead of the Equity shares in the event of liquidation The presentation of the liability and equity portions of these shares is explained in the summary of accounting policies
3,415,000 0.01% cumulative redeemable preference shares	Preference Shares bear a fixed dividend of 0.01% per annum payable on March 31 every financial year and to be paid within 30 days from the closure of the financial year The said preference shares are at the option of the board of directors can be redeemed at any time after the expiry of 6 months from the date of allotment (i.e. August 18, 2008) but not later than August 17, 2028 The dividend rights are cumulative The Preference shares rank ahead of the Equity shares in the event of liquidation. The presentation of the liability and equity portions of these shares is explained in the summary of accounting policies

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		March 31, 2022	March 31, 2021
17	**Other equity**		
	Retained earnings	(25,456.10)	(20,993.45)
	Equity component of Preference shares [refer note 16B(b)]	5,568.27	5,568.27
	Equity component of Optionally Convertible debenture	27,500.00	-
		7,612.17	**(15,425.18)**
	(a) Retained earnings		
	As per last balance sheet	(20,993.45)	(14,768.62)
	Loss for the year	(4,466.12)	(6,242.45)
	Other comprehensive income	3.47	17.62
		(25,456.10)	**(20,993.45)**
	(b) Equity component of preference shares		
	Equity component of preference shares	**5,568.27**	**5,568.27**

17A Equity component of Optionally convertible debentures

During the year, in compliance to the provisions of the Companies Act, 2013 and the rules made thereunder, the Company issued 27,50,00,000 0.01% Optionally Convertible Debentures (OCDs) of ₹ 10 each amounting to ₹ 27,500.00 lacs to DLF Commercial Developers Limited ('DCDL'), holding company, by way of private placement on preferential allotment basis. For this purpose, existing unsecured loan amounting to ₹ 27,500.00 lacs has been adjusted as subscription money for the OCDs.

The consideration is on the basis of fair valuation report obtained from an external valuer, relevant terms of which are as under:

Optionally Convertible Debentures proposed to be issued to the investors will have the following terms:

1. OCDs shall carry interest rate of 0.01% p.a. and shall be payable on an annual basis.
2. Maximum tenure of the OCDs shall be 10 years.
3. The Company may, at any time during the tenure of OCDs (i.e. within 10 years from the date of allotment of OCDs) may convert the OCDs into equity shares of the Company in the ratio of 1:1 (i.e. 1 equity share of the Company for each OCD issued by the Company) or redeem the OCDs at an amount equal to the fair value of such number of equity shares that would have been issued, had the OCDs been converted into equity shares of the Company, or at par value of OCDs, whichever is higher. However, the Company needs to mandatorily choose either of the options during the tenure of the OCDs.

Since the instruments meets the criteria for classification as an equity instrument in accordance with Ind AS 109 "Financial Instruments". Accordingly the same has been considered as equity.

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(All amounts in ₹ lacs, unless otherwise stated)

		March 31, 2022	March 31, 2021
18	**Borrowings (non-current)**		
	Unsecured loan from DLF Commercial Developers Limited, the Holding Company [refer note 18.1]	18,106.46	44,806.46
	Liability component of other financial instruments		
	8,596,000 (March 31, 2021: 8,596,000) 0.01% cumulative redeemable preference shares of ₹100 each fully paid up [refer note 18.2]	4,477.31	4,034.69
		22,583.77	**48,841.15**

18.1 The loans are repayable on demand at any time after March 31, 2022. The loans carry an interest @ 7.5% per annum (March 31, 2021: 7.5% per annum)

18.2 For Terms/rights attached to various classes of preference shares refer note 16B(b)

		March 31, 2022	March 31, 2021
19	**Other financial liabilities (non-current)**		
	Security deposits received	432.41	440.81
		432.41	**440.81**

		March 31, 2022	March 31, 2021
20	**Lease liabilities**		
	Lease liabilities (refer note 48)	16,245.54	15,885.55
		16,245.54	15,885.55

		March 31, 2022	March 31, 2021
21	**Long-term provisions**		
	Gratuity (refer note 43)	38.86	37.28
		38.86	**37.28**

		March 31, 2022	March 31, 2021
22	**Other non-current liabilities**		
	Deferred income *	79.50	190.97
		79.50	**190.97**

*The deferred income relates to the income on discounting of Security deposits received from lessees as per Ind AS 32 Financial Instruments to be amortised in the remaining lease period.

		March 31, 2022	March 31, 2021
23	**Borrowings (current) ***		
	Unsecured loan from DLF Home Developers Limited, the Holding Company*	1,803.00	103.00
		1,803.00	**103.00**

* This loan is repayable on demand and carries an interest @ 7.5% per annum (March 31, 2021: 7.5% per annum)

		March 31, 2022	March 31, 2021
24	**Trade payables**		
	Due to micro enterprises and small enterprises (refer note 47)	30.96	18.19
	Due to other than micro enterprises and small enterprises	1,007.38	588.72
		1,038.34	**606.91**

Aging of trade payable for the year ended March 31, 2022

Particulars	Outstanding for following periods from invoice date					
	Not Due	**Less than 1 year**	**1 - 2 years**	**2 - 3 years**	**More than 3 years**	**Total**
(i) MSME	-	30.96	-	-	-	**30.96**
(ii) Others	533.13	154.11	292.38	1.32	26.44	**1,007.38**
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	**533.13**	**185.07**	**292.38**	**1.32**	**26.44**	**1,038.34**

Aging of trade payable for the year ended March 31, 2021

Particulars	Outstanding for following periods from invoice date					
	Not Due	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	Total
(i) MSME	-	13.65	-	4.44	0.10	18.19
(ii) Others	358.75	170.53	16.07	38.31	5.06	588.72
(iii) Disputed dues – MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	358.75	184.18	16.07	42.75	5.16	606.91

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(All amounts in ₹ lacs, unless otherwise stated)

25	Other financial liabilities (current)	March 31, 2022	March 31, 2021
	Interest accrued but not due on borrowings	1,723.88	2,999.03
	Creditors for capital goods	300.34	319.06
	Security deposits	1,273.20	1,275.23
		3,297.42	**4,593.32**

Terms and conditions of the above financial liabilities (for note 23 and 24)

i) Trade payables and creditors for capital goods are non interest bearing

ii) For terms and conditions relating to Related party, refer note 49

For explanation on the Company's credit risk management processes, refer note 41

26	Short-term provisions	March 31, 2022	March 31, 2021
	Gratuity (refer note 43)	0.46	0.46
	Leave encashment	0.16	0.16
		0.62	**0.62**

27	Other current liabilities	March 31, 2022	March 31, 2021
	Statutory dues	158.53	145.89
	Advances from customers	38.17	9.28
	Deferred income	37.70	78.15
	Other payable	23.49	24.61
		257.89	**257.93**

28	Lease liabilities	March 31, 2022	March 31, 2021
	Lease liabilities (refer note 48)	459.34	409.66
		459.34	409.66

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	March 31, 2022	March 31, 2021
29 Revenue from operations		
(A) Rental income *	3,554.24	3,008.03
	3,554.24	**3,008.03**

* Includes Rs. 166.07 lacs (March 31, 2021: Rs. 91.63 lacs) income on account of financial liability measured at amortised cost and Rs. (61.15) lacs (March 31, 2021: Rs. 320.83 lacs) on account of straight-lining impact of rental income

	March 31, 2022	March 31, 2021
(B) Revenue from contract with customers		
Disaggregated revenue information		
Sales of food, beverages and liquor	1,675.81	1,257.09
Service income	1,087.25	1,031.03
Parking Income	71.57	43.03
	2,834.63	**2,331.15**
Other operating revenue		
Others	18.86	3.89
	18.86	**3.89**
Total Revenue from contract with customers (B)	**2,853.49**	**2,335.04**
Total Revenue from operations (A+B)	**6,407.73**	**5,343.07**

29.1 Timing of revenue recognition

	March 31, 2022	March 31, 2021
Services transferred at a point in time	1,747.38	1,300.12
Services transferred over period of time	1,106.11	1,034.92
Total revenue from contracts with customers	**2,853.49**	**2,335.04**

29.2 Contract balances

	March 31, 2022	March 31, 2021
Trade receivable from contracts with customers	315.79	230.67
Contract assets	-	-
Contract liabilities (refer note 27)	48.80	9.28

Trade receivables are generally on terms of 7 to 30 days. Interest on delay in payment from customers(if any) is recognised as per terms of contracts.

Contract assets are initially recognised for revenue earned from maintenance service and other operating income as receipt of consideration is conditional on successful provision of service. Upon completion of service, the amount recognised as contract asset are reclassified to trade receivables.

Contract liabilities include advances received in respect of provision of maintenance services to the tenant.

	March 31, 2022	March 31, 2021
Movement of contract liabilities		
Contract liabilities at the beginning of the year	9.28	12.57
Amount of revenue recognised from amounts included in contract liabilities at the beginning of the year	(9.28)	(12.57)
Amount received/adjusted against contract liabilities during the year	48.80	9.28
Contract liabilities at the end of the year*	**48.80**	**9.28**

* included under the head "advances from customers" in note 27.

29.3 Reconciling the amount of revenue recognised in the Statement of Profit and Loss with the contracted price:-

	March 31, 2022	March 31, 2021
Revenue as per contract price	2,853.49	2,335.04
Adjustment (if any)	-	-
	2,853.49	**2,335.04**

29.4 There are no remaining performance obligations (unsatisfied or partially unsatisfied) as at March 31, 2022 and March 31, 2021.

Performance obligation

The performance obligation of the company in case of maintenance service is satisfied over the time, using an input method to measure progress towards complete satisfaction of the service, because of customers simultaneously receives and consumes the benefits provided by the company. The company raises invoices as per the terms of the contracts, upon which the payment is due to be made by the tenant.

As per the terms of service contract with the customers, the Company has right to consideration from customers in an amount that directly corresponds with the value to the customers of the company's performance obligation completed till date. Accordingly, the company has used the practical expedient under Ind AS 115 'Revenue from contract with customers' and has disclosed information relating to performance obligation to the extent required under Ind AS 115.

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(All amounts in ₹ lacs, unless otherwise stated)

	March 31, 2022	March 31, 2021
30 Other income		
Interest from:		
Bank deposits	27.89	29.08
Income tax refund	29.51	14.86
Liabilities no longer required written back	9.80	169.07
Miscellaneous income	4.55	7.93
	71.75	**220.94**

	March 31, 2022	March 31, 2021
31 Cost of food, beverages and consumables		
Inventory at the beginning of the year	89.98	111.62
Add: purchases	514.21	357.86
Less: inventory at the end of the year	(84.32)	(89.98)
	519.87	**379.50**

	March 31, 2022	March 31, 2021
32 Cost of services		
Electricity, fuel and water	322.39	288.02
Heating, ventilation and air-conditioning	190.37	171.16
Facility maintenance expenses	788.48	743.79
Parking maintenance	131.67	130.62
	1,432.91	**1,333.59**

	March 31, 2022	March 31, 2021
33 Employee benefits expense		
Salaries, wages and bonus	338.96	279.51
Contribution to provident and other funds	26.01	23.25
Gratuity expense (refer note 43)	9.08	16.83
Staff welfare	27.62	23.23
	401.67	**342.82**

	March 31, 2022	March 31, 2021
34 Depreciation expense		
Depreciation on property, plant and equipment (refer note 4)	660.25	666.35
Depreciation on investment property (refer note 5)	1,495.62	1,505.04
Depreciation of right-of-use assets (refer note 48)	947.83	947.82
	3,103.70	**3,119.21**

	March 31, 2022	March 31, 2021
35 Finance cost		
Interest expense on		
Loans from related parties (refer note 49)	1,915.42	3,316.76
Financial liability measured at amortised cost (refer note 49)	612.83	483.71
Interest expense on lease liabilities (refer note 48)	1,895.10	1,849.88
Guarantee, finance and bank charges	48.40	43.69
	4,471.75	**5,694.04**

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Riveria Commercial Developers Limited *

(All amounts in ₹ lacs, unless otherwise stated)

	March 31, 2022	March 31, 2021
36 Other expenses		
Lease rent	4.56	4.56
Repair and maintenance	117.11	65.95
Commission and brokerage	-	0.33
Legal and professional	80.86	49.30
Auditors fee *	15.05	15.56
Advertisement and publicity	4.42	2.66
Business promotion expenses	116.91	67.29
Printing and stationery	7.77	7.24
Service & maintenance	191.69	173.16
Business support service charges	50.09	44.15
Communication expenses	1.32	1.49
Insurance	47.42	41.80
Rates and taxes	102.02	107.91
Manpower cost	57.51	26.96
Hire charges	12.19	10.85
Provision for doubtful receivables and advances	189.97	300.95
Laundry and linen expense	8.23	7.50
Miscellaneous expenses	8.58	9.64
	1,015.70	**937.30**
***Payment to auditors**		
As auditor		
Statutory audit and limited review fees	12.60	12.60
Tax audit fees	2.00	2.00
Reimbursement of expenses	0.45	0.96
	15.05	**15.56**

	March 31, 2022	March 31, 2021
37 Tax expense		
Current tax	-	-
Deferred tax relating to origination and reversal of temporary differences	-	-
Income tax expense reported in the statement of profit and loss	-	-

Reconciliation of tax expenses and the accounting profit multiplied by statutory income tax rate for the year indicated are as follows:

Particulars	March 31, 2022	March 31, 2021
Accounting loss before tax	(4,466.12)	(6,242.45)
Tax at statutory income tax rate of 25.168% (March 31, 2021: 25.168%)	**(1,124.03)**	**(1,571.10)**
Adjustments on account of below mentioned differences:		
Unrecognised deferred tax on current year losses	1,124.03	1,571.10
Total Adjustments	**1,124.03**	**1,571.10**
Total (tax income) / tax expense	-	-

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Riveria Commercial Developers Limited *

(All amounts in ₹ lacs, unless otherwise stated)

38 Earning or (Loss) Per Share (EPS/LPS)

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

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

The following reflects the income or (loss) and share data used in the Basic and Diluted EPS Computation:

	March 31, 2022	March 31, 2021
Loss per share		
Net loss as per statement of profit and loss for the year	(4,466.12)	(6,242.45)
Less: Preference dividend for the year	0.86	0.86
Net loss attributable to equity shareholders	**(4,466.98)**	**(6,243.31)**
Basic (EPS) (₹)	**(8,933.96)**	**(12,486.62)**
Calculation of Weighted average number of equity shares for Basic EPS:		
Weighted average number of equity shares outstanding *	50,000	50,000
Total weighted average number of shares outstanding	**50,000**	**50,000**
Weighted average number of equity shares (Face value of ₹10 each) for the calculation of Diluted EPS	209,056,959	8,646,000
Diluted (EPS) (₹)*	(8,933.96)	(12,486.62)
Calculation of Weighted average number of equity shares for Diluted EPS:		
Weighted average number of equity shares	50,000	50,000
Weighted average number of Cummuative Redeemable Preference Share	8,596,000	8,596,000
Weighted average number of OCDs	200,410,959	-
	209,056,959	8,646,000

*Since the effect of conversion of potential euity shares is anti-dilutive in nature.therefore basic and dilutive EPS has been considered as same.

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Accounting Ratios

39.

Particulars	Numerator	Denominator	March 31, 2022	March 31, 2021	% variance	Reason for variance *
(a) Current ratio	Current Assets	Current Liabilities	0.52	0.40	30.65%	Variance is majorly due to following reasons 1. There is an increase in debtor resulting in increase in current assets 2. Increase in short-term borrowings
(b) Debt-equity ratio	Total Debt	Total Equity	3.43	(3.37)	201.76%	Variance is majorly due to following reasons Increase in other equity on account of conversion of borrowings to OCD classified as Equity [refer note (ii)]
(c) Debt service coverage ratio	Profit/(Loss) after tax +Depreciation+ finance costs	Finance costs +Principal repayments (excluding prepayments)	0.10	0.26	(62.9%)	Ratio has decreased due to following reasons 1. Decrease in loss (refer note (i)) 2. Decrease on account of repayment of borrowings (refer note (ii)) Also, refer note (iii) below
(d) Return on equity ratio (#%)	Not Applicable	Not Applicable	-	-	-	Due to net loss and negative net worth
(e) Inventory turnover ratio	Cost of foods, beverages and consumables	Average Inventory	5.97	3.76	58.71%	Variance is majorly due to following reasons Purchase is more than as last year
(f) Trade receivables turnover ratio	Revenue from operations	Average trade receivables	18.07	17.34	4.21%	Not applicable
(g) Trade payables turnover ratio#	Not Applicable	Not Applicable	-	-	-	
(h) Net capital turnover ratio	Revenue from operations	Working capital$	(1.94)	(1.48)	30.81%	Variance is majorly due to following reasons 1. Increase in revenue from operations [refer note (i)] 2. Increase in short-term borrowings
(i) Net profit ratio	Profit after tax	Revenue from operations	(0.70)	(1.17)	(40.3%)	Variance is on account of decrease in loss in current year and increase in revenue from operations [refer note (i)]
(j) Return on capital employed	Earning before interest and taxes	Capital employed@	0.001	0.04	(97.9%)	Variance is on account of decrease in loss in current year as compared to previous year
(k) Return on investment	Not Applicable	Not Applicable	-	-	-	

*if exceeded more than 25%
Since the company is majorly into mall operation activities, the ratio is not relevant
@ Capital employed has been considered as "Total Equity"
$ Working Capital = Total current assets less Total current liabilities

Note:

(i) Revenue has increased significantly in the current year as in the last year the revenue was impacted due to outbreak of COVID-19 and enhancement and renovation of the mall which has resulted in increase in revenue from operations, net credit sales, earnings before interest and taxes and decrease in loss after taxes

(ii) During the year, the Company has issued 0.01% Optionally Convertible Debentures ('OCDs') of ₹ 27,500.00 lacs by way of adjustment of unsecured loan (also refer note 17A). This has resulted in decrease in short-term borrowings and current liabilities

(iii) As per Guidance Note on Division II-Ind AS Schedule III to the Companies Act, 2013, for the purpose of computing debt service coverage ratio, 'debt service' shall include 'interest', 'lease payments' and 'principal repayments' Considering the business operations of leasing of commercial space by the Company, the management is of the view that the lease liability and lease payments appearing in the Company's financial statements pursuant to provisions of Ind AS 116 wherein the Company has also recognized corresponding Right of Use Assets, are not required to be considered for computation of debt service coverage ratio and debt equity ratio and thus, the same has not been considered in computation above

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(All amounts in ₹ lacs, unless otherwise stated)

40 Financial instruments by category

Fair value of instruments measured at amortised cost

Particulars	Carrying value		Fair value	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Financial assets				
Trade receivable	431.20	278.07	431.20	278.07
Cash and cash equivalents	1,893.31	264.98	1,893.31	264.98
Other bank balances	427.30	1,070.37	427.30	1,070.37
Other financial assets	518.15	579.30	518.15	579.30
Total financial assets	**3,269.96**	**2,192.72**	**3,269.96**	**2,192.72**
Financial liabilities				
Borrowings	24,386.77	48,944.15	24,386.77	48,944.15
Lease liabilities	16,704.88	16,295.21	16,704.88	16,295.21
Trade payables	1,038.35	606.90	1,038.35	606.90
Other financial liabilities	3,729.83	5,034.13	3,729.83	5,034.13
Total financial liabilities	**45,859.83**	**70,880.39**	**45,859.83**	**70,880.39**

There are no financial instruments that are fair valued, hence disclosure relating to fair value hierarchy are not applicable to the company

41 Financial risk management

The Company's principal financial liabilities comprise loans and borrowings, trade and other payables. The main purpose of these financial liabilities is to finance the Company's operations and to provide guarantees to support its operations. The Company's principal financial assets include loans, trade and other receivables, cash and cash equivalents &other bank balance that derive directly from its operations

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

i) Financial instrument by category

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

Particulars	March 31, 2022			March 31, 2021		
	FVTPL	FVOCI	Amortised cost	FVTPL	FVOCI	Amortised cost
Financial assets						
Trade receivables	-	-	431.20	-	-	278.07
Cash and equivalents	-	-	1,893.31	-	-	264.98
Other bank balances	-	-	427.30	-	-	1,070.37
Other financial assets	-	-	518.15	-	-	579.30
Total	-	-	**3,269.96**	-	-	**2,192.72**
Financial liabilities						
Borrowings	-	-	24,386.77	-	-	48,944.15
Lease liabilities	-	-	16,704.88	-	-	16,295.21
Other financial liabilities (Non-Current)	-	-	432.41	-	-	440.81
Trade payable	-	-	1,038.35	-	-	606.90
Other financial liabilities (Current)	-	-	3,297.42	-	-	4,593.32
Total	-	-	**45,859.83**	-	-	**70,880.39**

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Riveria Commercial Developers Limited

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Notes to the financial statements for the year ended March 31, 2022
(All amounts in ₹ lacs, unless otherwise stated)

ii) Risk Management objectives and policies

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

A) Credit risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company under a financial instrument. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, other bank balances, trade receivables, loans and financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls. Credit risk related to cash & cash equivalent and bank deposit is managed by only accepting highly rated banks and diversify bank deposit.

a) Credit risk management

i) *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

The Company provides for expected credit loss based on the following

Asset Company	Basis of categorisation	Provision for expenses credit loss
A: Low credit risk	Cash and cash equivalents, other bank balances, loans and other financial assets	12 month expected credit loss/life time expected credit loss
B: Moderate credit risk	Trade receivable	12 month expected credit loss
C: High credit risk	Not applicable	Not applicable

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.
In respect of trade receivables ,the company recognises provision for life time expected credit loss.

Credit rating	Particulars	March 31, 2022	March 31, 2021
A: Low	Cash and cash equivalents, Other bank balances, loans and deposits and other financial assets	2,838.76	1,914.65
B: Moderate	Trade receivable	431.20	278.07

b) Credit risk exposure
Provision for expected credit losses
The Company provides for expected credit loss based on 12 month and lifetime expected credit loss for following financial assets –

March 31, 2022

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Financial assets			
Trade receivables	1,060.72	(629.52)	431.20
Cash and equivalents	1,893.31	-	1,893.31
Other bank balances	427.30	-	427.30
Other financial assets	518.15	-	518.15

March 31, 2021

Particulars	Estimated gross carrying amount at default	Expected credit losses	Carrying amount net of impairment provision
Financial assets			
Trade receivables	717.62	(439.55)	278.07
Cash and equivalents	264.98	-	264.98
Other bank balances	1,070.37	-	1,070.37
Other financial assets	579.30	-	579.30

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, the Company's trade receivables has moderate credit risk as the Company holds security deposits equivalents ranging from three to six months rentals, in case of major customers Further historical trends indicate any shortfall between such deposits held by the Company and amounts due from customers have been evaluated and provided expected credit loss.

Reconciliation of loss allowance provision- loans and other financial assets

Reconciliation of loss allowance	Trade Receivables	Loans	Other financial assets
Loss allowance on March 31, 2021	439.55	-	-
Allowance for expected credit loss(net)	189.97	-	-
Loss allowance on March 31, 2022	629.52	-	-

Reconciliation of loss allowance provision- loans and other financial assets

Reconciliation of loss allowance	Trade Receivables	Loans	Other financial assets
Loss allowance on March 31, 2020	138.60	-	-
Allowance for expected credit loss(net)	300.95	-	-
Loss allowance on March 31, 2021	439.55	-	-

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B) Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due. Due to the nature of the business, the Company maintains flexibility in funding by maintaining availability under committed facilities

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates

Maturities of financial liabilities**

The tables below analyse the Company's financial liabilities into relevant maturity groupings based on their contractual maturities for all financial liabilities

March 31, 2022	Less than 1 year	1-5 year	More than 5 years	Total
Borrowings*	3,526.88	18,106.46	4,477.31	**26,110.65**
Lease liabilities	1,485.43	6,969.46	44,847.99	**53,302.88**
Trade payables	1,038.35	-	-	**1,038.35**
Security deposits	745.12	944.63	149.74	**1,839.49**
Capital creditors	300.34	-	-	**300.34**
Total	**7,096.12**	**26,020.55**	**49,475.04**	**82,591.71**

*Includes interest accrued on borrowings amounting to Rs 1,723.88 lacs

March 31,2021	Less than 1 year	1-5 year	More than 5 years	Total
Borrowings*	3,102.03	44,806.46	4,034.69	**51,943.18**
Lease liabilities	1,485.43	6,554.47	46,748.42	**54,788.32**
Trade payable	606.90	-	-	**606.90**
Security deposits	527.21	1,041.05	437.95	**2,006.21**
Capital creditors	319.06	-	-	**319.06**
Total	**6,040.63**	**52,401.98**	**51,221.06**	**109,663.67**

*Includes interest accrued on borrowings amounting to Rs 2,999.03 lacs
**Represent undiscounted values

C) Market Risk
Interest rate risk
i) Liabilities

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company's fixed rate borrowings are carried at amortised cost. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

The Company manages its interest rate risk by having a balanced portfolio of fixed and variable rate loans and borrowings. Keeping in view of current market scenario

Interest rate risk exposure

The Company's variable rate borrowing is subject to interest rate. Below is the overall exposure of the borrowing.

Particulars	March 31, 2022	March 31, 2021
Fixed rate borrowings*	19,909.46	44,909.46
Total borrowings	**19,909.46**	**44,909.46**

* does not include ₹ 4,477.31 lacs (March 31, 2021 ₹ 4,034.69 lacs) being liability component of compound financial instrument and Rs 1,723.88 (March 31, 2021 ₹ 2,999.03 lacs) being interest accrued on borrowing

Sensitivity

Profit or loss and equity is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates. Since all the borrowing are at fixed rate so there is no interest rate exposure.

ii) Assets

The company's fixed deposits and security deposits are carried at fixed rate. Therefore, the said assets are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates

42 Capital Management and Gearing Ratio

For the purpose of the Company's capital management is
-Maintain an optimal capital structure to reduce cost of capital
The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet
The Company manages its capital structure and make adjustments to it in the light of changes in economic conditions and risk characteristics of the underlying assets

Gearing ratio

The gearing ratio at the end of the reporting period was as follows:

Particulars	March 31, 2022	March 31, 2021
Borrowings (Current & non current including interest accrued but not paid)	26,110.65	51,943.18
Less : Cash & Cash equivalents (Note 12)	1,893.31	264.98
Net debt (A)	24,217.34	51,678.20
Total equity	7,617.17	(15,420.18)
Capital and Net Debt (B)	31,834.51	36,258.02
Gearing Ratio (A/B)	**76%**	**143%**

1 Debt is defined as long-term borrowings and short-term borrowings including interest on borrowings.
2 Equity is defined as equity share capital and other equity including reserves and surplus.

The Company has been monitoring Net debt to Total Capital plus net debt ratio during the year as against Net debt to equity ratio monitored in the previous year. However, there is no change in the overall objectives, policies or processes for managing capital during the years ended March 31, 2022 and March 31, 2021

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43 Employee benefit obligations

(A) Provident fund

The company make contribution to provident and other funds This is post employment benefit and is in the defined benefit plan The contributions made by the Company towards employees provident fund during the year amounts to ₹ 22 36 lacs (previous year ₹ 19 00 lacs)

(B) Gratuity plan (non funded)

The company has a defined benefit gratuity plan, which is unfunded The Company provides for gratuity for employees in India as per the Payment of Gratuity Amendment Act, 1972 Employees who are in continuous service for a period of 5 years are eligible for gratuity The amount of gratuity payable on retirement/termination is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied for the number of years of service the weighted average duration of the defined benefit obligation is 21 71 years (March 31, 2021 23 05 years)

Risks associated with plan provisions

The company is exposed to number of risks in the defined benefit plan Most significant risk pertaining to defined benefit plan and management's estimation of the impact of these risks are as follow

Salary growth risk
The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants An increase in the salary of the plan participants will increase the plan liability

Interest rate risk
A decrease in interest rate in future years will increase the plan liability
Life expectancy risk
The present value of the defined benefit plan liability is calculated by reference to the best estimate of mortality of plan participants both during and at the end of the employment An increase in the life expectancy of the plan participants will increase the plan liability
Withdrawals risk
Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact the plan liability

The following tables summarise the components of net benefit expense recognised in the statement of profit and loss:

Bifurcation of projected defined benefit plans obligation at the end of the year in current and non current

Particulars	March 31, 2022		March 31, 2021	
	Current	Non-current	Current	Non-current
Gratuity	0 46	38 86	0 46	37 28

Movement in the liability recognised in the balance sheet is as under:

Particulars	March 31, 2022	March 31, 2021
Present value of defined benefit obligation as at the beginning of the year	**37.74**	**28.17**
Current service cost	6 28	13 44
Interest cost	2 80	1 95
Actuarial loss/(gain) during the year	(3.47)	(17 62)
Benefits paid	(3 82)	(0 64)
Acquisition adjustment	(0 21)	12 44
Present value of defined benefit obligation as at the end of the year	**39.32**	**37.74**

Amount recognised in the statement of profit and loss is as under:

Description	March 31, 2022	March 31, 2021
Current service cost	6 28	13 44
Interest cost	2 80	1 95
Amount recognised in the statement of profit and loss	**9.08**	**15.39**

Breakup of Actuarial gain/loss: other comprehensive income

Description	March 31, 2022	March 31, 2021
Actuarial (gain)/loss on arising from change in demographic assumption	-	-
Actuarial (gain)/loss on arising from change in financial assumption	(3 36)	(0 04)
Actuarial (gain)/loss on arising from experience adjustment	(0 11)	(17 58)
Total	**(3.47)**	**(17.62)**

For determination of the gratuity liability of the company, the following principal actuarial assumption were used

Particulars	March 31, 2022	March 31, 2021
Financial Assumptions		
Discount rate	7 37%	6 90%
Future salary increase	7 50%	For First Year : 7% Thereafter 7 5%
Demographic Assumptions		
Retirement age	58/60/62/65/68	58/60/62
Mortality rate (100 % of IALM 2012 - 14)	(100 % of IALM 2012 - 14)	(100 % of IALM 2012 - 14)
Withdrawal Rate (%)		
Upto 30 years	3 00	3.00
From 31 to 44 years	2 00	2 00
Above 44 years	1 00	1 00

These assumptions were developed by management with the assistance of independent actuarial appraisers Discount factors are determined close to each year-end by reference to government bonds of relevant economic markets and that have terms to maturity approximating to the terms of the related obligation Other assumptions are based on management's historical experience

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Sensitivity analysis for significant assumptions as at March 31, 2022 and March 31, 2021 are shown below:

Particulars	March 31, 2022	March 31, 2021
Impact of the change in discount rate		
Present value of obligation at the end of the year	**39.32**	37.74
a) Impact due to increase of 0.50 %	**(3.22)**	(3.23)
b) Impact due to decrease of 0.50 %	**3.59**	3.38
Impact of the change in salary increase		
Present value of obligation at the end of the year	**39.32**	37.74
a) Impact due to increase of 0.50 %	**3.60**	3.61
b) Impact due to decrease of 0.50 %	**(3.26)**	(3.50)

Sensitivities due to mortality and withdrawals are not material and hence impact of change due to these not calculated.
Sensitivities are rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable.
The Company expects to contribute ₹ 12.90 lacs in the next annual reporting period.

Maturity Profile of Defined Benefit Obligation
The following payments are expected contributions to the defined benefit plan for future years(Undiscounted)

Year	March 31, 2022	March 31, 2021
Within the next 12 months (next annual reporting period)	0.47	0.46
Between 2 and 5 years	3.50	3.31
Beyond 5 years	170.31	157.42
	174.28	**161.19**

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44 **Segment reporting**

The Company is primarily engaged in the business of (a) rental and maintenance, and (b) restaurant segment which are established on the basis of those components of the group that are evaluated regularly by the Executive Committee (the 'Chief Operating Decision Maker' as defined in Ind AS 108 - 'Operating Segments'), in deciding how to allocate resources and in assessing performance. These have been identified taking into account nature of products and services, the differing risks and returns and the internal business reporting systems. The Company is operating in India which is considered as a single geographical segment.

Pursuant to above the Company has disclosed following entity wide disclosures:
(i) information of geographical areas - the Company is operating in India which is considered as a single geographical segment.
(ii) information about major customers - there is one customers - Hermes India Retail Pvt. Limited which contribute total revenue amounting to Rs. 681.22 lacs (March 31, 2021 Rs. 411.66 lacs). The said customers' revenue is more than 10% of the total revenue of the Company.
(iii) information about the services - the Company is primarily engaged in the business of (a) rental and maintenance, and (b) restaurant business and which are two reportable segments as per Ind AS 108.

	Restaurant Business		Rental and maintenance of investment property		Unallocated		Total	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
Revenue								
Revenue from operations	1,731.14	1,293.10	4,676.59	4,049.97	-	-	6,407.73	5,343.07
Other income	12.32	14.90	59.43	206.04	-	-	71.75	220.94
Total income	**1,743.46**	**1,308.00**	**4,736.02**	**4,256.01**	-	-	**6,479.48**	**5,564.01**
Expenses								
Cost of foods, beverages and consumables	519.87	379.50	-	-	-	-	519.87	379.50
Cost of services	113.42	101.31	1,319.49	1,232.28	-	-	1,432.91	1,333.59
Employee benefits expense	401.67	342.82	-	-	-	-	401.67	342.82
Depreciation and amortization expense	659.67	665.60	2,444.03	2,453.61	-	-	3,103.70	3,119.21
Finance costs	26.19	21.67	-	-	4,445.56	5,672.37	4,471.75	5,694.04
Other expenses	428.63	387.52	431.34	424.15	155.73	125.63	1,015.70	937.30
Total expenses	**2,149.45**	**1,898.42**	**4,194.86**	**4,110.04**	**4,601.29**	**5,798.00**	**10,945.60**	**11,806.46**
Profit/(Loss) before tax	**(405.99)**	**(590.42)**	**541.16**	**145.97**	**(4,601.29)**	**(5,798.00)**	**(4,466.12)**	**(6,242.45)**
Other information								
Segment assets	5,876.27	6,663.70	47,977.59	49,283.31	-	-	53,853.86	55,947.01
Segment liabilities	651.34	514.36	21,677.75	21,759.12	23,907.62	49,093.71	46,236.70	71,367.19
Additions in property, plant and equipment (Gross)	33.44	0.69	-	-	-	-	33.44	0.69
Additions in investment property	-	-	25.49	14.95	-	-	25.49	14.95
Additions in right-of-use assets	-	-	-	-	-	-	-	-
Disposal/Adjustment in investment property (refer note 5)	-	-	86.23	-	-	-	86.23	-
Disposal/Adjustment in PPE property (refer note 4)	-	-	-	-	-	-	-	-

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45 **Capitalization of The Chanakya Project**

The Company was incorporated for the development and operation of a commercial complex with Cinema Hall at the Yashwant Place Commercial Complex land covering area of 107,639 sqft. The ownership of the land lies with NDMC whereas the Company holds the possession for a period of 30 years starting from the possession year in 2013. The construction for the project began in 2013, based on favourable arbitration award dated February 16,2016 and was completed in July 2017. The project constitutes a mall, cinema hall, restaurant and cafe.

46 **Contingent liabilities and commitments**

A **Contingent liabilities not provided for:**

i) New Delhi Municipal Council (NDMC) raised a default claim on the Company on account of non-payment of license fees on January 03, 2012. The Company obtained an interim injunction from the Hon'ble High court of Delhi against the said demand on the ground that no such amount is payable as NDMC failed to handover clean possession of the land to the Company. The matter went into arbitration and on February 16, 2016, the arbitration tribunal decided the matter in favour of the Company stating that the Company is not liable for any amount to NDMC till the completion of the project and commencement commercial operations at the multiplex. NDMC filed application before Delhi High Court challenging the arbitration award and the same is pending before Delhi High Court for disposal. The demand raised by NDMC for license fee as on March 31, 2022 is ₹ 21,469.31 lacs (March 31, 2021: ₹ 19,524.34 lacs). The Company completed the project and received Completion Certificate issued by NDMC on July 07, 2017. The Company is paying License Fee to NDMC on regular basis w.e.f. July 07, 2017. Based on the legal opinion obtained and favourable arbitration order, the management believes that there will be no economic outflow and hence, no liability will devolve on the Company in the said matter. Accordingly, no provision has been made in the financial statements for such amount(s).

ii) **Arrears of fixed cumulative dividend on preference share:**

Particulars	March 31, 2022	March 31, 2021
Preference dividend on 5,125,000 0.01% cumulative redeemable preference shares (Outstanding for 12 years) excluding taxes thereon	7.18	6.66
Preference dividend on 56,000 0.01% cumulative redeemable preference shares (Outstanding for 12 years) excluding taxes thereon	0.08	0.07
Preference dividend on 3,415,000 0.01% cumulative redeemable preference shares (Outstanding for 12 years) excluding taxes thereon	4.78	4.44
Since the Company is in losses, above cumulative dividend has not been paid till date		

B **(i) Commitments**

Particulars	March 31, 2022	March 31, 2021
i) Estimated amount of contracts on Capital account for Property, plant and equipment	-	-
ii) Estimated amount of contracts on Capital account for Investment property	-	-

(ii) The Company was incorporated on February 6, 2007. The Company entered into concession agreement with New Delhi Municipal Council (NDMC) for a period of thirty years and has constructed and operating multiplex-cum-entertainment and commercial complex at Yashwant Place Community Centre, New Delhi (the "Project").

For the above project, monthly concession fee payable to NDMC is at the rate of ₹ 100 per square feet per month of the total permissible area. This monthly fee is payable to NDMC in advance from construction completion date or the partial completion date, whichever is earlier. The fee would be enhanced @ 15% after every three years. The first instalment of the fee was paid w.e.f. July 07, 2017 (i.e. from the date of Completion Certificate)

47 Disclosure under the Micro, Small and Medium Enterprises Development Act, 2006 ("MSMED Act, 2006") is as under:

Particulars	March 31, 2022	March 31, 2021
i) the principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year;	30.96	18.19
ii) the amount of interest paid by the buyer in terms of section 16, along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	Nil	Nil
iii) the amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act;	Nil	Nil
iv) the amount of interest accrued and remaining unpaid at the end of each accounting year; and	Nil	Nil
v) the amount of further interest remaining due and payable even in the succeeding years, 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 section 23.	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company

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48 Leases

Company as a lessee

The Company entered into concession agreement with New Delhi Municipal Council (NDMC) for a period of thirty years and has constructed and operating multiplex-cum-entertainment and commercial complex at Yashwant Place Community Centre, New Delhi.

The Company also has certain leases of warehouse space / rental accommodation for its employees with lease terms of 12 months or less and leases of office equipment with low value. The Company applies the 'short-term lease' and 'lease of low-value assets' recognition exemptions for these leases.

Set out below are the carrying amounts of right-of-use asset recognised and the movement during the period:

Particulars	**Land and building**
As at April 1, 2021	20,748.00
Additions	-
Depreciation expense	(947.83)
As at March 31, 2022	**19,800.17**

Particulars	**Land and building**
As at April 1, 2020	21,695.82
Additions	-
Depreciation expense	(947.82)
As at March 31, 2021	**20,748.00**

Set out below are the carrying amounts of lease liabilities and the movement during the period:

Particulars	**31 March 2022**
As at April 1, 2021	16,295.21
Additions	-
Accretion of interest	1,895.10
Payments	(1,485.44)
As at March 31, 2022	**16,704.87**
Current	16,245.54
Non-current	459.33

Particulars	**31 March 2021**
As at April 1, 2020	15,882.33
Additions	-
Accretion of interest	1,849.88
Payments	(1,437.00)
As at March 31, 2021	**16,295.21**
Current	15,885.55
Non-current	409.66

The maturity analysis of lease liabilities are disclosed in Note 41.
The effective interest rate for lease liabilities is 11.5%, with maturity in February 2043.

The following are the amounts recognised in profit or loss:

Particulars	**31 March 2022**
Depreciation expense of right-of-use assets	947.83
Interest expense on lease liabilities	1,895.10
Expense relating to short-term leases (included in other expenses)	4.56
Expense relating to short-term leases (included in staff welfare)	-
Total amount recognised in profit or loss	**2,847.49**

The following are the amounts recognised in profit or loss:

Particulars	**31 March 2021**
Depreciation expense of right-of-use assets	947.82
Interest expense on lease liabilities	1,849.88
Expense relating to short-term leases (included in other expenses)	4.56
Expense relating to short-term leases (included in staff welfare)	2.49
Total amount recognised in profit or loss	**2,804.75**

The Company had total cash outflows for leases of ₹ 1,485.44 lacs in March 31, 2022 (March 31, 2021: ₹ 1437.00 lacs). The Company also had non-cash additions to right-of-use assets and lease liabilities of ₹ NIL (March 31, 2021 ₹ NIL) lacs and ₹ NIL (March 31, 2021 ₹ NIL) lacs respectively in the year ended March 31, 2022.

The Company has taken leased asset under non-cancellable operating leases

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The contractual future minimum lease payment in respect of these leases as at March 31, 2022 and March 31, 2021 are:-

Particulars	March 31, 2022	March 31, 2021
Upto one year	1,485.43	1,485.43
Two to five year	6,969.46	6,554.47
More than five years	44,847.99	46,748.42
Total	**53,302.88**	**54,788.32**

Company as a lessor

During July 2017, the Company has completed the construction of "The Chanakya", multiplex-cum-entertainment and commercial complex, at Yashwant Palace, Chanakyapuri, New Delhi. The complex commenced it operations since September 2017. The Company has entered into operating leases on its investment property portfolio. These leases have terms between 1 and 18 years. All leases usually include a clause to enable upward revision of the rental charge once in three years according to prevailing market conditions. Rental income recognised by the Company during the year is ₹ 3,554.24 lacs (March 31, 2021: ₹ 3,008.03 lacs).

Future minimum rentals receivables under non-cancellable period of operating leases as at March 31, 2022 are as follows:

Particulars	March 31, 2022	March 31, 2021
Upto one year	2,362.15	2,505.50
Two to five year	1,501.09	978.66
More than five years	1,676.78	1,874.02
Total	**5,540.02**	**5,358.18**

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49 **Related party disclosures**

In accordance with Ind AS 24 - "Related Party Disclosures" of Companies (Accounts) Rules 2014, the names of related parties along with aggregate amount of transactions and year end balances with them are as follows.

i) **Related Party relationship :**

a) Ultimate holding company
Rajdhani Investments & Agencies Private Limited

b) Holding companies
DLF Commercial Developers Limited
DLF Home Developers Limited
DLF Limited

c) Fellow subsidiary companies at any time during the year (with whom there were transactions during the year):
DLF- Projects Limited
DLF Utilities Limited
DLF Property Developers Limited (Formely DLF Emporio Restaurant Limited)
DLF Builders and Developers Private Limited (formerly: SC Hospitality Private Limited)
Lodhi Property Company Limited
DLF Brands Private Limited (Formerly DLF Brands Limited)
DLF Universal Limited

d) Joint venture of holding company at any time during the year (with whom there were transactions during the year):
DLF Power & Services Limited (Joint venture of DLF Limited)
DLF Cyber City Developers Limited (Joint venture of DLF Limited)

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S.R. BATLIBOI & CO. LLP GURUGRAM

Riveria Commercial Developers Limited

ii) Transaction during the year

Description	Holding company		Fellow subsidiaries		Joint venture of holding company	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
	(₹)	(₹)	(₹)	(₹)	(₹)	(₹)
Cost of food, beverages and others						
Food and beverages expenses						
DLF Property Developers Limited	-	-	48.18	2.96	-	-
Cost of services						
Facilities maintenance expenses						
DLF Power & Services Limited	-	-	-	-	1,145.49	1,024.26
Other expense						
Business support charges						
DLF Power & Services Limited	-	-	-	-	40.70	36.14
Sales promotion expenses						
Lodhi Property Company Limited	-	-	8.69	7.50	-	-
DLF Builders And Developers Private Limited	-	-	0.47	-	-	-
Finance cost						
Interest Paid						
DLF Commercial Developers Limited	1,874.86	3,236.59	-	-	-	-
DLF Home Developers Limited	40.56	80.18	-	-	-	-
Security Deposit Interest Expenses						
DLF Universal Limited	-	-	-	16.29	-	-
Interest on liability portion of Preference Shares						
DLF Commercial Developers Limited	442.61	398.83	-	-	-	-
Revenue from operations						
Rental income						
DLF Universal Limited	-	-	276.46	220.91	-	-
Rental Straightlining						
DLF Universal Limited	-	-	-	5.34	-	-
Security Deposit Deferred Income						
DLF Universal Limited	-	-	-	16.11	-	-
Sale of food and beverages/ Rent and Services						
DLF Limited	4.09	4.28	-	-	-	-
DLF Brands Private Limited	1.41	0.69	-	-	-	-
DLF Homes Developers Limited	1.14	1.32	-	-	-	-
DLF Universal Limited	-	-	80.50	81.60	-	-
DLF Property Developers Limited	-	-	17.19	3.26	-	-
DLF Golf Resorts Ltd	-	-	2.57	-	-	-
DLF Recreational Foundation Ltd	-	-	1.92	-	-	-
Loan taken						
DLF Commercial Developers Limited	800.00	6,971.00	-	-	-	-
DLF Home Developers Limited	1,700.00	103.00	-	-	-	-
Loan repaid						
DLF Commercial Developers Limited*	27,500.00	-	-	-	-	-
DLF Home Developers Limited	-	4,118.00	-	-	-	-
Bank Guarantee taken / released (Net)						
DLF Limited	21.46	20.74	-	-	-	-

*Issue of 0.01% Optionally Convertible Debentures of ₹ 27,500.00 lacs by way of adjustment of existing unsecured loan (repayable on demnd) taken in earlier years (also refer note 17A).

S.R. BATLIBOI & CO. LLP GURUGRAM

Riveria Commercial Developers Limited

iii) **Balances at the end of the year**

Description	Holding company		Fellow subsidiaries		Joint venture of holding company	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
	(₹)	(₹)	(₹)	(₹)	(₹)	(₹)
Trade payables						
DLF Power & Services Limited	-	-	-	-	338.97	101.44
Lodhi Property Company Limited	-	-	1.33	0.96	-	-
DLF Builders And Developers Private Limited	-	-	0.43	-	-	-
DLF Property Developers Limited	-	-	-	-	0.21	-
Other payables						
DLF Limited	-	25.91	-	-	-	-
Security Deposit						
DLF Universal Limited	-	-	178.31	165.31	-	-
Deferred Income						
DLF Universal Limited	-	-	-	11.76	-	-
Trade receivables (including receivables pertaining to revenue not recognised due to lack of certainty of collection of lease payments)						
DLF Limited	2.13	1.23	-	-	-	-
DLF Brands Private Limited	1.47	3.29	-	-	-	-
DLF Home Developers Limited	0.03	0.51	-	-	-	-
DLF Universal Limited	-	-	2.91	1.35	-	-
DLF Property Developers Limited	-	-	3.86	12.74	-	-
DLF Recreational Foundation Ltd	-	-	0.63	-	-	-
Unbilled Receivable						
DLF Universal Limited	-	-	32.22	17.34	-	-
Interest accrued but not due						
DLF Commercial Developers Limited	1,685.57	2,993.84	-	-	-	-
DLF Home Developers Limited	36.50	5.19	-	-	-	-
Unsecured loan						
DLF Commercial Developers Limited	18,106.46	44,806.46	-	-	-	-
DLF Home Developers Limited	1,803.00	103.00	-	-	-	-
Equity share capital						
DLF Commercial Developers Limited	5.00	5.00	-	-	-	-
Equity portion of Preference share						
DLF Commercial Developers Limited	5,568.27	5,568.27	-	-	-	-
Liability portion Preference share capital						
DLF Commercial Developers Limited	4,477.31	4,034.69	-	-	-	-
Bank guarantees taken						
DLF Limited	1,485.43	1,485.43	-	-	-	-

Terms and conditions with related parties:

a) The bank guarantee issued in favour of NDMC by DLF Limited, the holding company on behalf of the Company amounting to ₹ 1,485.43 lacs. The guarantee will remain in force upto August 07, 2022 and cannot be invoked otherwise than by a written demand under this guarantee served on bank on or before the mentioned date.

b) **Sale/Purchase terms and conditions:**

The sales to and purchases from related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs by RTGS/NEFT.

Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. For the year ended March 31, 2022, the Company has not recorded any impairment of receivables relating to amounts owed by related parties (March 31, 2021: Nil). This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

c) **Loan from holding Company**

The Company has taken loan from DLF Commercial Developers Limited which is unsecured and repayable on demand after 2022 which carries an interest rate of 7.5% per annum (March 31, 2021: 7.5% per annum). The unsecured loan received from DLF Home Developers Limited is repayable on demand and carry interest @ 7.5% per annum (March 31, 2021: 7.5% per annum). The loans have been utilised by the Company for meeting the working capital requirements and expenditure incurred upon investment property and property plant and equipment.

S.R. BATLIBOI & CO. LLP GURUGRAM

Riveria Commercial Developers Limited

50 The Company is in the business of leasing and maintenance of a shopping mall, revenue pertaining to which, arises from underlying lease agreements.
The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of investment properties, investment property under development, receivables including unbilled receivables, contract assets, investments and other assets/ liabilities based on various internal and external factors upto the date of approval of financial statements. The Company has performed sensitivity analysis on the assumptions used (in consultation with management's expert valuers) and based on current estimates, expects that the carrying amount of these assets will be recovered. Further, the management has made assessment of impact on business and financial risks on account of COVID-19.

Basis above, management has estimated its future cash flows for the Company which indicates no major change in medium to long term financial performance as estimated prior to COVID-19 impact and hence, the Company believes that there is no impact on its ability to continue as going concern and meeting its liabilities as and when they fall due. However, due to the unpredictable nature of the ongoing pandemic, the impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements.

51 During the current year, the Company has charged the Common Area Maintenance ("CAM") revenue (included under the head "Revenue from Operations") from tenants on provisional basis, based on management's estimate of cost incurred. However, post the year-end, the Company will obtain an independent party certificate of actual expenditure incurred towards maintenance charges for the year ended March 31,2022. The management believes that no material adjustments will arise in CAM revenue which will affect the current period financial statements.

52 Ind AS 116 "Leases" require the lessors to account for modifications to operating leases as new lease from the effective date of modification, considering any prepaid on accrued lease payments relating to the original lease as part of the lease payments for the new lease.

During the previous year, owing to impact of COVID-19 on the Company's operations and its tenants' businesses of retail operation, the Company has entered into addendums to lease agreements with certain tenants wherein it has agreed revised reduced rates of rentals for the financial year then ended with these tenants, and thus, the revenue for the previous year is reduced accordingly. The Company has accounted the same as per the above provision of Ind AS 116.

During the year, there is no such modifications to leases, and thus, no reduction from revenue have been made during the financial year.

The management believes that no further adjustment is required to be made in these financial statements in this regard.

53 Other statutory information:

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder

(ii) The Company does not have any transactions with companies struck off under Section 248 of the Companies Act, 2013

(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period

(iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year

(v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(vii) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income-tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income-tax Act, 1961).

54 The figures of the corresponding previous year have been reclassified/ regrouped, wherever considered necessary, to make them comparable with current year classification

As per our report of even date

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number 301003E/E300005

per Amit Yadav
Partner
Membership Number 501753

S.R. BATLIBOI & CO. LLP GURUGRAM

Place: Gurugram
Date: May 16, 2022

For and on behalf of the Board of Directors of
Riveria Commercial Developers Limited

Baljeet Singh
Director
DIN 07156209

Prashant Gaurav Gupta
Director
DIN 07951272

Ankur Maheshwari
Chief Financial Officer

Shreyasi Srivastava
Company Secretary
M NO A59017

Place: Gurugram
Date: May 16, 2022

Riveria Commercial Developers Limited